

CHOKOLOSKEE EVERGLADES

CHOKOLOSKEE ISLAND, FL | COLLIER COUNTY

5.01 ± ACRES TOTAL





*Deep Water Marina
0.34 Acres!*

Acreage: 5.01 ± acres

Sale Price: \$2,562,175

Price per Acre: \$511,412

Site Address: 318 Mamie Street, Chokoloskee, FL

County: Collier County

Lake Frontage/Water Features:

- 260 ± FT bay frontage on Chokoloskee Bay
- Fronts on Chokoloskee Bay with direct access to the Gulf of Mexico and the Everglades

Road Frontage:

- Chokoloskee Drive
- Calusa Drive
- Mamie Street

Fencing: Perimeter

Water/Utilities: City of Chokoloskee

Zoning/FLU:

- Commercial, MHP, Residential and MF
- Overall primary zoning on the largest of the tracts is Village Residential (a mixture of residential uses that are located and designed to maintain a designated village residential character)
- Future Land Use is Urban Residential.
- No pre-approvals are in-place today.

Current Use: Vacant

Structures: One home

Taxes: \$11,542.68

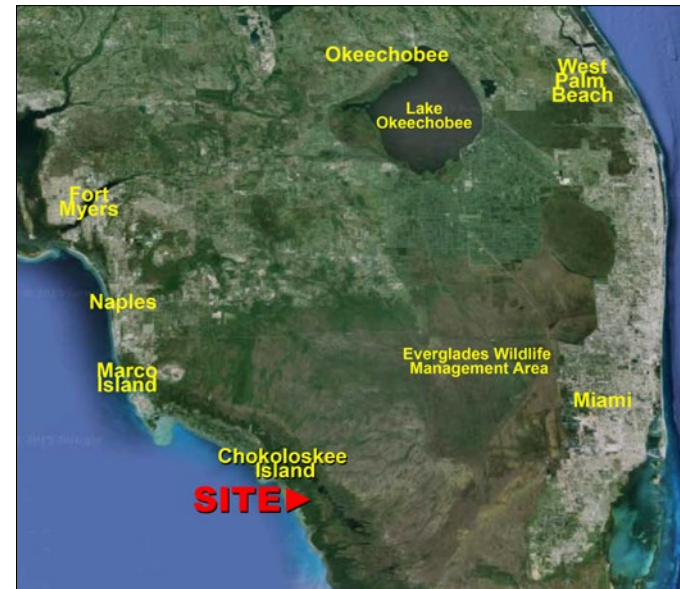
Beautiful Florida Everglades property with direct access to the Gulf of Mexico and the open water. A rare collection of four parcels, totaling approximately 5.01 acres are for sale on the southern end of Chokoloskee Island. Chokoloskee Island is comprised of about 150 acres, lying about three miles south of Everglades City, and it is the western gateway to the Everglades. Recent boat ramp, new seawall and a small dock are already in place.

The property is adjacent to the historic Smallwood Store. All City utilities are to the site. Own an extremely rare piece of land in beautiful Florida, within minutes of the Everglades.



Chokoloskee Bay Frontage !

*Own a Rare Piece of Land
in Beautiful South Florida,
Within Minutes of The Everglades!*



Chokoloskee Island

has been called one of Florida's last frontiers and is home to the historic Smallwood Store, located adjacent to the property on the western edge of the Everglades.

Ted Smallwood's Store was placed on the National Register of Historic Places in 1974 and it remained opened until 1982. When the doors were shut, 90% of the original goods remained in the store. In 1990, Ted's granddaughter reopened the store as a museum and today it serves as a time capsule of Florida pioneer history. The center section of the building remains as Ted would have known it. The hide room has been turned into exhibit space, telling the history of Southwest Florida's pioneers.



Location & Driving Directions

Parcel IDs: 2608244002, 2608520003, 2608572004, 26088585602

GPS: 25.812254, -81.360995

Directions:

- From Exit 80 on I-75, take SR 29 south 21 miles to Everglades City
- At the roundabout in Everglades City, take a left and head south on Copeland Avenue
- Take Copeland Avenue (Smallwood Drive) for about 4 miles to Chokoloskee Island
- Go right on Chokoloskee Avenue and property will be on the left

3.5 ± Miles to Everglades City

7.5 ± Miles to US 41

25 ± Miles to I-75

47 ± Miles to Naples

75 ± Miles to Miami







1723 Bartow Rd.
Lakeland, FL 33801

5.01 ± Acres • Own a Rare Piece of Florida Minutes from the Everglades!
Adjacent to the Historic Pioneer Smallwood Store
Fronts Chokoloskee Bay with Direct Access to the Gulf of Mexico

SVNsaunders.com/Chokoloskee

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