

# NCAPITAL INVESTMENTS LLC



OFFERING  
MEMORANDUM

10670 CHILDERS STREET  
BONITA SPRINGS, FL 34135  
COMMERCIAL DEVELOPMENT OPPORTUNITY



INFO@TNCAPITALINVESTMENTS.COM | WWW.TNCAPITALINVESTMENTS.COM

# 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:**

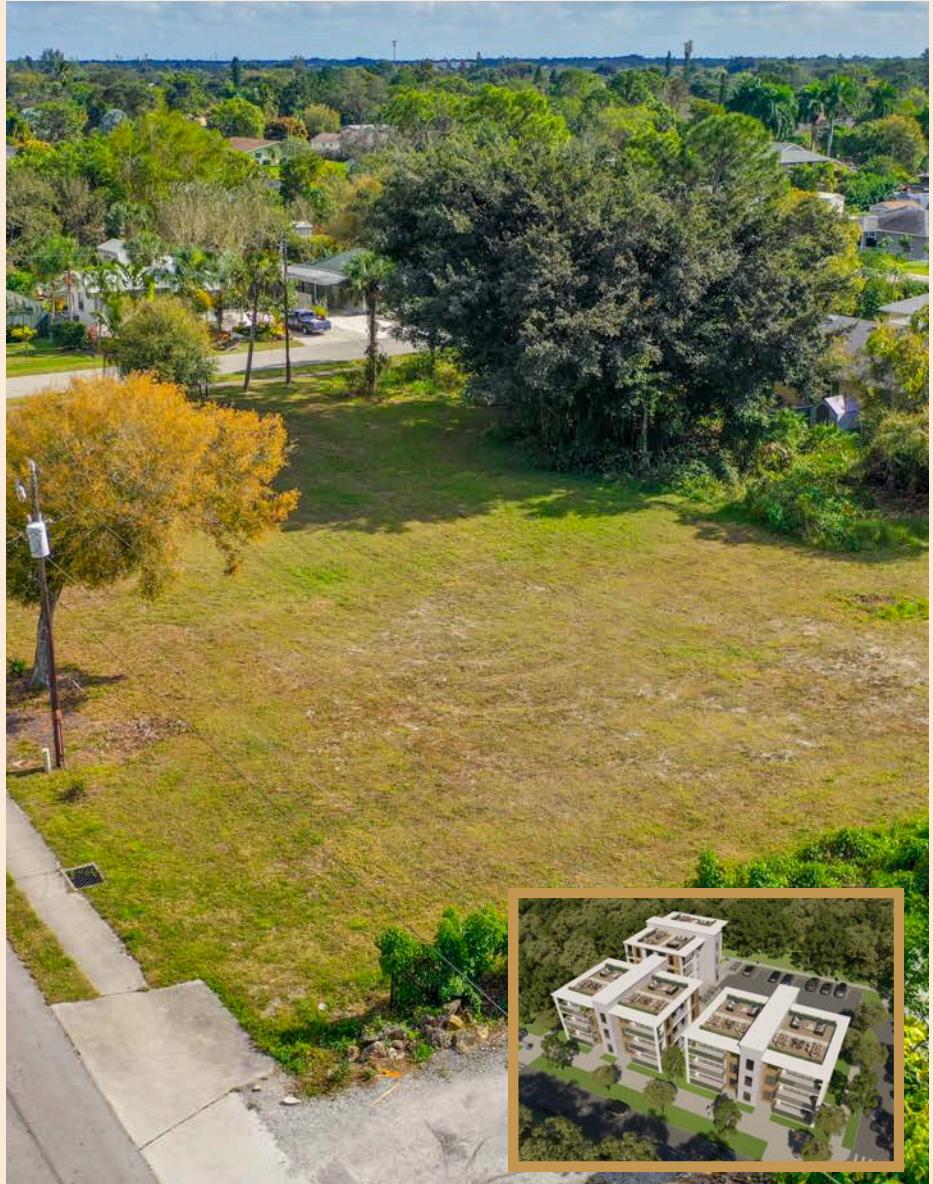
