

37.44± ACRES
DEVELOPMENT OPPORTUNITY
SR 80, Alva, FL 33920

Boback Commercial Group
Commercial Sales & Leasing



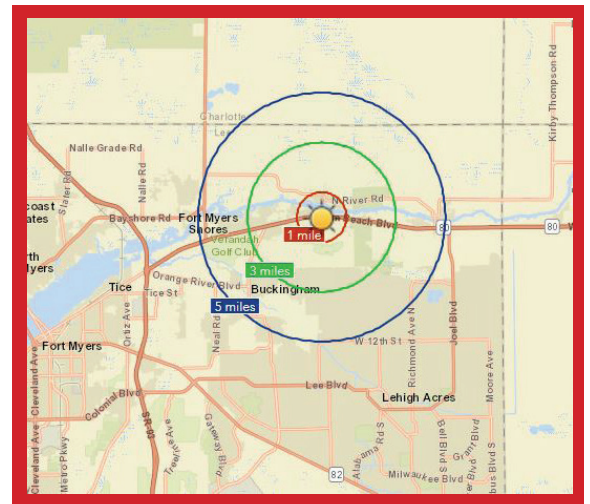
FOR SALE - \$1,195,000

ABOUT THE PROPERTY

Two separate adjacent parcels of 18.72± acres each. 1,300± feet of SR 80 Hwy frontage with two access points at Carter Ln (A) and Hickey Creek Rd. (B), which is a corner with full access to SR 80.

PROPERTY FEATURES

- ☑ Zoning: AG-2 (Lee County)
- ☑ Future Land Use: Rural (allows one home per acre without rezoning). Possible Commercial Rural (CR) for limited commercial services, businesses, etc.
- ☑ Utilities: Well
- ☑ Combined Taxes: \$1,166.34 (2022)
- ☑ Traffic: 30,000 (AADT - 2021)
- ☑ Strap#: Parcel A: 26-43-26-00-00001.0030
Parcel B: 26-43-26-00-00001.0070



JIM BOBACK, CCIM
Broker/Owner

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DEVELOPMENT OPPORTUNITY

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DEVELOPMENT OPTIONS

Rural Future Land Use allows this property to be developed as a single-family community (one home per acre) to provide quiet country living with the convenience of being just 15 minutes from Fort Myers. A Commercial Rural (CR) zoning may be permitted for limited commercial services also. Approximately 1,300 feet of frontage on SR 80 (Palm Beach Blvd) and two access points.

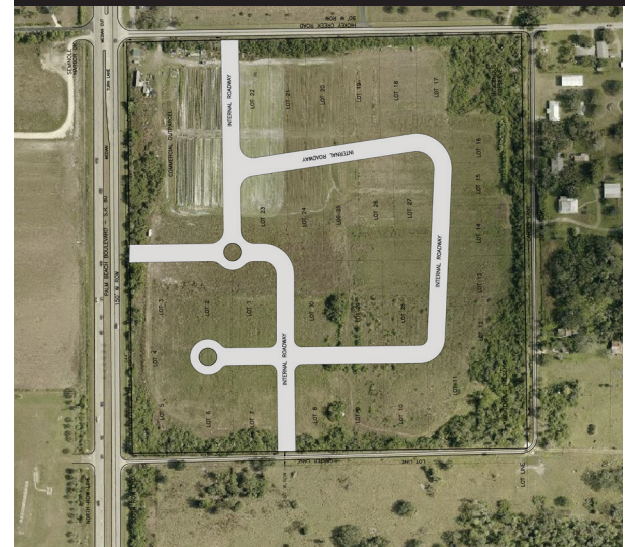
Located east of Interstate 75 and minutes away from the Southwest Florida International Airport and downtown Fort Myers.

Uses in AG-2 Zoning

- Residential (one home per acre)
- Home care facility
- Place of worship with day care
- AG uses; produce stand, U-Pick operations
- Bed & Breakfast
- R&D laboratories

** many other options available by Special Exception process.

RESIDENTIAL LOT CONCEPT PLAN



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