

SANIBEL BEACHFRONT DEVELOPMENT OPPORTUNITY
555 E. Gulf Dr., Sanibel, FL 33957



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PROPERTY INFORMATION



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555 E. Gulf Dr., Sanibel, FL 33957

Sale Price: \$9,200,000

Total Acreage: 3.84± acres (includes all deeded parcels)

Buildable Acreage: 1.97± acres

Beach Frontage: 200 ft.

Lot Frontage: 227 ft. (E. Gulf Dr.)

Property Type: Vacant

Property Taxes: \$66,971.06 (2025)

Zoning: E-2/Gulf Beach Ridge

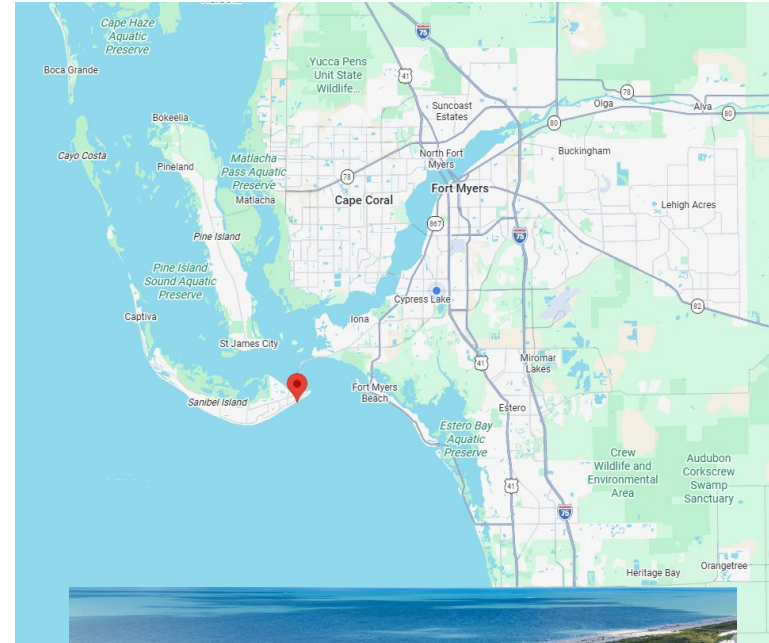
Land Use: Resort Housing District

Strap #: 20-46-23-T3-02200.1010 | .00CE

Whether utilized as a vacation retreat, condominiums, timeshares, investment property, or build your permanent residence, this property offers an opportunity to experience the best of island living in one of Southwest Florida's most iconic beach destinations ... Sanibel Island!

Just three miles off the coast of Fort Myers, Sanibel and Captiva Islands offer one of Florida's most unforgettable vacation or living experiences.

This property was formerly the Surfrider Beach Club (31 Unit Timeshares).



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PHOTOS OF THE PROPERTY



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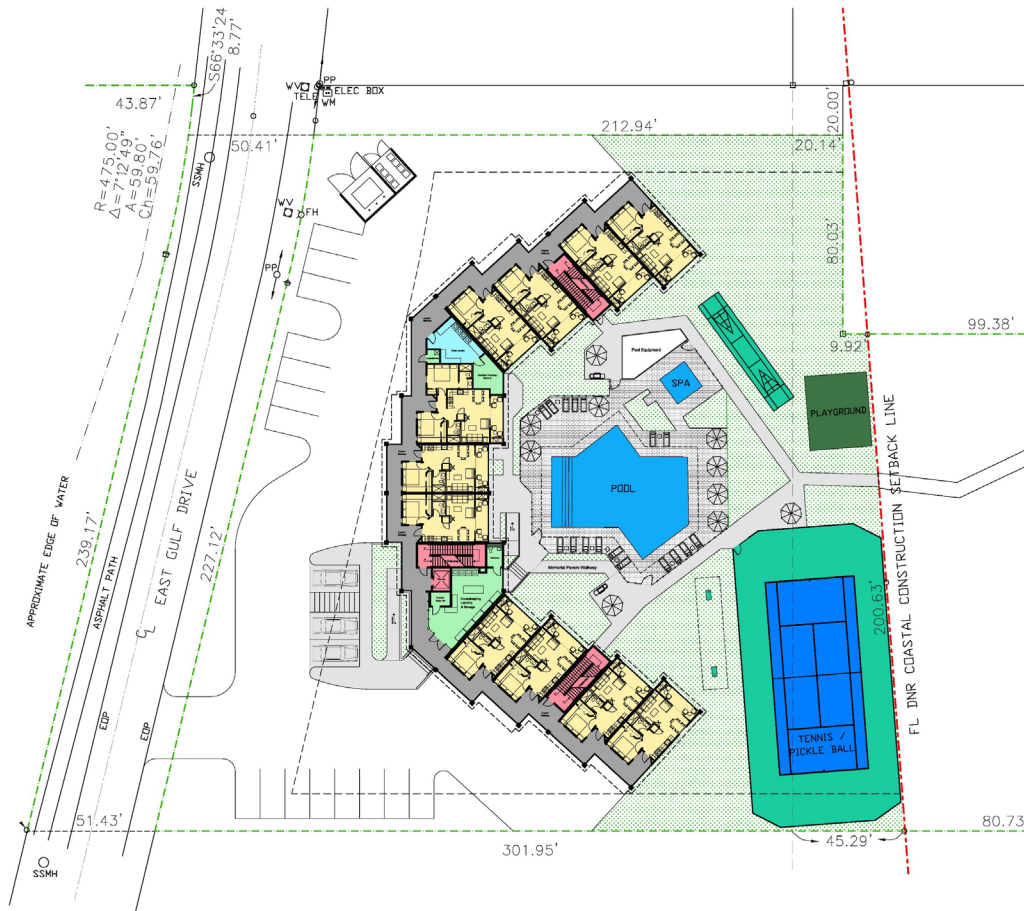
PHOTOS OF THE PROPERTY



