

NC CAPITAL

INVESTMENTS LLC



OFFERING
MEMORANDUM

**10670 CHILDERS STREET
BONITA SPRINGS, FL 34135**

COMMERCIAL DEVELOPMENT OPPORTUNITY



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PROPERTY SUMMARY

Introducing a rare land development opportunity in the heart of Bonita Springs — a prime parcel ready for a thoughtfully designed residential project. This site offers the potential for three modern, three-story buildings, each with elevated rooftop decks and spacious balconies, set within a lush, tree-lined enclave just minutes from Southwest Florida's finest beaches, dining, and lifestyle amenities. Buyers also have options to proceed with either current plans on property, or by code, can also fit 6 multi-family duplex homes.

Crafted by TN Capital Investments LLC in conjunction with Trident Property Development, LLC, this offering represents a unique chance to acquire a boutique residential project designed for long-term value, strong rental appeal, and enduring demand in one of the region's most desirable growth corridors.

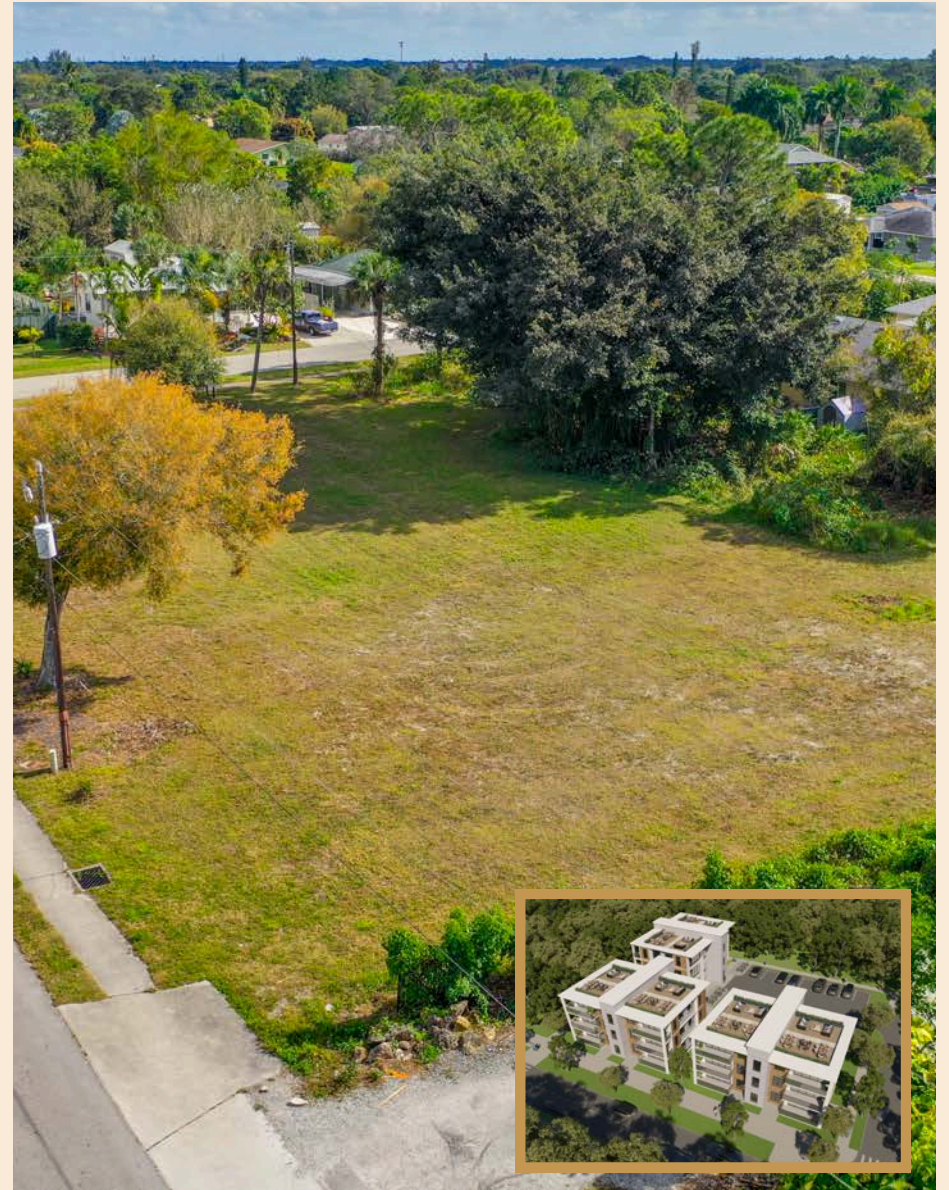
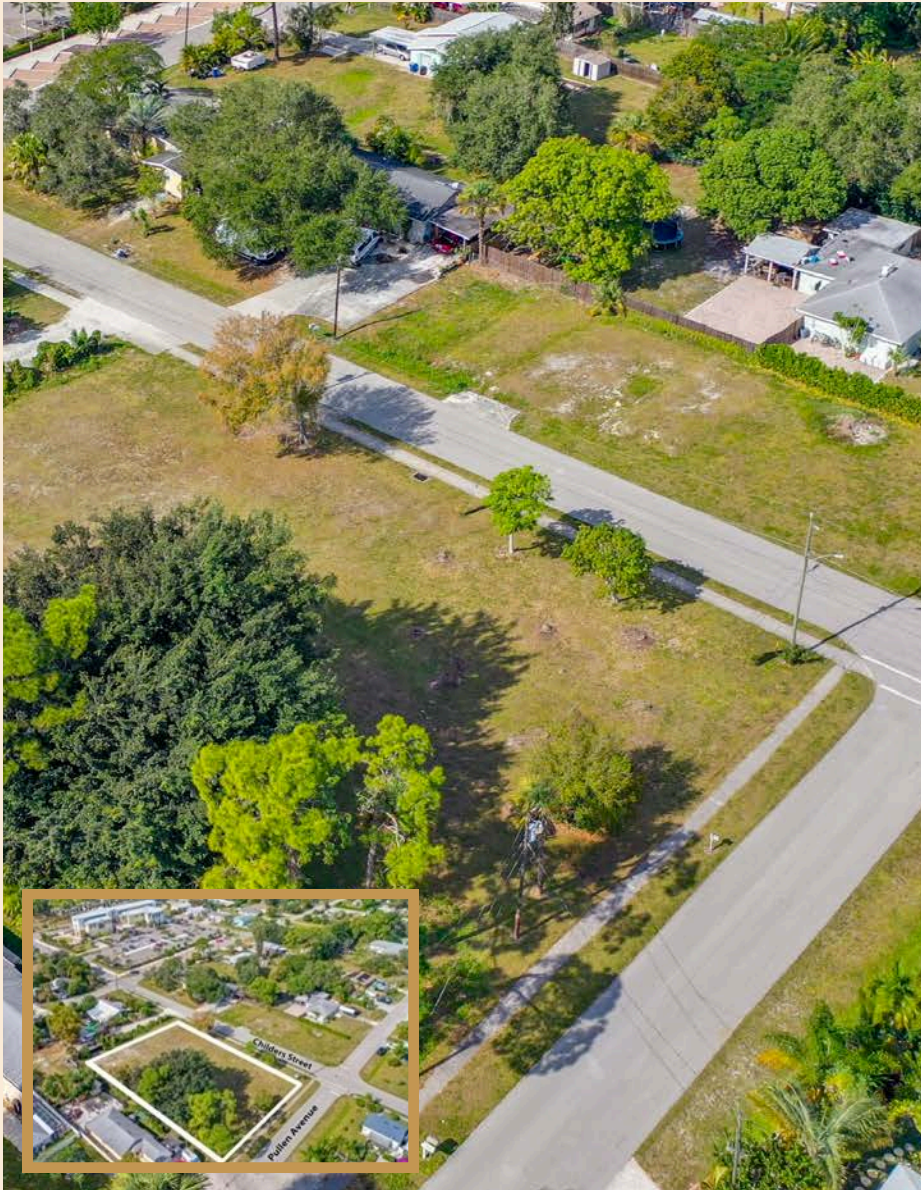
3-mile radius around 10670 Childers St:

- Population: ~38,880 residents
- Total households: ~15,496
- Average household size: 2.3 persons
- Owner-occupied housing units: ~13,229
- Renter-occupied housing units: ~4,316
- Median age: 51.1 years
- Median household income: \$76,298
- Average household income: \$103,225