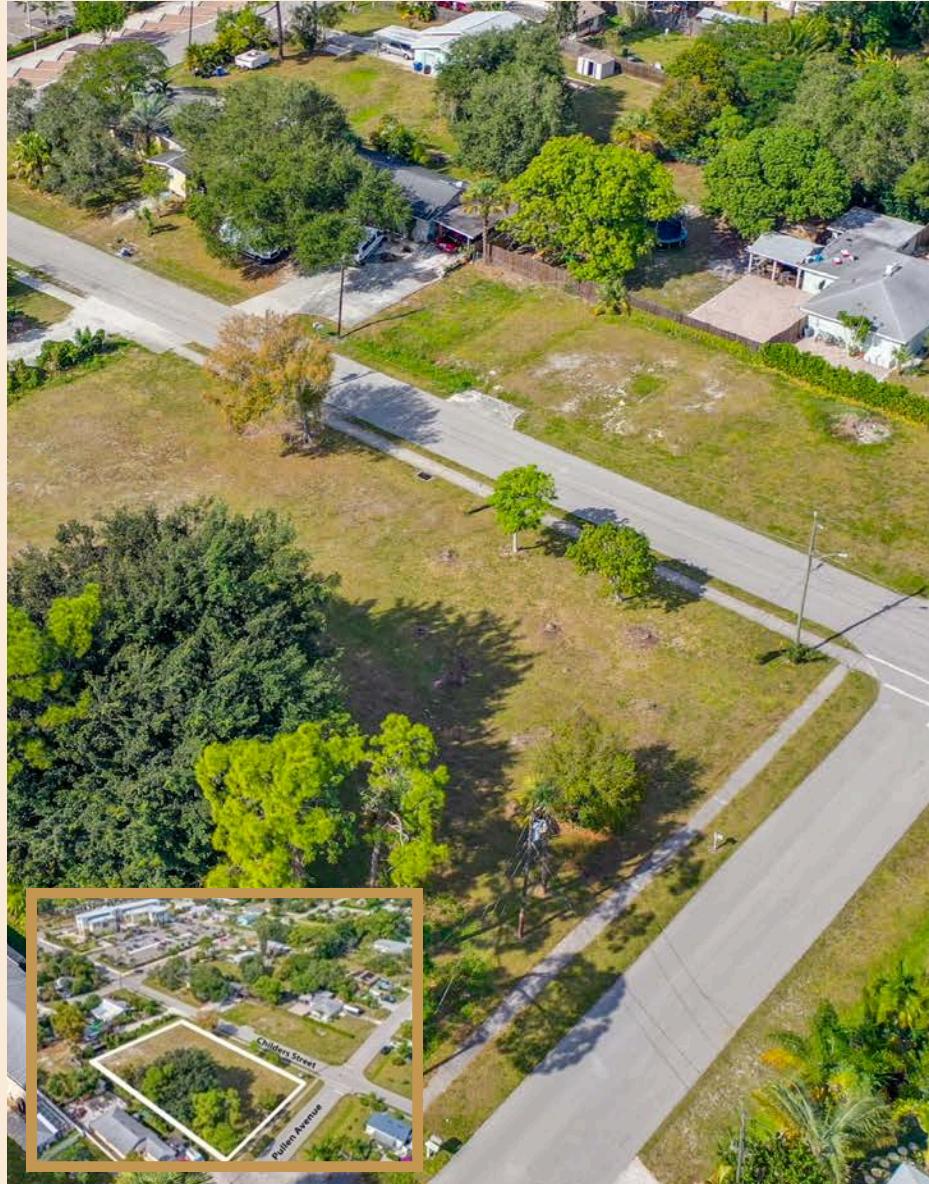
- Population: ~38,880 residents
- Total households: ~15,496
- Average household size: 2.3 persons
- Owner-occupied housing units: ~13,229
- Renter-occupied housing units: ~4,316
- Median age: 51.1 years
- Median household income: \$76,298
- Average household income: \$103,225