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PROPOSED CONCEPTUAL PLAN

31 Timeshare Units



SDA SKINNER
DESIGN
ASSOCIATES
ARCHITECTURE

Surfrider
Beach Club
555 E. Gulf Drive
Sarasota, FL

First Floor Plan

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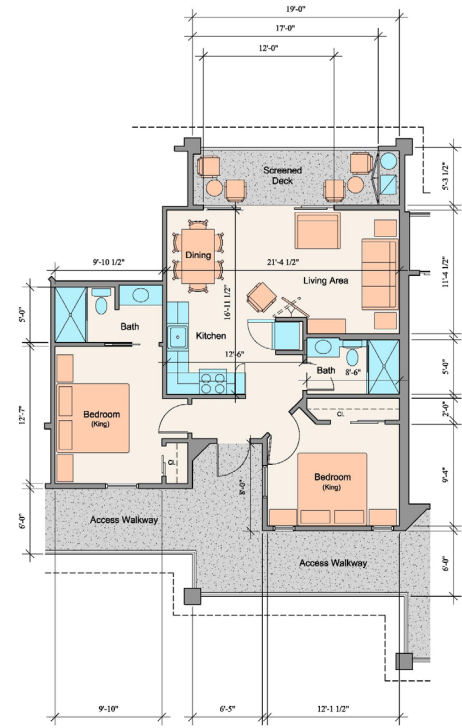
PROPOSED CONCEPTUAL PLAN

31 Timeshare Units

31 Bedrooms

Multiple Scenarios

- (4) 3-Bedrooms
- (2) 2-Bedrooms
- (15) 1-Bedrooms



2 Bedroom Unit
(841 sq. ft.)



1 Bedroom Unit
(600 sq. ft.)

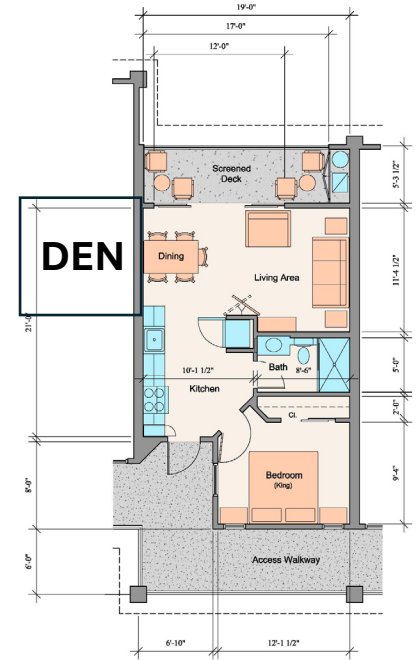
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PROPOSED CONCEPTUAL PLAN

31 Timeshare Units



2 Bedroom Unit
(841 sq. ft.)



1 Bedroom Unit
(600 sq. ft.)

31 Bedrooms

Multiple Scenarios

- (4) 3-Bedrooms – Lock-Outs
- (2) 2-Bedrooms – Lock Outs
- (15) 1-Bedrooms – Plus Den

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LOCATION INFORMATION



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ABOUT SANIBEL-CAPTIVA AREA

Nestled in Florida's Gulf Coast, Sanibel is a city and island located in Lee County, Florida. Sanibel and Captiva offer a once-in-a-lifetime experience. From the islands' sugar-white sandy beaches to their rich wildlife and lush foliage, something about these islands will stay with you forever.

