

ASSEMBLAGE LOTS ON MARCO ISLAND

FOR SALE OR TRADE

1346 SAN MARCO ROAD, MARCO ISLAND, FL 34145



ADDRESS	PARCEL ID	LOT	ZONING	ACRES	PRICE	2020 RE TAXES
1346 San Marco Road*	56878600000	7	C1	0.21	\$135,900	\$669.20
1354 San Marco Road*	56878640002	8	C1	0.20	\$135,900	\$630.23
1362 San Marco Road*	56878680004	9	C1	0.21	\$135,900	\$630.23
68 Tahiti Road	56879440007	28	SOLD RSF4	0.21	\$135,900	
TOTAL				0.62	\$407,700	\$1,929.66

*If sold individually, end lots to be sold first

PRICE: \$407,700 @ \$135,900/Lot

SIZE: 0.62± Acres

DIMENSIONS: 240'± frontage on San Marco Road x 110'±

LOCATION: At the NE quadrant of Bald Eagle Drive (S Heathwood Drive) and San Marco Road

ZONING: C1 - Commercial (City of Marco Island) with MICA Deed Restriction

PRIME MARCO ISLAND LOCATION

Three lots offering 240' frontage on San Marco Road, zoned C1 with MICA (Marco

Island Civic Association) deed restriction to residential use. Subject to rezoning to

RSF zoning, suitable for three single-family homes.

CONTACT

FRED KERMANI, CCIM, AIA
Partner

239.659.4960

fred.kermani@creconsultants.com

www.creconsultants.com/fredkermani

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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HIGHLIGHTS

- Potential for three homesites, subject to City downsizing to Residential
- Three C1 zoned lots
- C1 zoned lots restricted by MICA to residential use
- 240' frontage on San Marco Road
- Will trade with other properties
- Each lot can be purchased separately



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2020 DRIVE-TIME DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
EST. POPULATION	7,675	16,405	19,365
EST. HOUSEHOLDS	3,625	8,209	9,693
EST. MEDIAN HOUSEHOLD INCOME	\$82,706	\$89,692	\$86,907
TRAFFIC COUNTS (2019)		10,400 AADT	