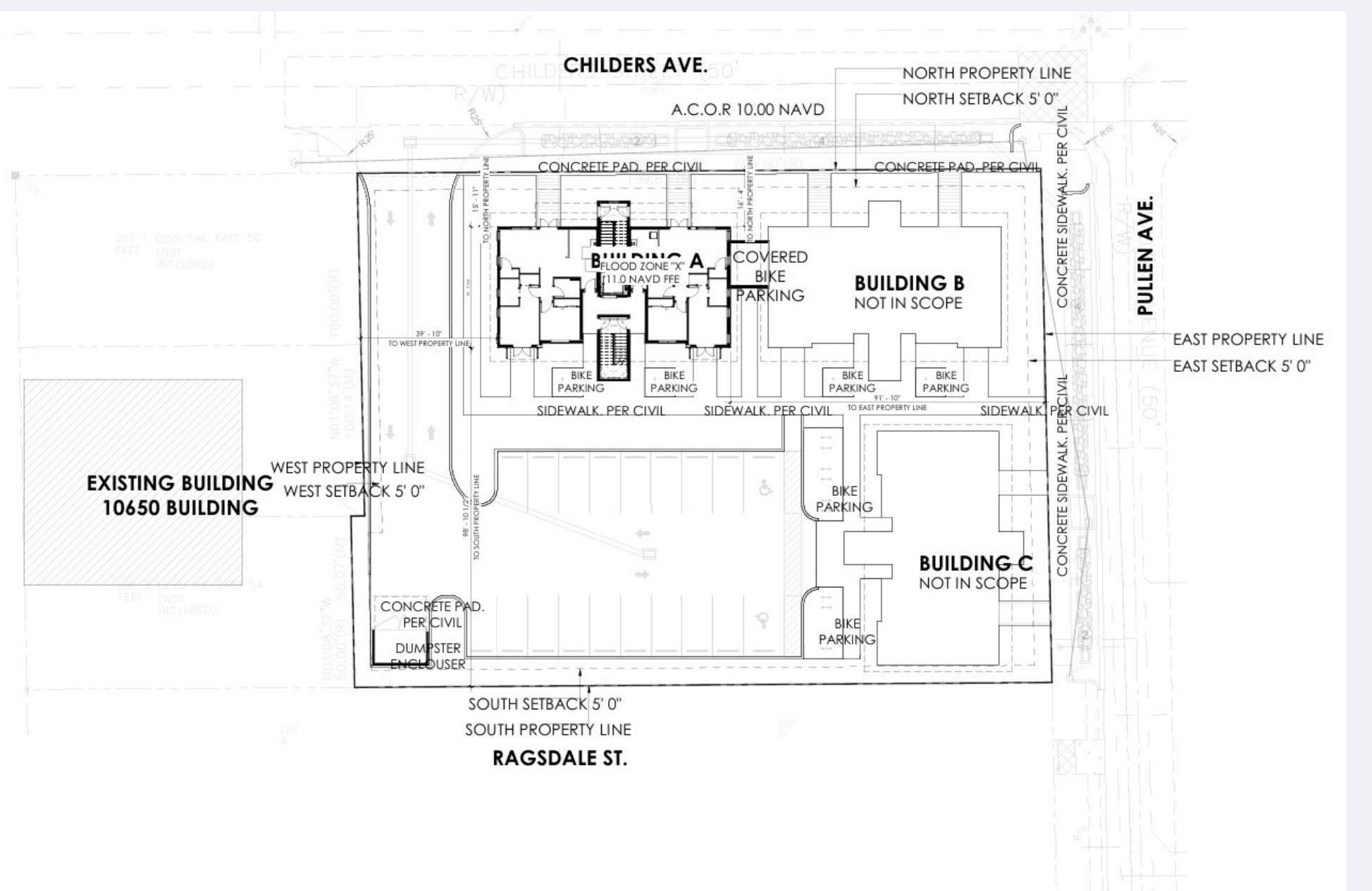
- **List Price: \$1,990,000**
- **ML#: 225082044**
- **Property ID: 35-47-25-B2-00325.001A**
- **Lot Size: 0.69 acres / 30,200 sq ft**
- **Approx. Lot Dimensions: 200 x 150 x 204 x 150**
- **Section/Township/Range: 35 / 47 / 25E**
- **Total Tax Bill (2024): \$3,676**

