
Virtually Enhanced
$4,495,000
COMMERCIAL
26201 Hickory BLVD
26201 Hickory Boulevard, Bonita Springs, Florida, 34134, United States
SWFLAMLS

Property Details

Type	**Commercial**
MLS #	**226014357**
View	**Bay, Gulf, Mangroves**
Waterfront	**Bay**
Lot size	**1.01 acres**
Neighborhood	**BN01 - Bonita Beach**
Subdivision	**BONITA BEACH**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. RARE BAYFRONT DEVELOPMENT OPPORTUNITY ON HICKORY BLVD! Exceptional waterfront parcel spanning over one acre, ideally positioned in the heart of Bonita Beach. This unique property offers the rare combination of direct bay frontage with the Gulf just steps away, creating the potential for beautiful water views of both the bay and Gulf from a future development. Zoned commercial with the flexibility to accommodate either multiple single-family residences or a multifamily development, this property presents a unique opportunity for investors and developers to create a boutique residential or mixed-use concept in one of Southwest Florida’s most desirable coastal corridors. Water hookups are already available, helping streamline the development process. Surrounded by beautiful waterfront homes, beach access points, and the vibrant lifestyle of Bonita Beach, this location places you minutes from boating, dining, and world-class sunsets. With strong demand for coastal properties and limited development opportunities along Hickory Blvd, this parcel presents an outstanding chance to build something truly special in a highly sought-after beach community.