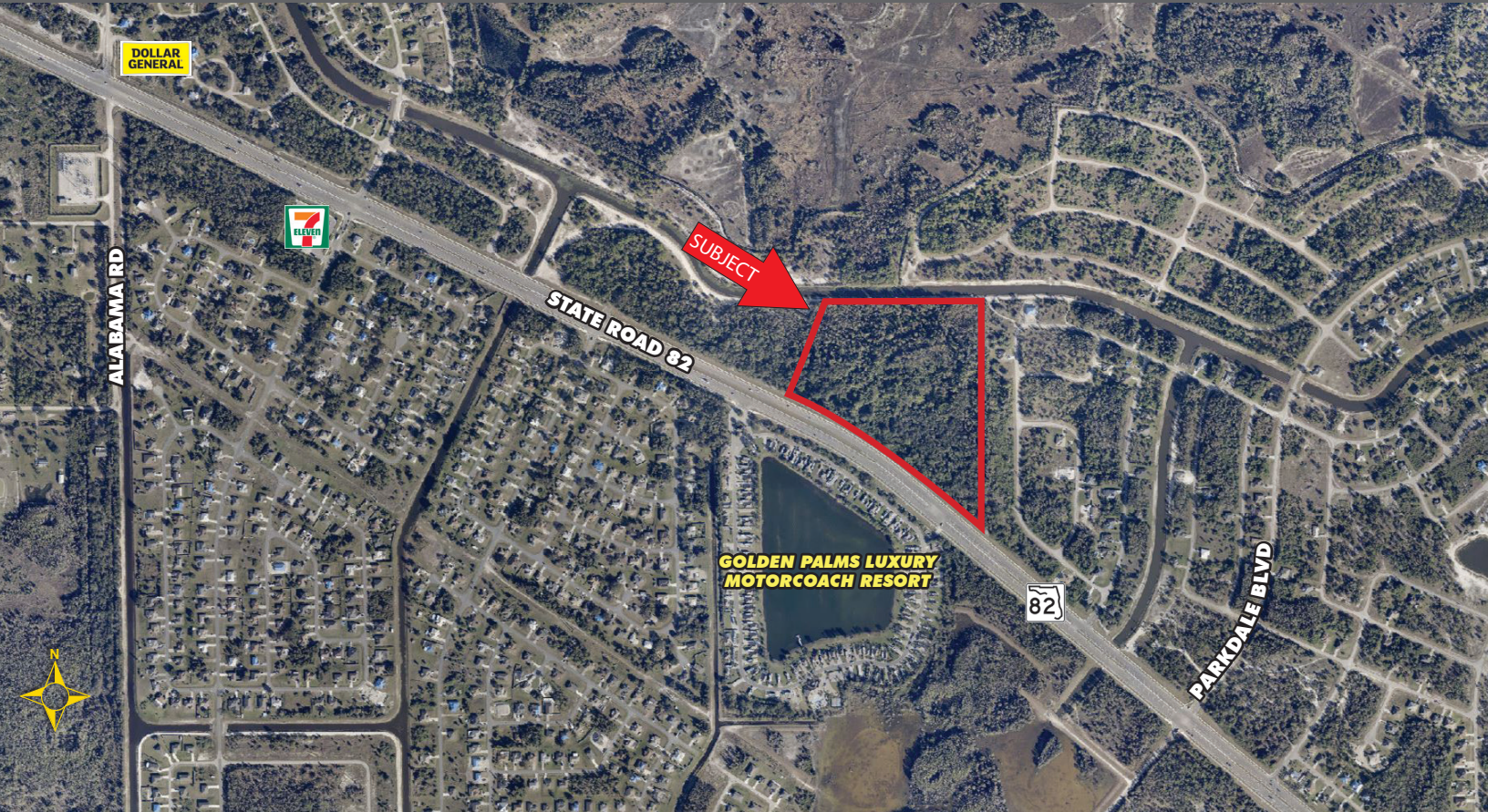


29.49± ACRES

STATE ROAD 82 FRONTAGE

FOR SALE

18831 STATE ROAD 82, FORT MYERS, FL 33913



- PRICE:** \$1,895,000 @ \$1.48 PSF or \$64,259/Acre
- SIZE:** 29.49± Acres (1,284,584± SF)
17.86± Acres Upland and 11.80± Acres Wetland
- DIMENSIONS:** 1,570'± on State Road 82 x 1,067'± Canal Front x 688'± x 1,557'±
- LOCATION:** 4.6± miles east of Daniels Parkway and 5.7± miles from the Hendry County border
- ZONING:** AG-2 - Agricultural, allows 6 dwelling units/acre (Lee County)
- LAND USE:** Urban Community and Wetlands
- RE TAXES:** \$6,529.74 (2023)
- PARCEL ID:** 19-45-27-00-00001.0030

DEVELOPMENT OPPORTUNITY

This site offers outstanding development potential with 1,570'± frontage on State Road 82 and 1,067' overlooking canal in the rear. Situated on a high-traffic corridor and surrounded by residential development, this site offers accessibility with a 15-minute drive to both Southwest Florida International Airport and I-75. Preliminary Wetland Assessment report indicates that approximately 17.86± acres are identified as upland, while the remaining 11.80± acres are designated as wetland. Adjacent 3.44 ±acres with 210' frontage may also be available.