J.N. "Ding" Darling



Sanibel Island Lighthouse



The Dunes



C.R.O.W



The Bubble Room



Sanibel Shelling



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PROPERTY LOCATION



- 

THE DUNES 2 miles
- 

MUDBUGS 2 miles
- SUNDIAL 2 miles

BEACH RESORT & SPA
- 

Casa Vel 4 miles

RESORT
- 

DIVING DARING WILDLIFE SOCIETY
SANIBEL FLORIDA
Friends of the Refuge

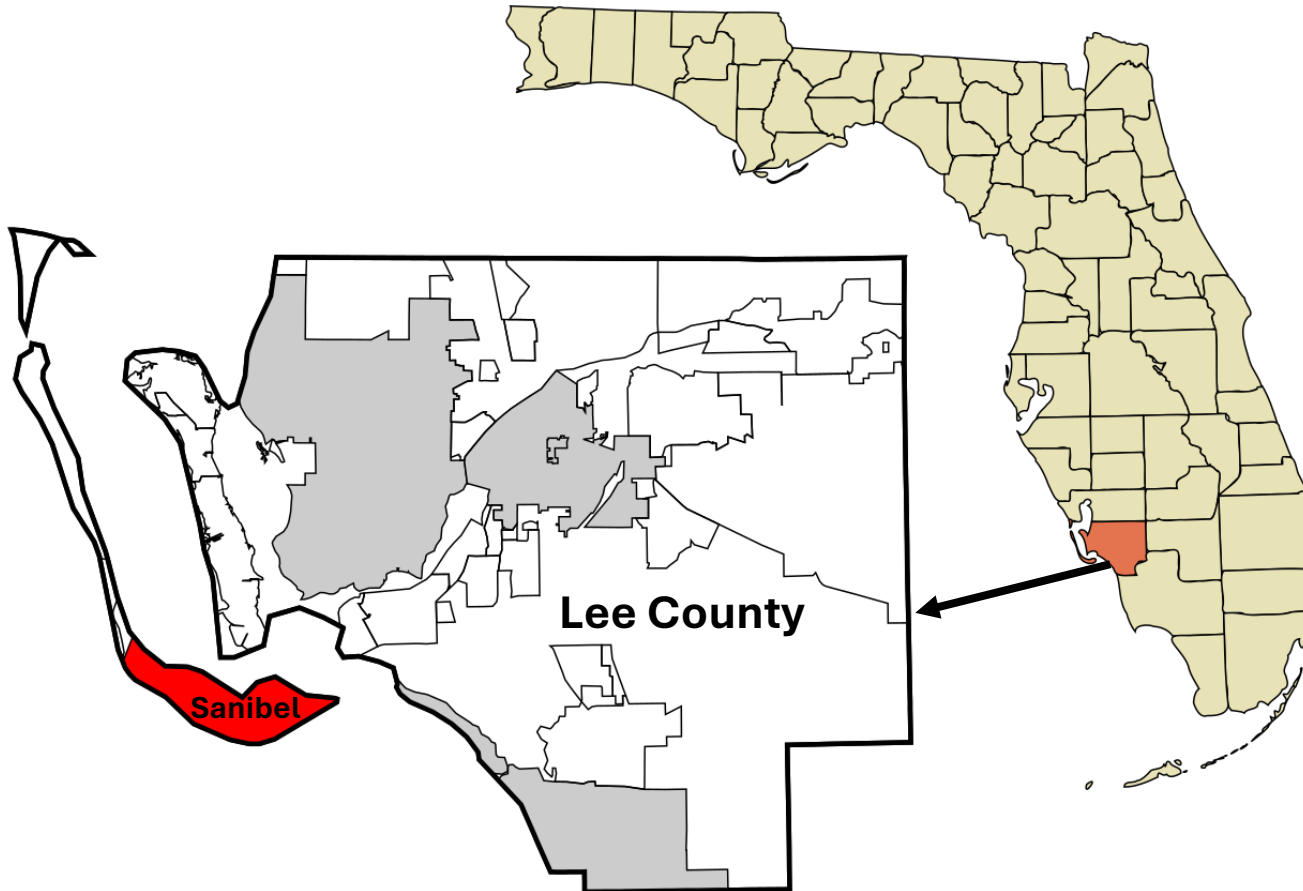
6 miles
- 'TWEEN WATERS 13 miles

INN & MARINA
- 

South Seas 15 miles

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Lee County Map | Sanibel Map



