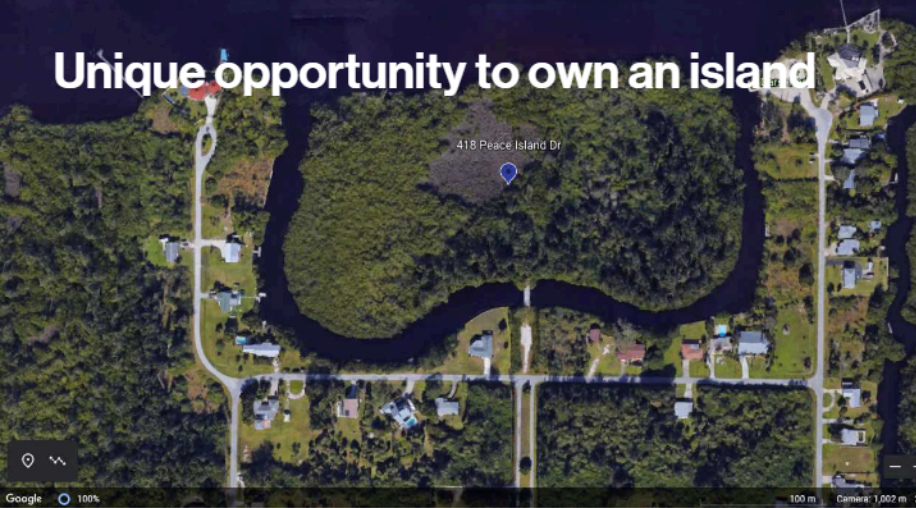


# 418 Peace Island

## Unique opportunity to own an island



**FOR SALE**



**NIX**  
COMMERCIAL GROUP

### Property Overview

Own your own Island!

The land is located just northeast of I75 at exit 164 near many new developments, including Allegiant Airlines, and a new upscale condo/hotel complex with a marina and restaurants just across the river. This unique property has been approved for 55 multi-family units with permits in place with the Army Corps of Engineers & Southwest Florida Water Management District and is planned for 34 boat slips. In addition to the 17.06-acre main island site, there are approximately 4 acres of owned bottomlands, 2 acres of offsite parking, and a 20-acre offsite mitigation parcel.

### Property Highlights

- Expansive waterfront setting with panoramic water views and boating potential
- Connected to new developments around the area
- Existing bridge connectivity for ease of development
- Just northeast of I-75 (Exit 164) with quick regional access
- Ideal for residential, marina, or mixed-use waterfront development

