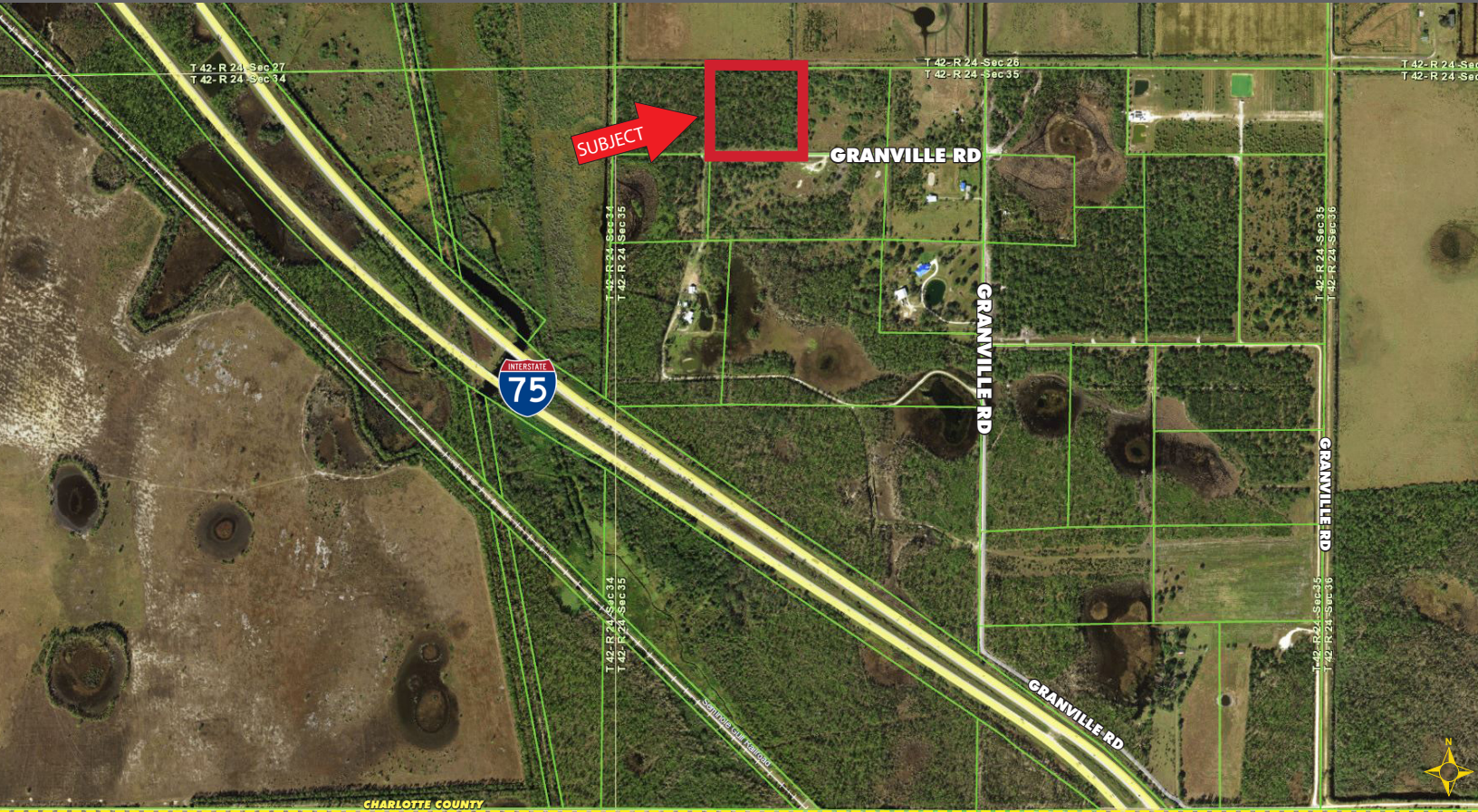


# 10± ACRE PARCEL LOCATED IN AN OPPORTUNITY ZONE

## FOR SALE

20950 GRANVILLE ROAD, FORT MYERS, FL 33917



- PRICE:** \$200,000 @ \$0.46 PSF or \$20,000/Acre
- SIZE:** 10± Acres (435,600± SF)
- DIMENSIONS:** 660'± x 660'±
- LOCATION:** Exit 143, I-75, Off Bayshore Rd and Slater Rd.
- ZONING:** AG - Agriculture (Charlotte County) [Click here for uses](#)
- F.L.U.:** Agriculture
- RE TAXES:** \$48.72 (2022)
- PARCEL ID:** 422435100002

### 10± ACRE PARCEL

This 10-acre property features Agricultural zoning, which allows various agricultural and residential uses. Nestled in a secluded and tranquil setting, it provides the utmost privacy. Although the property has a Fort Myers address, it is situated within the jurisdiction of Charlotte County. Located in an Opportunity Zone, designed to provide tax incentives to investors.