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DEMOGRAPHICS

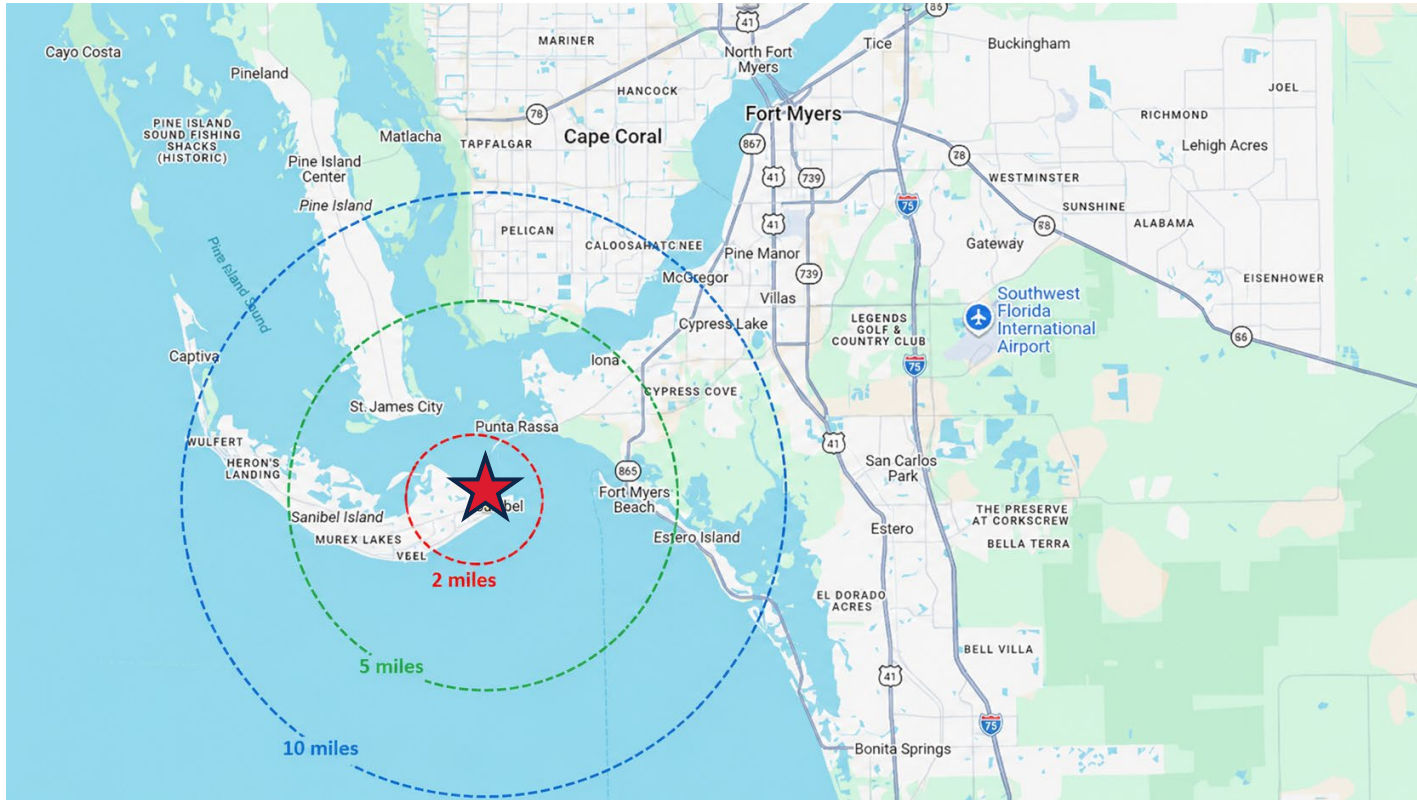


'Tween Waters Inn & Marina

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DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	5,923	14,831	130,470	Total Households	3,048	7,599	63,701
Average Age	69	70	63	Average HH Income	\$164,706	\$138,335	\$112,767



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MEET THE TEAM



MICHAEL J. FRYE, CCIM|CEO
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MAURY DAILEY
Managing Broker



JULIE BAKER
Commercial Coordinator

