

ACREAGE

27400 Arroyal RD

27400 Arroyal Road, Bonita Springs, Florida, 34135, United States

Property Details

Type	**Acreage**
MLS #	**2026038485**
View	**River**
Waterfront	**Canal, River**
Lot size	**6 acres**
Neighborhood	**BN08 - East of US41 South of Ter**
Subdivision	**ARROYAL**

Description

Fully entitled and shovel-ready prime development opportunity in Bonita Springs offering approximately 6 acres with 173 feet of water frontage along the Imperial River. The property is fully approved for 10 estate sized single-family homesites and offers seven private boat docks with access to the gulf. This unique riverfront property provides an excellent opportunity for a residential development project or the possibility of creating a private compound in a desirable Southwest Florida location close to the beach and area amenities should you decide to forego the fully approved development order. Imagine the possibilities, freedom and playground that could be brought to life here. The riverfront setting and generous acreage provide exceptional potential for future development, with convenient access to major roadways, including US 41 (Tamiami Trail), Interstate 75 as well as numerous nearby shopping, dining and entertainment options. Several pristine beaches are within a few miles of this site including Bonita Beach, Barefoot Beach, Fort Myers Beach and Vanderbilt Beach. Could the location be any better.....a mile or two from Naples, 30 minutes to Sanibel/Captiva, next door to the Imperial River Boat Launch and fifteen minutes to RSW Airport to mention a few. Deed restrictions, development plans, surveys and all other involved documents are available with a signed confidentiality agreement. The property is currently being offered as a complete development plan until final contractors are chosen to go vertical. From then on, individual homesites will be ready for you to create your dream home. Luxury meets location in one of the last remaining larger parcels right off US 41 in Bonita Springs. Again to reiterate all approvals are in place including but not limited to US Army Corp Of Engineers, South Florida Water Management District, Bonita Springs Utilities and City of Bonita Springs.