

C7522153 10049 HEL-LEW CT, PLACIDA, FL 33946



County: Charlotte
Subdiv: HEL-LEW-AH ISLES
Subdiv/Condo:
Style: Residential
On Market Date: 02/22/2026
Total Acreage: 2 to less than 5
Price Per Acre: \$263,930.00
For Lease: No
Status: Active
List Price: \$900,000
Special Sale: None

The Island Fishing Compound Opportunity | Thornton Key's Southern Tip | Seize the rarest opportunity on the Florida Gulf Coast: the entire southern tip of Thornton Key. This 8-lot contiguous assemblage represents 3.41 acres of waterfront positioned for serious boating and access to the renowned fishing waters of Boca Grande Pass, Lemon Bay, Stump Pass, and the Gulf. The appeal here is the combination of world-class fishing access, boating flexibility, and island seclusion. Gulf sunset views, Intracoastal access, nearby mainland parking with slip options, and a natural island setting combine to create a lifestyle opportunity that is difficult to duplicate on the Florida Gulf Coast. This property is not just an island holding. It is a private island base for serious anglers, boaters, or a shared-ownership retreat. The footprint supports the vision of a "First-Class Angler's Outpost," whether as a multi-home retreat or private family compound. Navigate directly from your private dock to the flats of Lemon Bay or the deep water of the Gulf in minutes. Directly across the channel from Rum Bay Restaurant and minutes from Stump Pass, the location balances total island seclusion with seamless access to mainland marinas and dining. Get together with friends and build four homes with docks and multiple boat slips. Enjoy boating access to Boca Grande Pass, afternoons at several dock-and-dine restaurants, and the flexibility for short or long-term rentals when not in season. Arrival is by boat only, preserving the quiet, low-density character of the Bridgeless Barrier Islands. Whether envisioned as a multi-home retreat for serious boaters or as a singular trophy estate, this is one of Thornton Key's most significant remaining footprints. Detailed site information and planning-level materials, including possible clustering 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
Subdivision #:
Between US 1 & River:
Tax ID: [412031201007](#)
Taxes: \$938
Homestead:
AG Exemption YN:
Alt Key/Folio #: 412031201007
Add Parcel: Yes
Ownership: Fee Simple
Book/Page: 11-13
Lot Dimensions: 395x376
Water Frontage: Yes-Canal - Saltwater
Water Frontage Lengths (in feet):
Canal - Salt Water 350
Water Access: Yes-Canal - Saltwater
Water View: Yes-Canal, Gulf/Ocean - Partial, Intracoastal Waterway
Utilities: Electricity Available
Sewer: Septic Needed
Road Surface Type: Other
Zoning: BBI
Future Land Use:
Zoning Comp:
Tax Year: 2025
Annual CDD Fee:
Development:
Block/Parcel:
Front Footage: 430
Front Exposure: West
Lot #: 8
Subdiv/Condo:
Flood Zone: AE
Additional Tax IDs: 412031202011, 412031202009, 412031202008, 412031202007, 412031201010, 412031201009, 412031201008
Complex/Comm Name:
Land Lease Fee:
Lot Size Acres: 3.41
Lot Size: 146,971 SqFt / 13,654 SqM
CDD:
of Parcels: 8
Water Name:
Water Extras: Yes-Sailboat Water

Community Information

HOA / Comm Assn: No
Master Assn/Name: No
HOA Fee:
HOA Pmt Sched:
Master Assn Fee:
Mo Maint\$(add HOA):
Master Assn Ph:

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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