

**C7522153 10049 HEL-LEW CT, PLACIDA, FL 33946**



**County:** Charlotte  
**Subdiv:** HEL-LEW-AH ISLES  
**Status:** Active  
**List Price:** \$900,000  
**Style:** Residential  
**Total Acreage:** 2 to less than 5  
**Special Sale:** None  
**For Lease:** No

Thornton Key Family Compound & Island Development Opportunity This is the kind of property defines a family’s legacy for generations. Seize the southern tip of Thornton Key — a true bridgeless barrier island on Florida’s Gulf Coast — and create a private multi-home estate that cannot be duplicated. This 8-lot, 3.41-acre waterfront assemblage offers rare flexibility for a family compound, shared-ownership retreat, boutique island development, or singular trophy estate. With the potential for multiple custom residences, private docks, and boat lifts, the property supports the vision of a private island address shared by family, friends, or a limited collection of owners. Navigate directly from your dock into Lemon Bay, or reach the deep water of the Gulf in minutes. The location offers exceptional boating access to Lemon Bay, Stump Pass, Boca Grande Pass, the Intracoastal Waterway, and the Gulf of Mexico. Directly across the channel from Rum Bay Restaurant and close to mainland marinas, dining, and slip options, Thornton Key balances island seclusion with convenient access to the mainland. Arrival is by boat only, preserving the quiet, low-density character of the Bridgeless Barrier Islands. Gulf sunset views, natural island surroundings, world-class fishing access, and flexibility for personal use, shared ownership, or rental use when not personally occupied create a lifestyle opportunity that is difficult to duplicate on the Florida Gulf Coast. Whether envisioned as a multi-home family compound, a private island retreat for serious boaters, a boutique development, or a generational waterfront estate, this is one of Thornton Key’s most significant remaining assemblages. Seller financing is available for qualified buyers with a meaningful down payment. Detailed site information, planning-level materials, and other land-use considerations are available on request.

**Land, Site, and Tax Information**

**Legal Desc:** HLA 000 0000 0008 HEL LEW AH ISLESS LT 8 322/22 1470/2024 1673/278 3552/719

**SE/TP/RG:** 29-41S-20E **Zoning:** BBI  
**Front Footage:** 430

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**Tax Year:** 2025 **Zoning Comp:** Front Exposure: West **Zoning Comp:** Tax Year: 2025

**Front Exposure:** West  
**Lot #:** 8

**AG EXEMPTION TIN:**

**Development:**

**Subdiv/Condo:**

**Add Parcel:** Yes **# of Parcels:** 8

**Ownership:** Fee Simple

**Lot Dimensions:** 395x376

**Lot Size Acres:** 3.41

**Lot Size:** 146,971 SqFt / 13,654 SqM

**Water Frontage:** Yes-Canal - Saltwater  
**Water Frontage Lengths (in feet):**  
**Canal - Salt Water** 350

**Water Name:**  
**Water Extras:** Yes-Sailboat Water

**Water Access:** Yes-Canal - Saltwater  
**Water View:** Yes-Canal, Gulf/Ocean - Partial, Intracoastal Waterway

**Utilities:** Electricity Available  
**Sewer:** Septic Needed  
**Road Surface Type:** Other

**Community Information**

**HOA / Comm Assn:** No