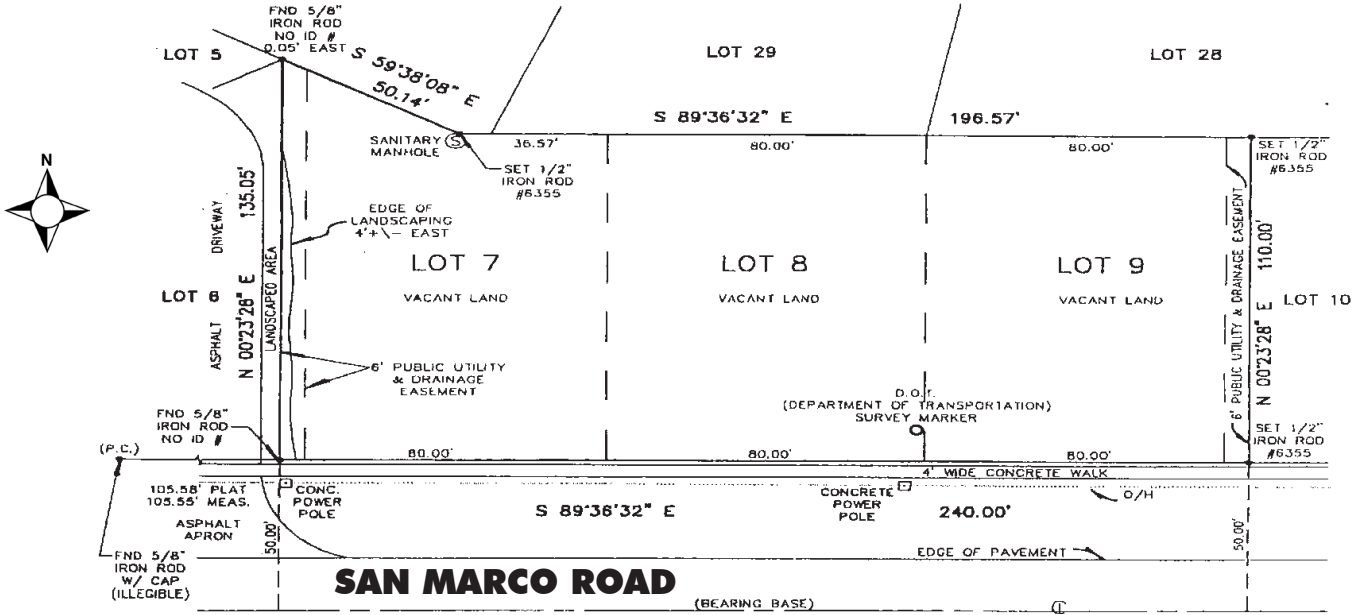
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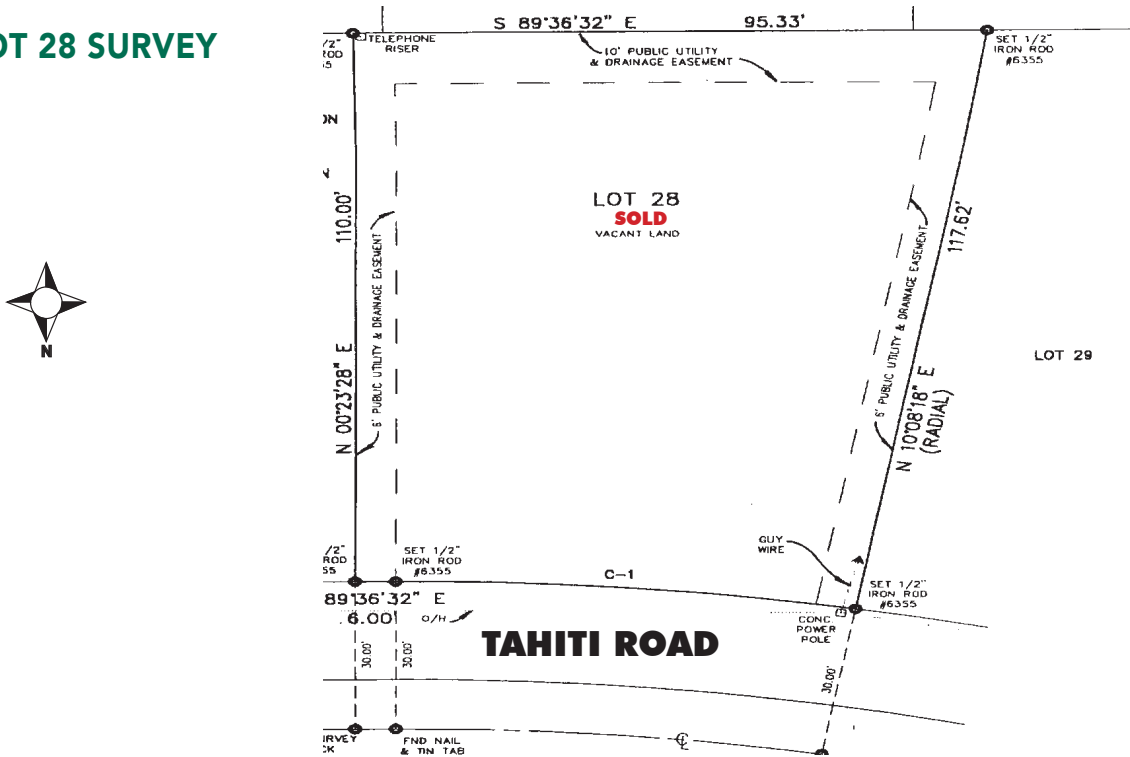
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LOTS 7, 8, 9 SURVEY



LOT 28 SURVEY



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CRE
 CONSULTANTS
 Commercial Real Estate Consultants, LLC
 www.creconsultants.com
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