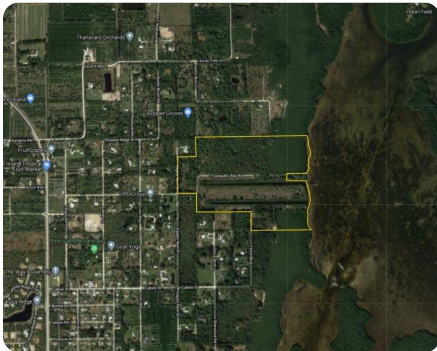


UNDER CONTRACT



# Pine Island Residential Development Opportunity

74 +/- Acres | Lee County, FL | \$4,500,000



## ADDRESS

12896 Eagles Nest Drive  
Bokeelia, FL 33922

## LOCATION

Located just east of  
Stringfellow Rd. off Bay Point  
Rd. in Bokeelia on Pine Island

## PROPERTY SUMMARY

Planned as Tranquility Bay, Residential Development Opportunity with 1,683± feet on Matlacha Pass in Bokeelia. Master Concept Plan includes 56 single-family homes with boat slips, a clubhouse / recreational facility plus lakes and preserves areas. Water available from Stringfellow Rd., private wastewater treatment plant required upon development. Environmental Report, Traffic Study, and more available. Consists of 6 parcels totaling 73.96± acres. Located just east of Stringfellow Rd. off Bay Point Rd. on Pine Island. The waterways of Matlacha Pass and in the Pine Island Aquatic Preserve are excellent for kayaking and canoeing. The largest island off Florida's Gulf Coast, Pine Island offers a small-town atmosphere amid mangroves, three aquatic preserves, and acres of palm, tropical plants, and fruit groves. The waters of Pine Island Sound provide not only some of the finest fishing in Florida, but are a haven for birdwatchers and nature lovers. Only 30 minutes from Fort Myers.

[nationalland.com/listing/pine-island-residential-development-opportunity](https://nationalland.com/listing/pine-island-residential-development-opportunity)



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