### Property Details

**Price:** \$4,750,000

**Lot Size:** 44.5 Acres

**Zoning:** PD

**APN:** 402333426001

Danny Nix Jr., CCIM

☎ (941) 724-0080

✉ danny.nixjr@gmail.com

📍 BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

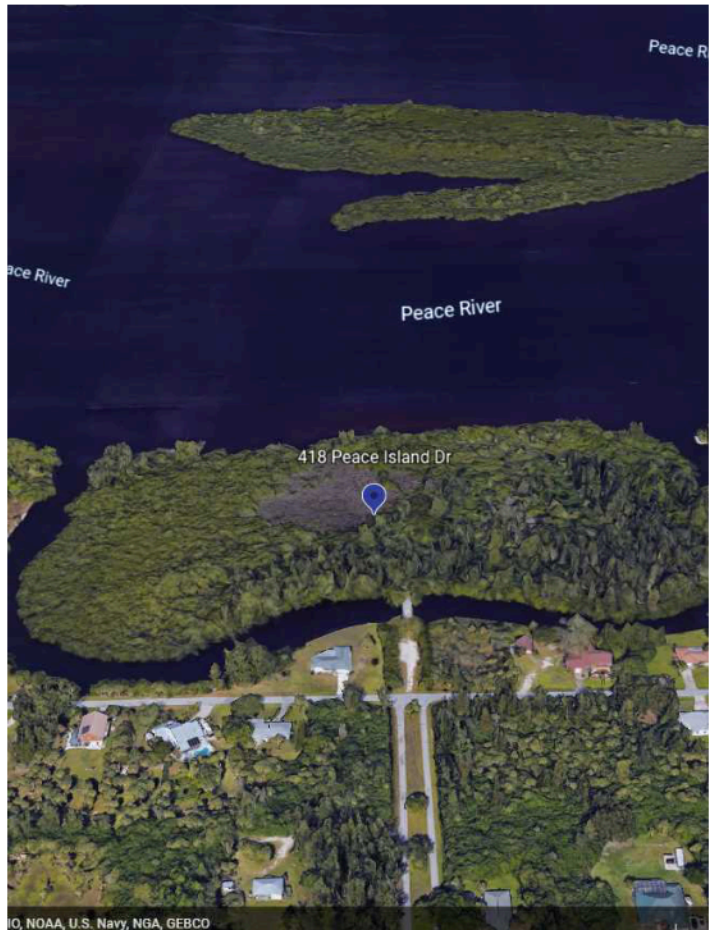
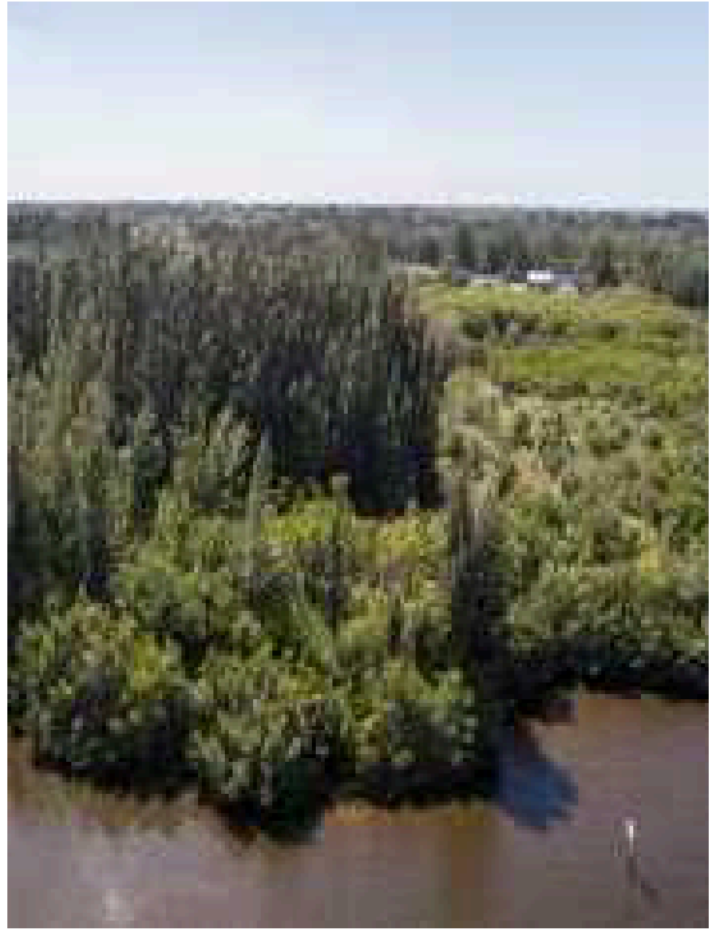
1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