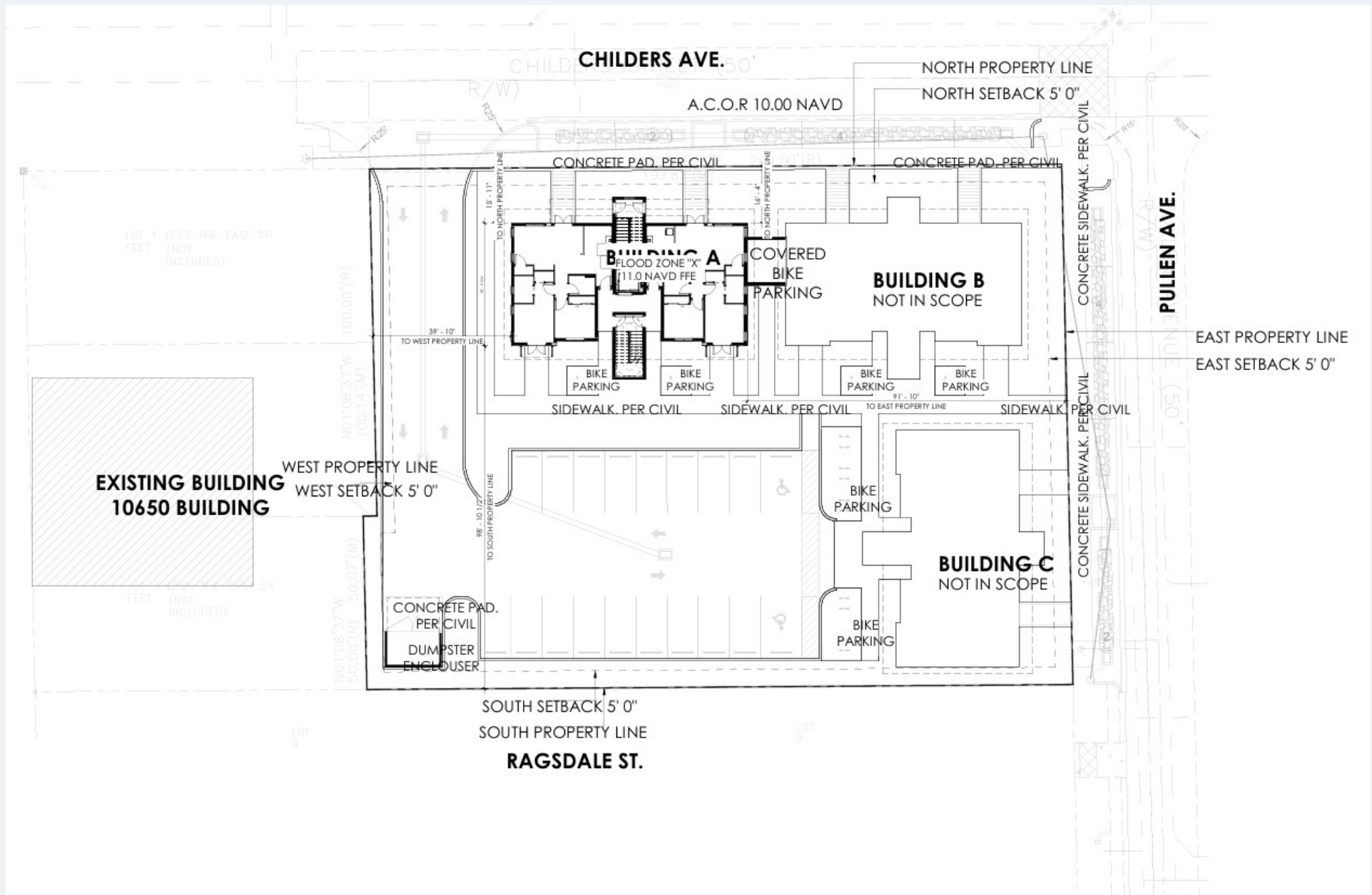


- **List Price: \$1,990,000**
- **ML#: 225082044**
- **Property ID: 35-47-25-B2-00325.001A**
- **Lot Size: 0.69 acres / 30,200 sq ft**
- **Approx. Lot Dimensions: 200 x 150 x 204 x 150**
- **Section/Township/Range: 35 / 47 / 25E**
- **Total Tax Bill (2024): \$3,676**

