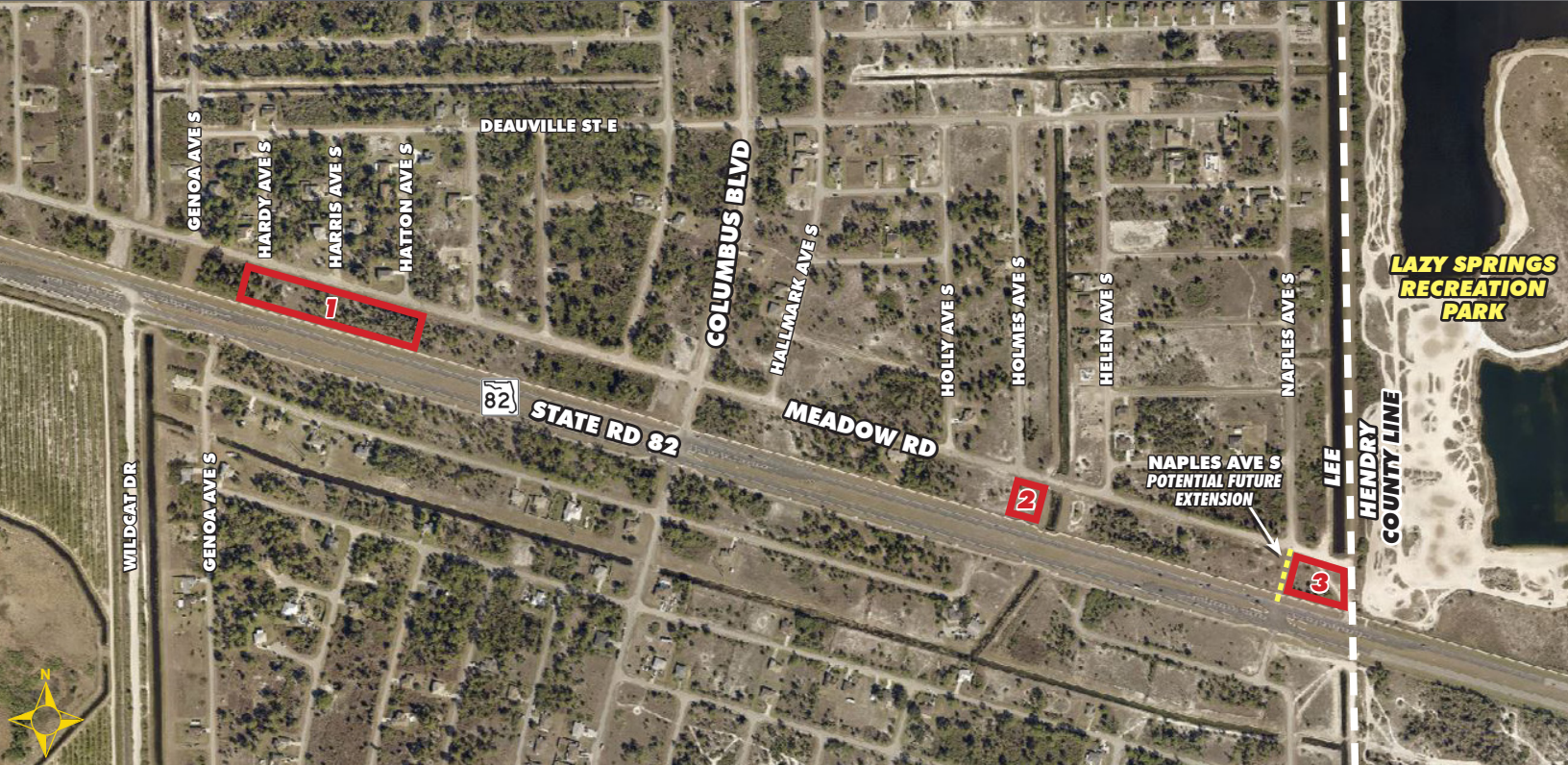


3 PROPERTY PORTFOLIO IN EAST LEHIGH OPPORTUNITY ZONE

FOR SALE

3428, 3566, 3612 MEADOW ROAD, LEHIGH ACRES, FL 33974



SITE	ADDRESS	ACRES	SF	PRICE	PRICE/ACRE	PRICE PSF	# OF LOTS	UNITS ALLOWED	DIMENSIONS	2023 RE TAXES	PARCEL ID
1	3428 Meadow Road	3.21	140,000	\$400,000	\$124,611	\$2.86	16	10	800'x175'	\$1,365.74	36-45-27-L1-05029.0050
2	3566 Meadow Road	0.46	20,125	\$50,000	\$108,696	\$2.48	2	1	115'x175'	\$351.98	36-45-27-L3-07039.0290
3	3612 Meadow Road	1.25	54,279	\$170,000	\$136,000	\$3.13	6 SOLD	4	335'x175'x285'x182'	\$555.30	36-45-27-L3-08051.0010

LOCATION: Located along Meadow Road with visibility from State Road 82

ZONING: RS-1 - Residential, minimum 75'x100' lot size (Lee County)
Potential to rezone to Commercial

F.L.U.: Urban Community, up to 6 Units/Acre (Lee County)

UTILITIES: Well & Septic

OPPORTUNITY ZONE

These parcels of land offer different investment opportunities for developers, investors, and individuals/families looking to build homes in the area. The location of these properties, their size, and their potential for development make them attractive investment opportunities in a growing real estate market. Sites are in a Lee County Opportunity Zone, designed to provide tax incentives to investors. State Road 82 is a heavily traveled east-west highway connecting several communities, including Fort Myers, Lehigh Acres, and Immokalee. In addition, State Road 82 provides access to residential areas, commercial centers, and recreational attractions, and intersects with major highways such as Interstate 75, providing easy access to other parts of Florida and beyond.

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HIGHLIGHTS

- Potential Commercial rezoning
- Gateway to Lee County from East with great exposure
- Newly improved State Road 82 with wide median for future expansion
- Situated in a Lee County Opportunity Zone, designed to provide tax incentives to investors

PARCEL 1 | 3428 MEADOW ROAD

This is an assemblage of 16 lots totaling 3.21± acres that has the potential to be replatted to create up to 10 homesites, which makes it an attractive investment opportunity for developers and investors looking to capitalize on the growing demand for housing in the area. The property is located approximately 3/4 mile west of the county line, between Wildcat Drive and Columbus Blvd.

PARCEL 2 | 3566 MEADOW ROAD

This is an assemblage of 2 lots totaling 0.46± acres of land. The property is suitable for accommodating one dwelling unit, which makes it a great opportunity for individuals or families looking to build a home in the area. The property is located about 1/4 mile from the county line, across from Briarcliffe Street.

PARCEL 3 | 3612 MEADOW ROAD

Assemblage of 6 lots totaling 1.25± acres of land, with the potential to be replatted to create up to 4 homesites. The property is located at the county line, fronting Meadow Road, State Road 82, and the future Naples Avenue extension.

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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,003	4,597	13,044
EST. HOUSEHOLDS	304	1,403	3,995
EST. MEDIAN HOUSEHOLD INCOME	\$60,290	\$56,804	\$57,665
TRAFFIC COUNTS (2022)	15,500 AADT (State Road 82)		

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