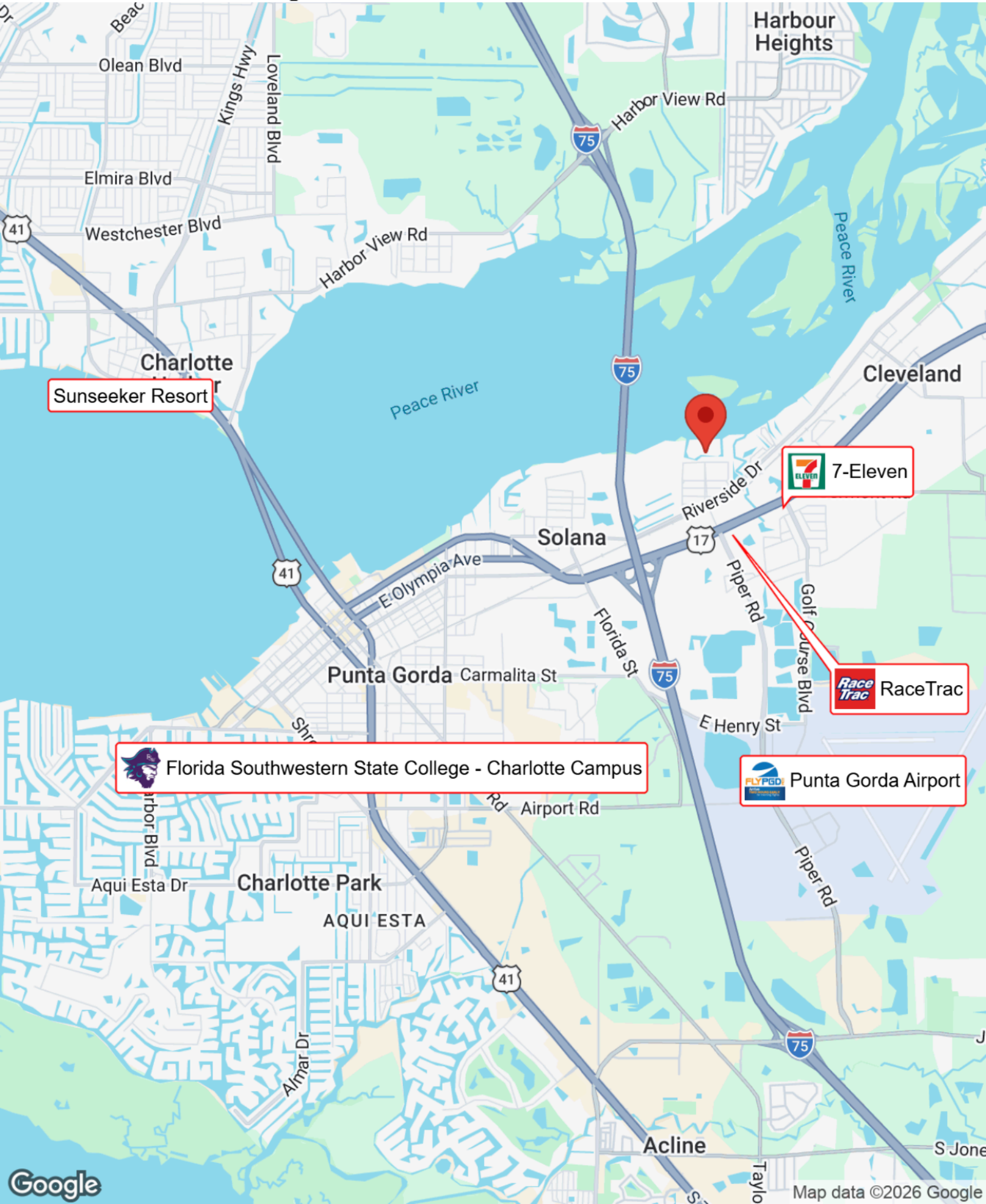
Each Office is Independently  
Owned and Operated