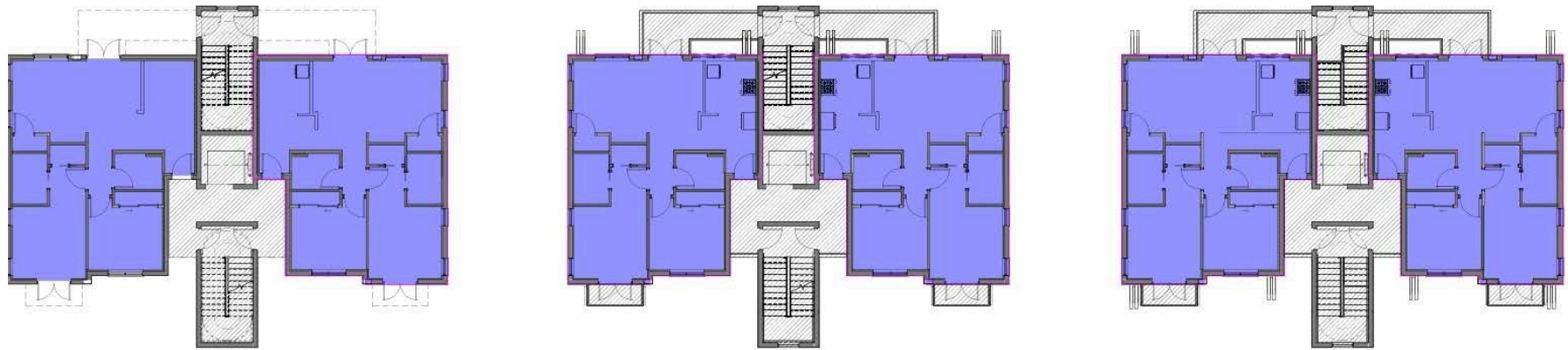
AERIAL VIEW



SITE PLAN



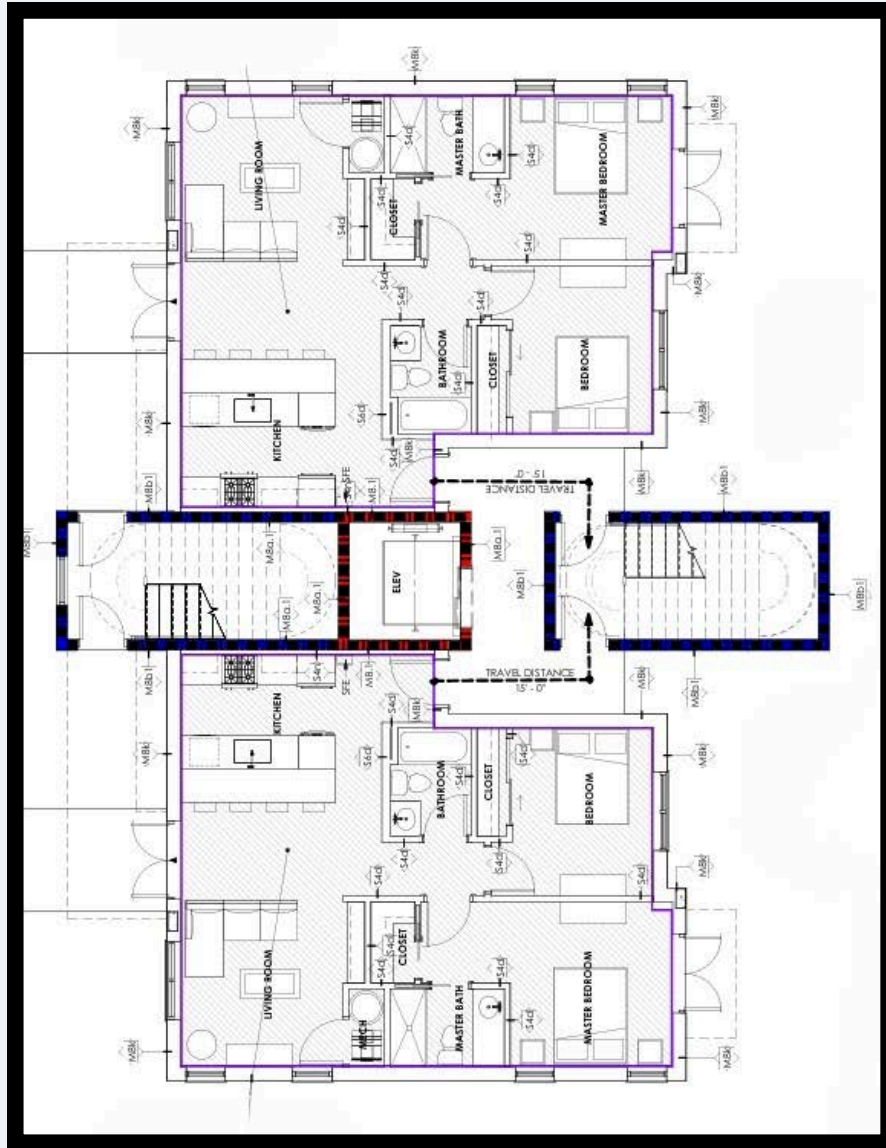