# AERIAL VIEW

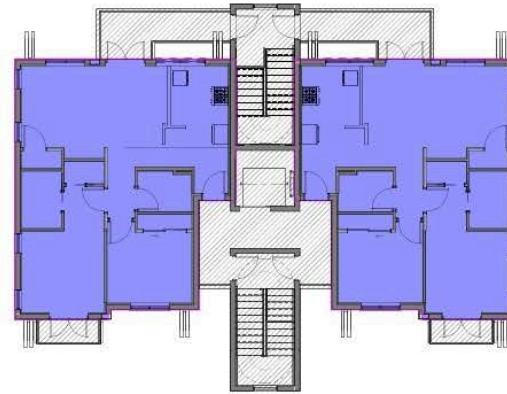
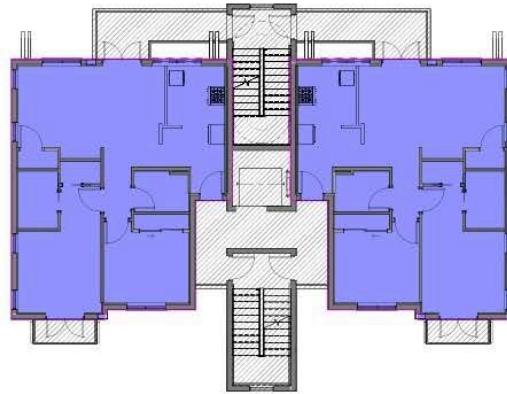
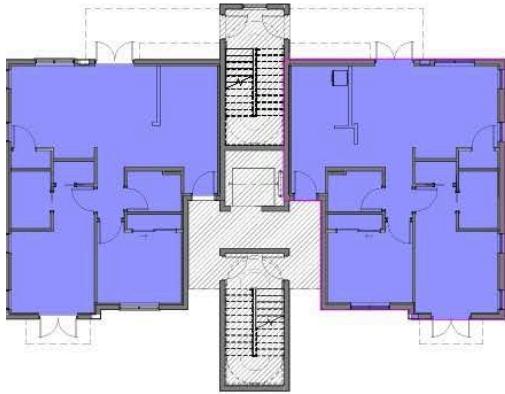
---



# SITE PLAN



# 3-STORY SITE PLAN



AREA CALCULATION:

PER FLOOR:

**AC**

**TOTAL**

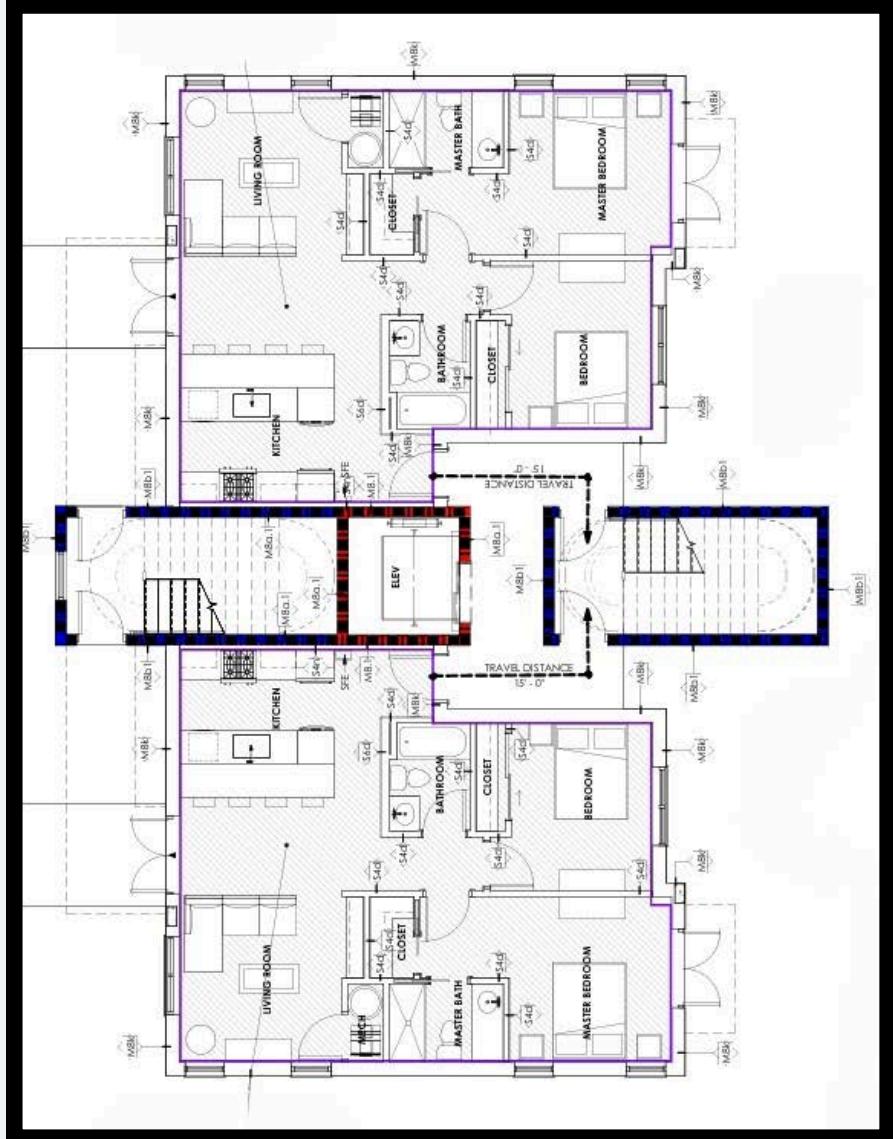
FIRST FLOOR: 971 SQFT (X2 UNITS) = 1,942 SQFT

