

SHOVEL-READY DEVELOPMENT SITE

REVANA LAKES | BONITA SPRINGS, FL 34135



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Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



**Investment
Properties
Corporation**

COMMERCIAL DEVELOPMENT SITE

📍 Located off Bonita Beach Rd SE | NE of Logan Blvd N

Revana Lakes Commercial, Bonita Springs, FL 34135

Fully entitled, shovel-ready commercial development site in the heart of Bonita Springs. With approvals in place, utilities available, and the property already cleared and filled, reduce pre-development timelines and move quickly from acquisition to construction. Positioned near established residential communities, retail destinations, and major thoroughfares, ideally suited for retail, medical, or professional office development.

PERMITTED USES: Light to medium commercial uses.

No car washes, storage, gas stations, or buildings with drive-thru.



PRICE: \$5,000,000

SIZE: 7.3 +/- ACRES

USE: MIXED-USE
COMMERCIAL

ZONING: MPUD



PROPERTY UPSIDE:

- Entitlements Secured
- Site Work Completed
- Utilities Available
- Cleared & Filled
- Immediate Development Potential

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Bonita Beach Road east of I-75 is one of the fastest-growing corridors in Southwest Florida. Currently transitioning from mostly rural/residential to a true mixed-use growth corridor.

68-acre mixed-use lifestyle center

400 + \- Luxury Apartments

165 Key Hotel

Walkable "town-center" design



DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
MEDIAN NETWORK	\$1,064,362	\$1,159,505	\$706,830
DAYTIME POPULATION	2,809	19,629	68,260
AVERAGE DISPOSABLE INCOME	\$119,261	\$136,187	\$119,229
MEDIAN HOME VALUE	\$579,078	\$678,544	\$637,739

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