

$5,749,000

RESIDENTIAL

9501-9599 Pennsylvania AVE

9501-9599 Pennsylvania Avenue, Bonita Springs, Florida, 34135, United States

SWFLAMLS

Property Details

Type	**Residential**
MLS #	**225081804**
View	**Landscaped, Pond, Preserve**
Waterfront	**Lake**
Lot size	**8.01 acres**
Neighborhood	**BN08 - East of US41 South of Ter**
Subdivision	**HEITMANS**

Description

Rare 8-acre infill development opportunity in one of Bonita Springs' most desirable and rapidly transitioning neighborhoods. This vacant Residential Planned Development (RPD) is fully entitled for 40 residential units and represents the last undeveloped parcel in an established area surrounded by single-family homes, canal properties, and Imperial River estates with direct Gulf access. The property measures approximately 8 acres (348,480 sq ft) with 634 feet of frontage along Pennsylvania Avenue and 551 feet along Wisconsin Street. The City of Bonita Springs unanimously approved the rezoning on April 2, 2025 (Zoning Ordinance No. 25-05), converting the former AG-2 land to RPD zoning. The development plan was intentionally designed with reduced density. Although up to 45 homesites would have been permitted under the Land Development Code, the developer elected to cap the community at 40 units to enhance neighborhood character, curb appeal, and overall quality of life. The approved layout includes a mix of single-family homes and two-family attached residences, thoughtfully arranged around a central lake that serves as both a stormwater feature and an attractive community amenity. All major approvals are in place. The Environmental Resource Permit (ERP) is completed, the Army Corps of Engineers has confirmed that no permit is required, and the Development Order (DO) application has been submitted with approval anticipated. Homeowners association documents for the future community—Imperial Enclave of Bonita Springs—are fully drafted and ready for state filing. The planned architectural concept allows for homes up to three stories, incorporating a sacrificial first level for superior flood protection with two levels of living space above. This design preserves the natural grade, reduces the need for fill, and is expected to result in favorable long-term flood insurance premiums. The location is exceptional, just 11 minutes from the

Bonita Beach and close to the historic Old Bonita district, boutique shops, the iconic Sugarshack, and the renowned Shangri-La Springs. The surrounding neighborhood features a blend of long-established homes and new upscale construction, reflecting strong demand and continued area growth. This is one of Southwest Florida’s strongest shovel-ready infill development offerings—ideal for builders or investors seeking a fully entitled project with prime location, completed approvals, and significant market demand.