2ND FLOOR: 971 SQFT (X2 UNITS) = 1,942 SQFT

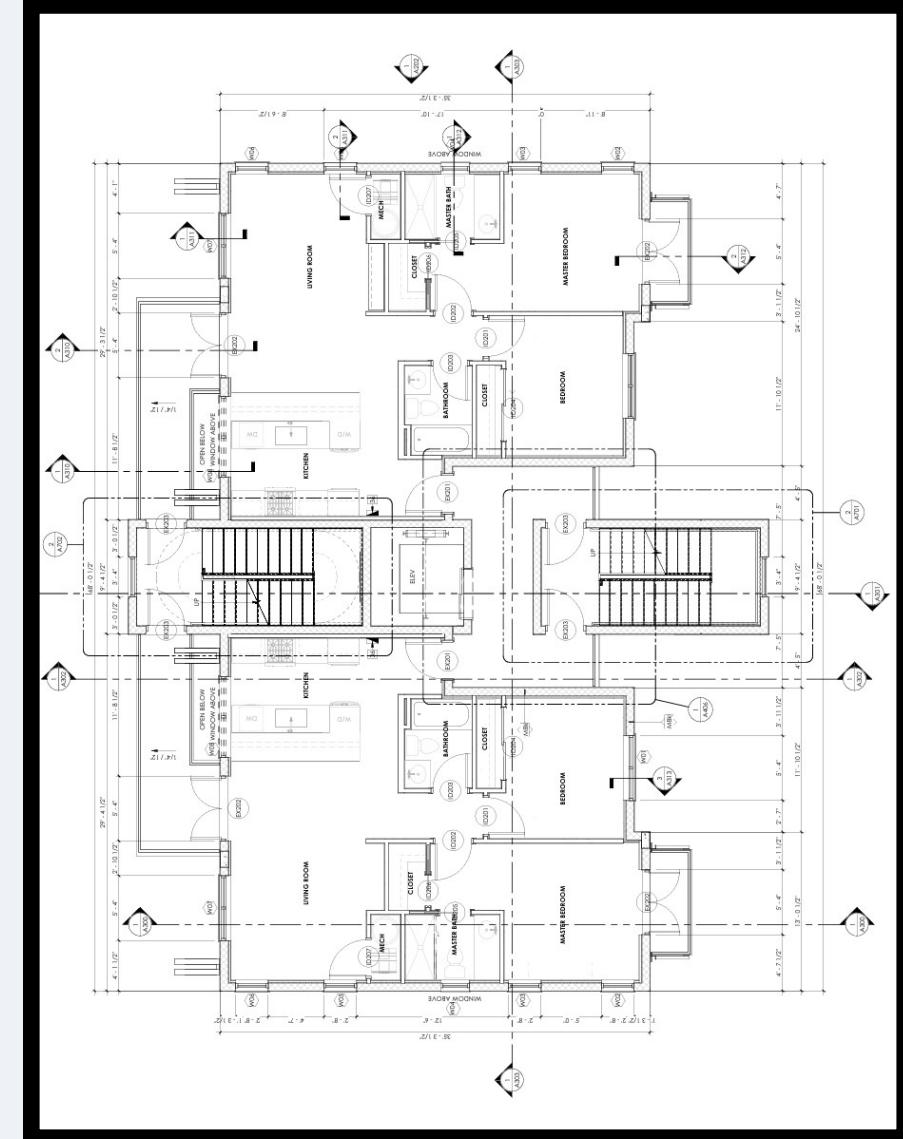
3RD FLOOR: 971 SQFT (X2 UNITS) = 1,942 SQFT