3-STORY SITE PLAN



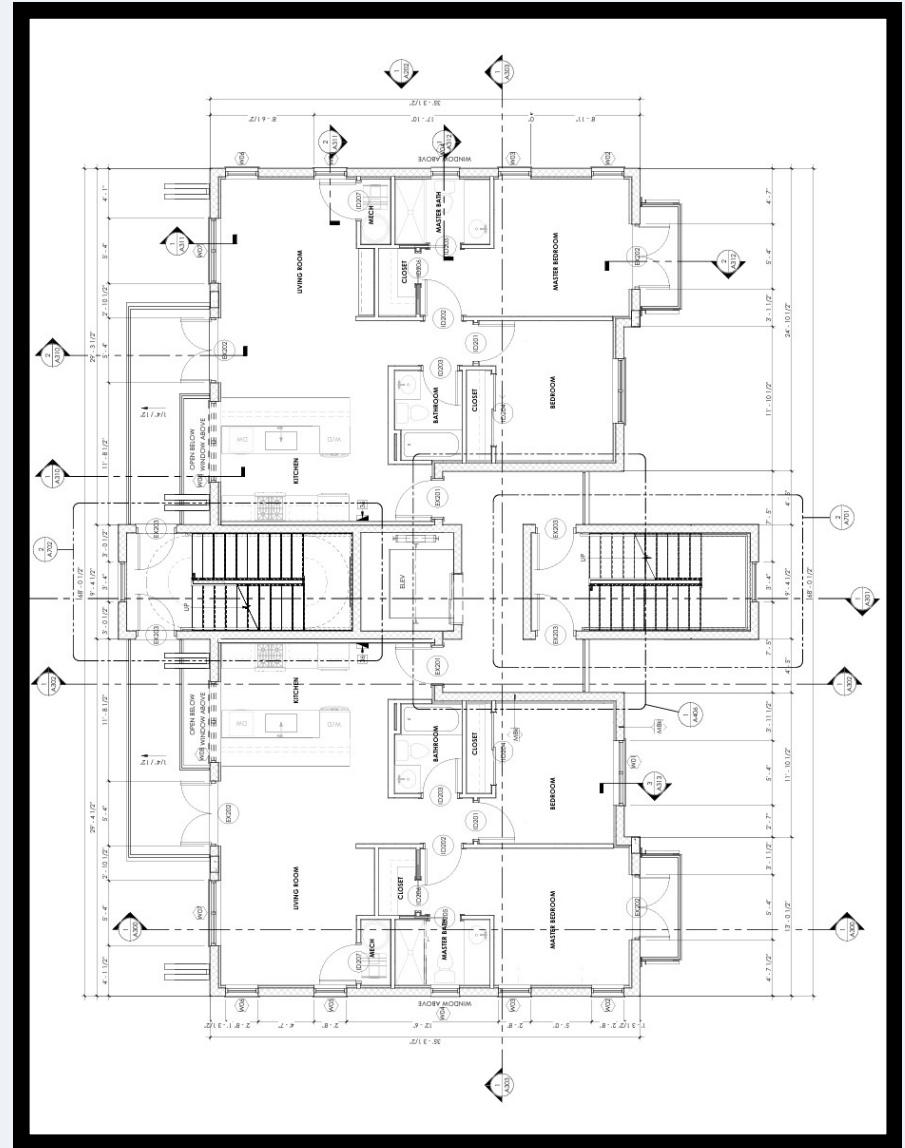
AREA CALCULATION:
PER FLOOR:

	AC	TOTAL
FIRST FLOOR:	971 SQFT (X2 UNITS)	= 1,942 SQFT
2ND FLOOR:	971 SQFT (X2 UNITS)	= 1,942 SQFT
3RD FLOOR:	971 SQFT (X2 UNITS)	= 1,942 SQFT
TOTALS:	5,827 SQFT	

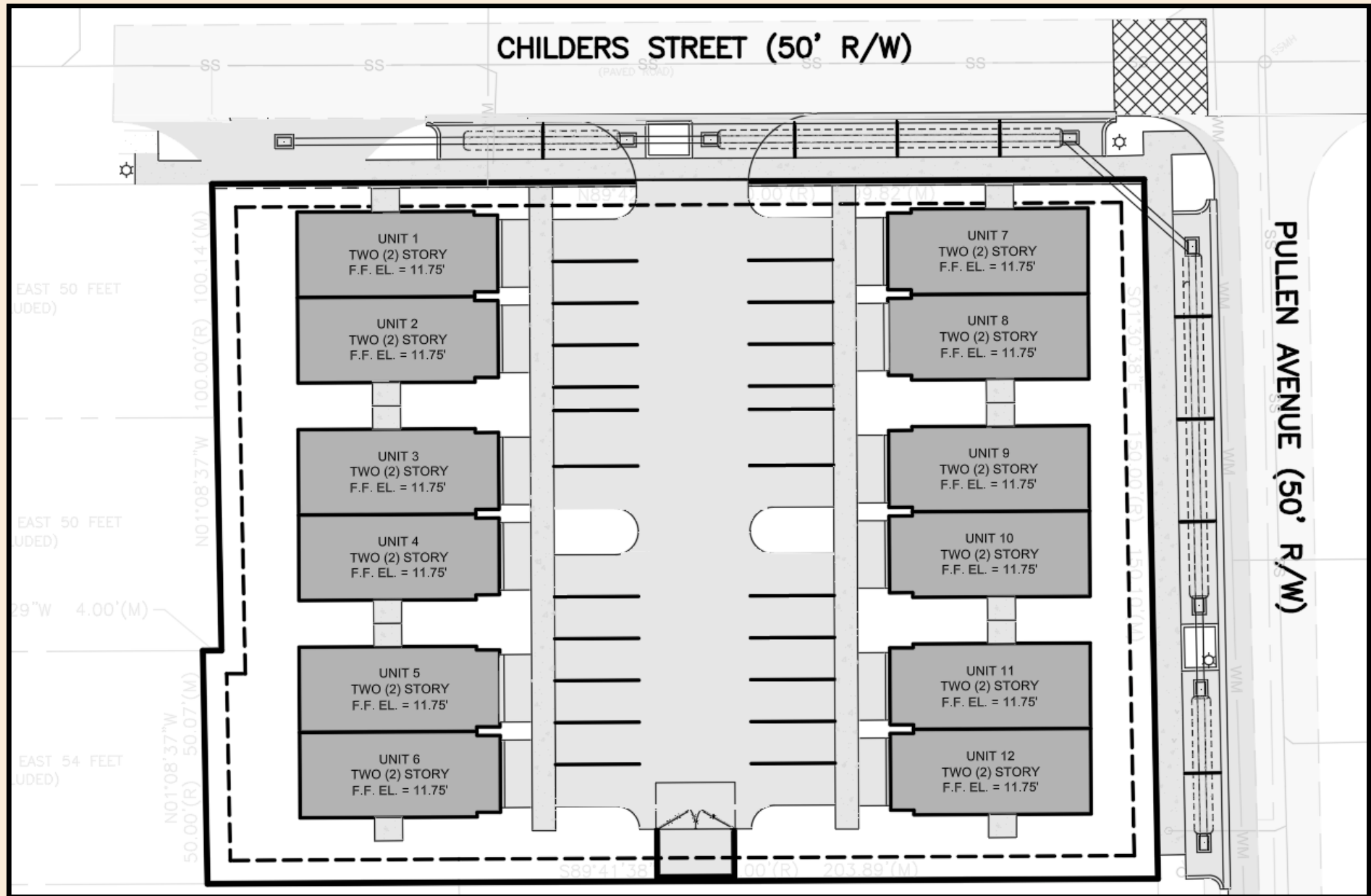
FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