CONTACT

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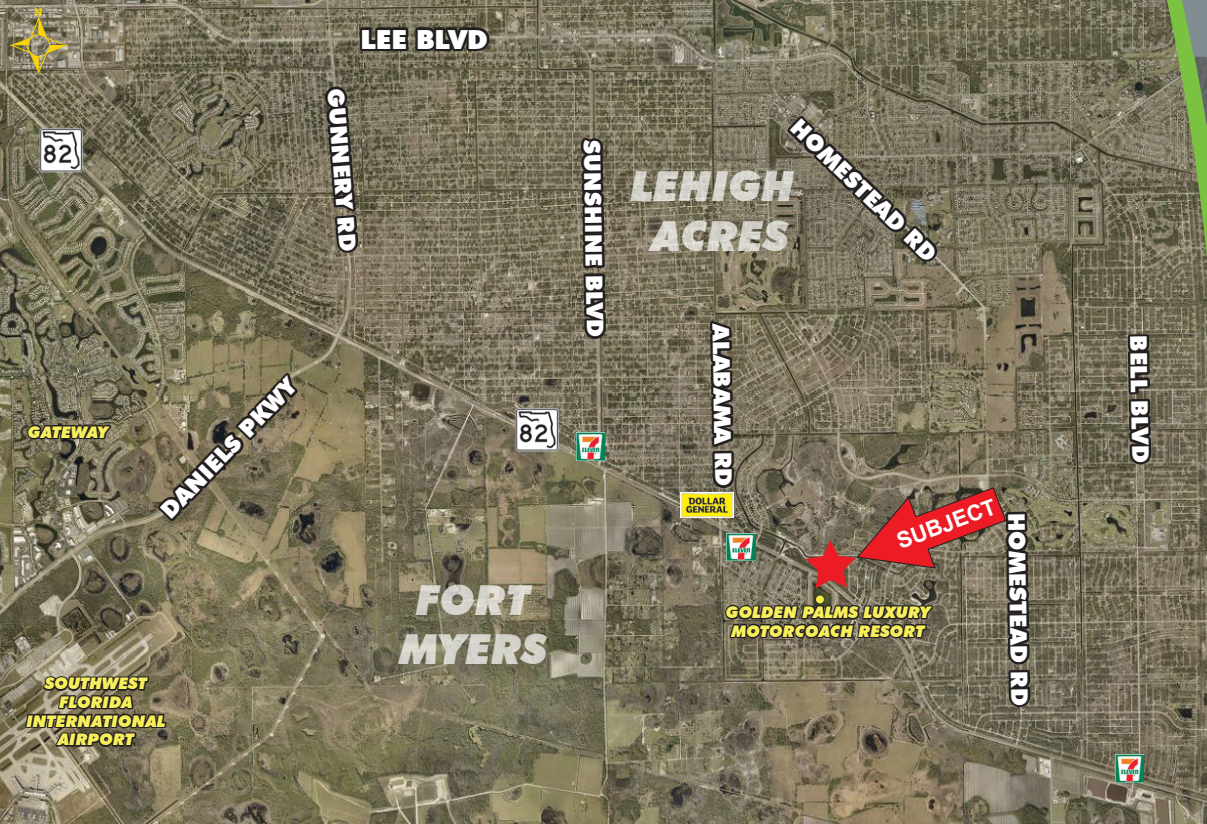
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

29.49± ACRES

STATE ROAD 82 FRONTAGE

FOR SALE

18831 STATE ROAD 82, FORT MYERS, FL 33913



HIGHLIGHTS

- Prime location in a rapidly developing area
- 4.6± miles east of the Daniels Parkway/Gunnery Road intersection
- Adjacent 3.44 ± acres with 210' frontage may also be available



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,922	22,065	62,009
EST. HOUSEHOLDS	953	7,468	21,050
EST. MEDIAN HOUSEHOLD INCOME	\$75,294	\$54,977	\$52,317
TRAFFIC COUNTS (2022)		17,200 AADT	

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