TOTALS: 5,827 SQFT

# FLOOR PLAN

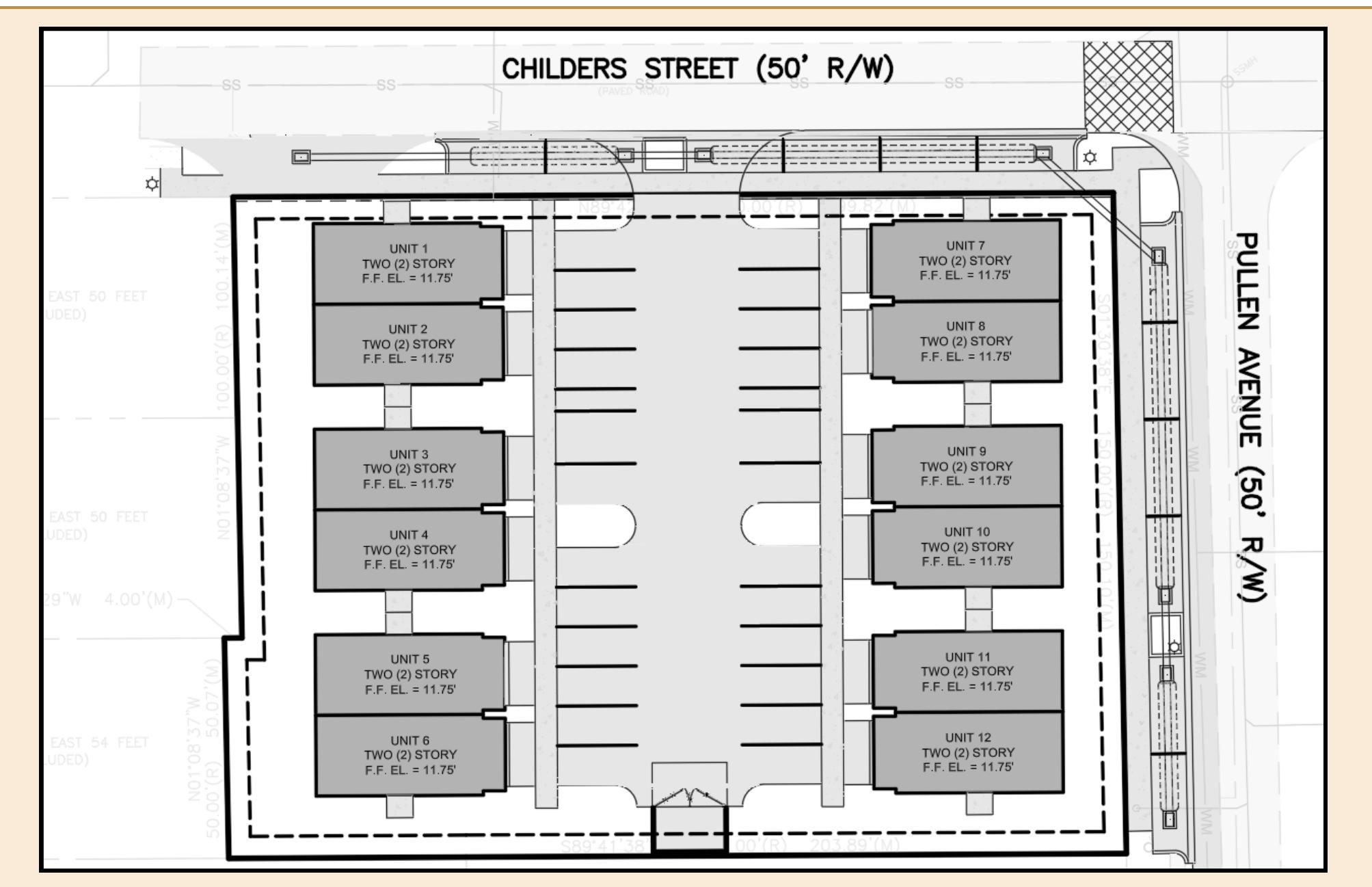


FIRST FLOOR



SECOND FLOOR

# ALTERNATE SIX DUPLEX SITE PLAN (12 UNIT)



# COMMUNITY



# 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



**\$475K** MEDIAN HOME VALUE



**45,028** HOUSEHOLDS WITHIN 5 MILES



### MEDICAL & EMPLOYMENT HUBS

**29** NCH Bonita Health Center

**30** Bonita Springs City Hall

**31** Bonita Springs Fire HQ



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 is a major draw, 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

---

**Direct all Inquiries and Offers To:**

STEVE WOLFSON

VP of Acquisitions

Bonita Springs, Florida 34134

239 273-1417

[steve@tncapitalinvestments.com](mailto:steve@tncapitalinvestments.com)

---



**CAPITAL**  
INVESTMENTS LLC