COMMUNITY

★ LIFESTYLE & COMMUNITY AKHORS

- 2 Historic Downtown Bonita
- 3 Riverside Park
- 4 Everglades Wonder Gardens
- 5 Imperial River Corridor

🛍️ RETAIL & SHOPPING DESTINATIONS

- 7 Promenade at Bonita Bay
- 8 Bay Landing Shopping Center
- 9 Bonita Grande Crossing
- 14 The Fresh Market

🍴 DINING & ENTERTAINMENT

- 15 Ceremony Brewing
- 17 Chartreuse Lounge
- 19 The Bohemian

🏥 MEDICAL & EMPLOYMENT HUBS

- 29 NCH Bonita Health Center
- 30 Bonita Springs City Hall
- 31 Bonita Springs Fire HQ



🏠 SURROUNDING RESIDENTIAL COMMUNITIES

- 35 BONITA BAY
- 36 SPANISH WELLS
- 37 VILLAGE WALK
- 38 PALMIRA GOLF CLUB
- 39 PELICAN LANDING

AREA DEMOGRAPHICS

5-MILE RADIUS • 10670 CHILDERS ST • BONITA SPRINGS, FL

MARKET OVERVIEW

POPULATION
102,427 POPULATION WITHIN 5 MILES
↑ **+6.1%** Projected Growth (Next 5 Years)

HOUSEHOLDS & INCOME
\$475K MEDIAN HOME VALUE

HOUSEHOLDS & INCOME
45,028 HOUSEHOLDS WITHIN 5 MILES

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MEDICAL & EMPLOYMENT HUBS
29 NCH Bonita Health Center
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SOURCES: Claritas, CoStar, U.S. Census Bureau (2024 Estimates / Projections)

COMPARABLE MARKET ANALYSIS

10670 CHILDERS ST • BONITA SPRINGS, FL



ESTIMATED SALE COMPARABLES

For new construction duplexes in this specific sub-market, you are competing against both older multi-family stock and modern "villa" style attached homes.

PROPERTY TYPE	ESTIMATED SALE PRICE (PER UNIT)	PRICE PER SQ. FT.	NOTES
New Construction Duplex	\$475,000 – \$55,000	\$350–\$400	Premium for new warranties and modern finishes.
Renovated Duplex (Existing)	\$375,000 – \$44,000	\$280–\$325	
New Luxury Villa/Townhome	\$600,000+	\$450+	Based on recent sales on Deants St/Goodwin St.

! MARKET CONTEXT:

The lot at 10670 Childers was recently listed for **\$1,990,000** with plans for up to 18 units (condos) or 6 duplexes. High land cost necessitates a per-door exit price of at least **\$500k** to maintain healthy margins, which aligns with the current trend of "Old Bonita" appreciation.

ESTIMATED RENTAL COMPARABLES

Rental demand in this area is driven by **walkability** to downtown and the lack of high-quality, modern 3-bedroom inventory.

RENTAL TYPE	MONTHLY RENT (3BR/2BA)	EST. ANNUAL INCOME
Short-Term Unfurnished	\$2,850 – \$3,400	\$34.2K – \$40.8k
Seasonal / Short-Term	\$5,600 – \$9,000	Variable
Annual / Mid-Term	\$2,700 – \$3,500	\$32.4K – \$54k

👥 STRATEGIC OBSERVATIONS

- **The "Old Bonita" Factor:** Being "two blocks from the center of town" is your strongest selling point. Walkability to cafes and shops to a major the4, allowing you to market these as "Lifestyle Units" rather than just standard rentals.
- **Zoning Advantage:** The property is zoned TFC2, which specifically supports the 2-unit multifamily (duplex) structure **2.380k**.
- **Pricing Resistance:** While median duplex income in Bonita is **-\$605k**, duplex units that offer new amenities and "walk to everything-appeal" can command prices slightly lower than single-family home values.

10670 CHILDERS ST, BONITA SPRINGS, FL 34135

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