**CONTACT**  
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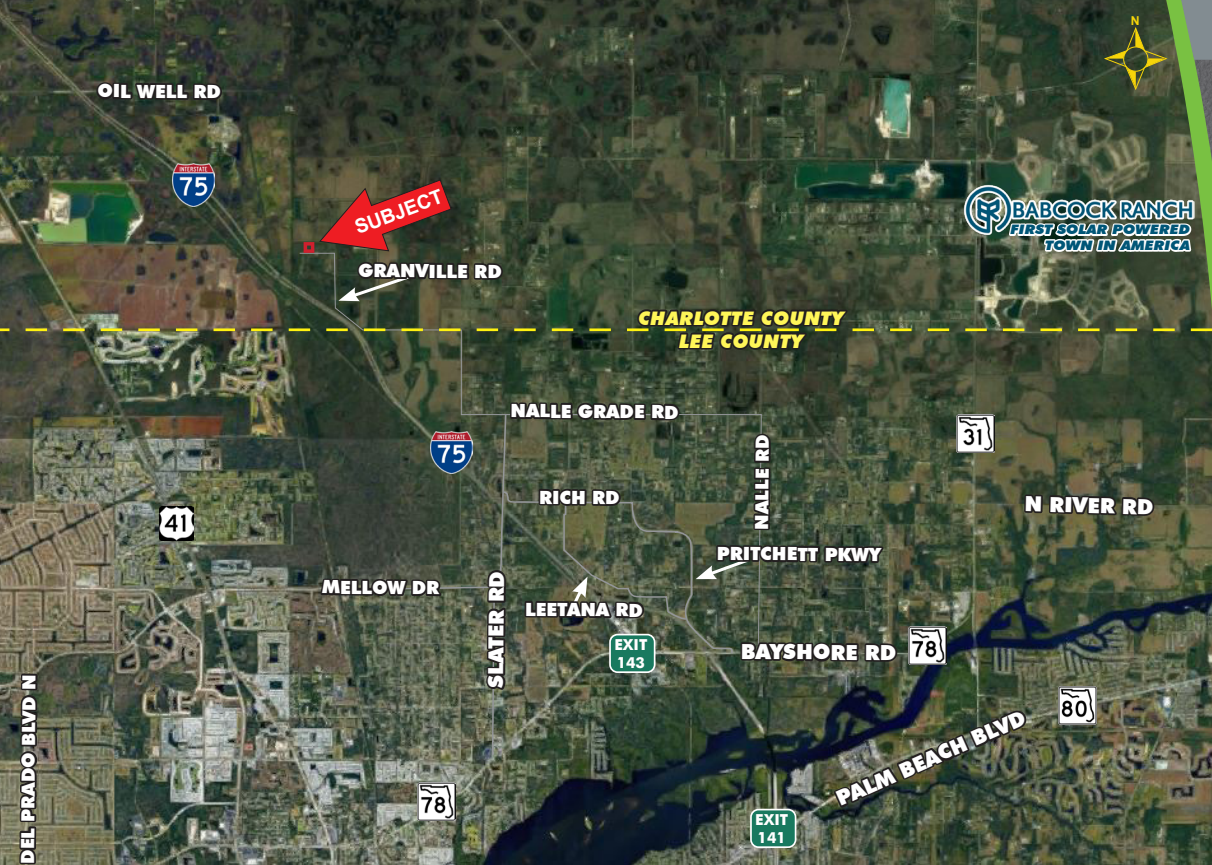
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# 10± ACRE PARCEL LOCATED IN AN OPPORTUNITY ZONE

## FOR SALE

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## HIGHLIGHTS

- Enjoy the serenity of secluded tranquility on this 10-acre property
- Governed by Charlotte County, ensuring consistent regulation and reliability
- Situated in a Charlotte County Opportunity Zone, designed to provide tax incentives to investors

## CONTACT

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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	79	5,187	21,027
EST. HOUSEHOLDS	56	2,602	9,954
EST. MEDIAN HOUSEHOLD INCOME	\$77,791	\$69,564	\$57,861

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