
$499,900
ACREAGE
12025 Carpenter LN
12025 Carpenter Lane, Bonita Springs, Florida, 34135, United States
SWFLAMLS

Property Details

Type	**Acreage**
MLS #	**225075495**
View	**Preserve**
Waterfront	**River**
Lot size	**3 acres**
Neighborhood	**BN10 - East of Old 41 South of S**
Subdivision	**OAKLAND PARK TRAILER SITES**

Description

PRICED TO SELL! SELLER FINANCING AVAILABLE. An extraordinary waterfront development opportunity awaits along the Imperial River in beautiful Bonita Springs. This eight-parcel assemblage spans more than three acres of prime property, including a 3-acre section zoned Commercial Interchange with High-Intensity Commercial Future Land Use—allowing a wide range of possibilities such as waterfront dining, a riverfront tiki bar, boutique retail, entertainment, or hospitality without the need for rezoning. The balance of the property includes adjoining parcels along Carpenter Lane and Oakland Drive, offering flexibility for supporting uses, parking, or complementary residential or mixed-use concepts. Together, the sites feature approximately 1,000 linear feet of frontage on the Imperial River, surrounded by century-old cypress, stately oaks, and tropical palms. All utilities are already in place and installed underground, including electric, water, sewer, and communication services, making this property development-ready. Accessed by a city-maintained road just one block from Interstate 75, the location provides exceptional visibility and convenient connectivity between affluent Naples and historic Fort Myers—in what is currently one of the fastest-growing metropolitan areas in the United States. The City has confirmed that development on 3- to 4-foot structural piers is consistent with riverfront construction standards and satisfies requirements for commercial improvement along the Imperial River. This natural, unspoiled stretch of the Imperial River—originating from the renowned Corkscrew Swamp Sanctuary, home to the largest stand of virgin bald cypress in the world—offers one of the most breathtaking settings in Southwest Florida. Property is being sold as a package together with the following parcels and STRAP numbers: 31-47-26-B4-00300.1080 (Undetermined); 31-47-26-B4-00210.0070 (12057 Carpenter Ln); 31-47-26-B4-

00210.0080 (12067 Carpenter Ln); 31-47-26-B4-00209.0010 (27770 Oakland Dr); 31-47-26-B4-00209.0090 (12045 Carpenter Ln); 31-47-26-B4-00300.1060 (Undetermined); and 31-47-26-B4-00300.1070 (Undetermined). This composite riverfront offering represents a rare, shovel-ready opportunity to create a world-class destination capturing the beauty, vitality, and spirit of Bonita Springs.