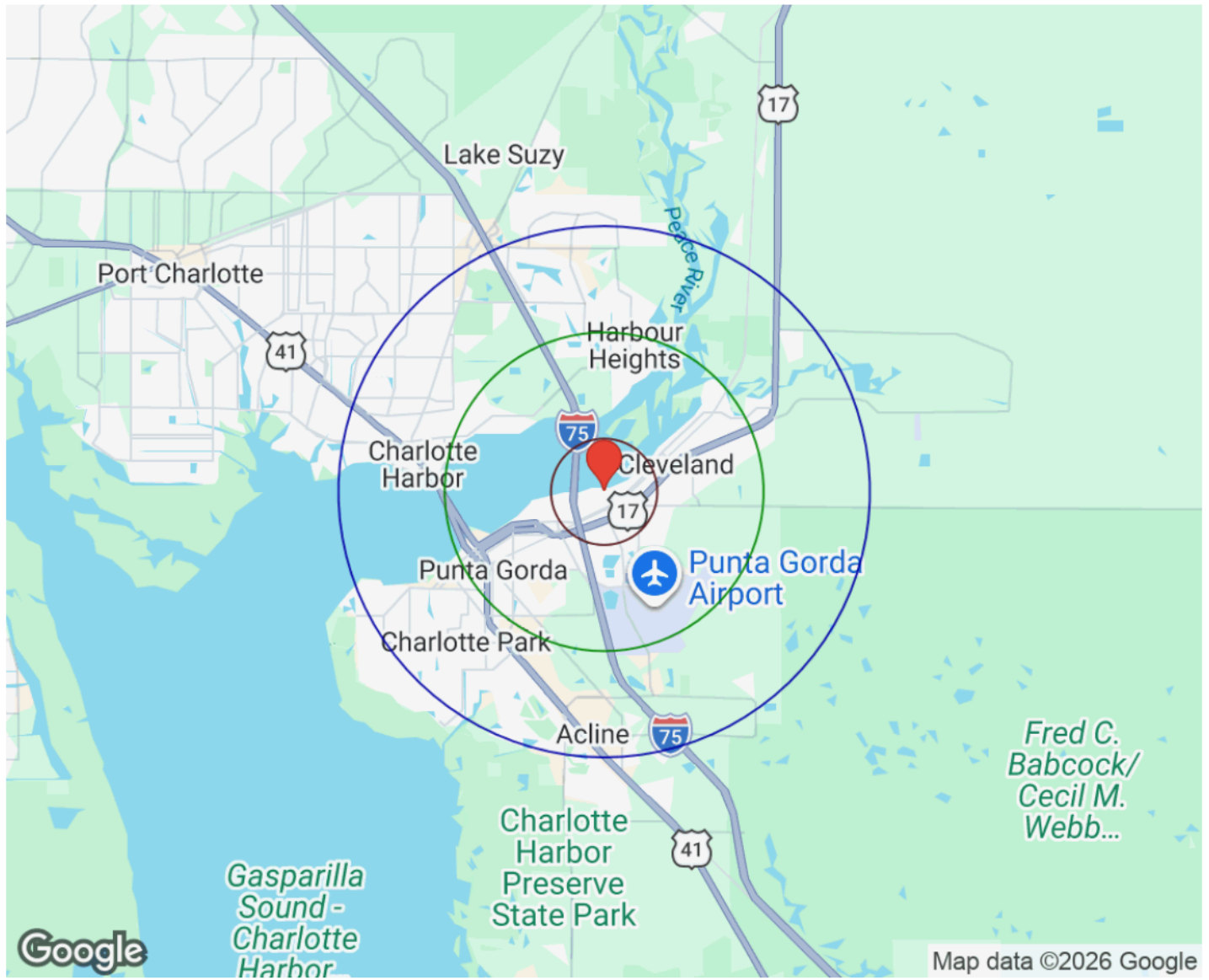
# Property Photos



# Business Map



# Demographics



Map data ©2026 Google

Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	737	6,133	28,782
Female	792	6,408	29,619
Total Population	1,529	12,541	58,401

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,340	10,175	47,311
Black	41	805	3,866
Am In/AK Nat	2	15	64
Hawaiian	N/A	N/A	12
Hispanic	112	1,155	5,110
Asian	16	168	1,040
Multiracial	17	204	929
Other	2	18	70

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,035	8,003	38,429
Occupied	760	6,009	28,552
Owner Occupied	607	4,134	21,856
Renter Occupied	153	1,875	6,696
Vacant	275	1,995	9,878

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	145	1,347	5,286
Ages 15 - 24	94	1,023	4,058
Ages 25 - 54	375	3,681	14,243
Ages 55 - 64	220	1,904	8,903
Ages 65+	695	4,585	25,911

Income	1 Mile	3 Miles	5 Miles
Median	\$60,497	\$58,330	\$72,119
Under \$15k	52	678	2,261
\$15k - \$25k	65	471	1,606
\$25k - \$35k	72	696	2,449
\$35k - \$50k	100	794	3,183
\$50k - \$75k	186	1,113	5,423
\$75k - \$100k	56	658	3,570
\$100k - \$150k	164	855	5,208
\$150k - \$200k	51	403	2,278
Over \$200k	14	341	2,574



## **Danny Nix Jr.**

Commercial Broker  
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