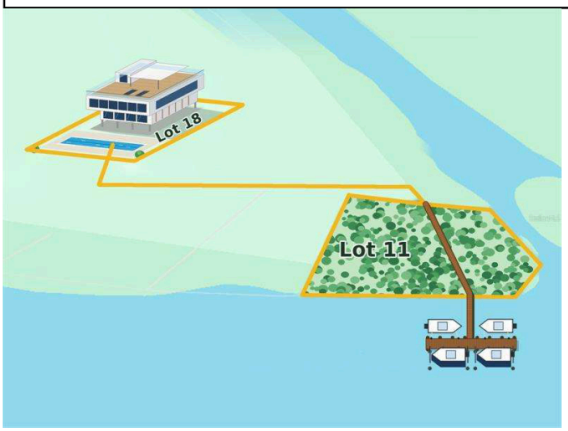
Scott Polisar, Broker, 941-882-5494 Ext 701, 813-324-1005 Ext 701

C7532347 10048 HEL-LEW CT, PLACIDA, FL 33946



County: Charlotte
Subdiv: HEL-LEW-AH ISLES

Style: Unimproved Land

Total Acreage: 1/2 to less than 1

For Lease: No

Status: Active
List Price: $140,000

Special Sale: None

Thornton Key Island Homesite & Waterfront Access | Lots 18 + 11 | 0.91 Acres. Create your own private island retreat on Thornton Key, a bridgeless barrier island along Florida's Gulf Coast. Lots 18 and 11 are offered together, encompassing approximately 0.91 acres and providing a distinctive opportunity to combine a residential homesite with waterfront access along Knights Pass Channel. Lot 18 offers a homesite for a custom island residence, while Lot 11 provides a route through the mangroves for a boardwalk leading to a private dock and boat lift. This combination offers buyers an opportunity to establish a waterfront lifestyle without purchasing the entire eight-lot assemblage (see 10049 Hel-Lew Ct. or MLS #C7522153). Accessible exclusively by boat, Thornton Key offers an appealing combination of natural surroundings, privacy, exceptional fishing, and access to some of Southwest Florida's most desirable boating destinations. Navigate into Lemon Bay, with connections to Stump Pass, Boca Grande Pass, the Intracoastal Waterway, and the Gulf. Located across the channel from Rum Bay Restaurant and near mainland marinas, dining, and boating facilities, Thornton Key combines the seclusion of island living with access to surrounding coastal communities. An ideal setting for your custom island home with private boating facilities, Gulf Coast sunsets, and exceptional fishing opportunities just beyond your doorstep. Lots 18 and 11 are also part of a larger eight-lot, 3.41-acre assemblage available for purchase. Additional property information and planning-level materials are available on request.

Land, Site, and Tax Information

Legal Desc: HLA 000 0000 0018 HEL LEW AH ISLESS LT 18 448/813 1470/2030 1673/278 3552/719
SE/TP/RG: 29-41-20
Zoning: BBI
Road Frontage Feet: 100

Taxes: $229
Tax Year: 2025
Lot #: 18-11

Alt Key/Folio #: 0086425-011900-4
Flood Zone: AE
Add Parcel: Yes
# of Parcels: 2

Ownership: Fee Simple

Lot Dimensions: Two Lots
Lot Size Acres: 0.91
Lot Size: 18,700 SqFt / 1,737 SqM
Water Frontage: Yes-Canal - Saltwater
Water Frontage Lengths (in feet):
Canal - Salt Water 313
Water Access: Yes-Canal - Saltwater, Intracoastal Waterway
Water Name: KNIGHTS PASS CHANNEL
Water View: Yes-Canal, Gulf/Ocean - Partial, Intracoastal Waterway
Water Extras: Yes-Bridges - No Fixed Bridges
Utilities: Electricity Available
Sewer: Septic Needed