



COMMERCIAL

For More Information Contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

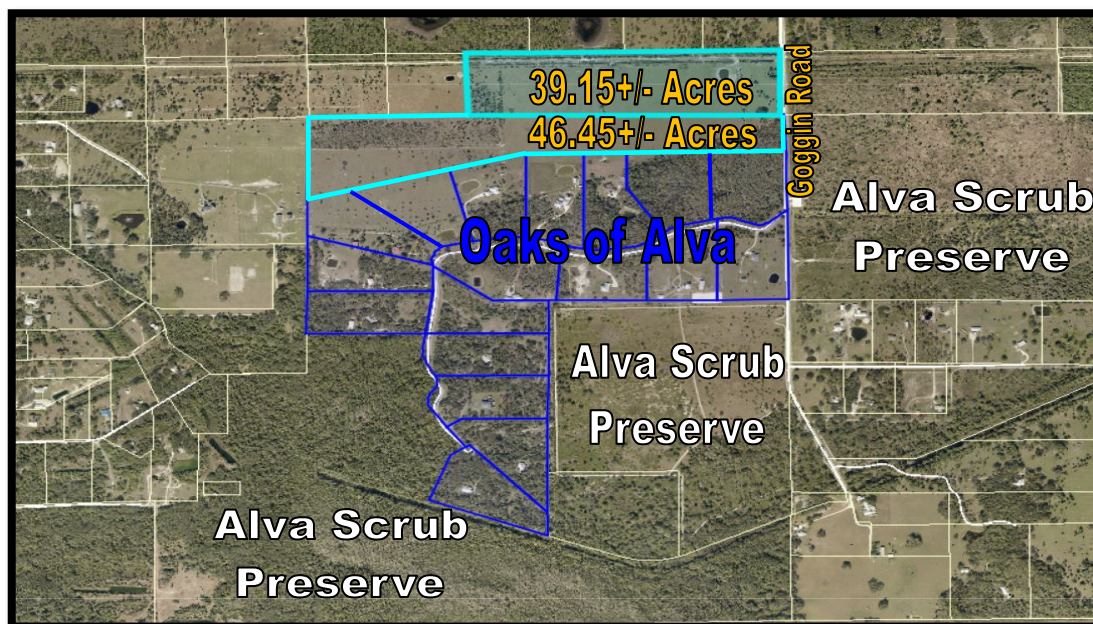
(239) 470-5582

LSands@viprealty.com

vipcommercial.com



85.6± ACRE AGRICULTURAL / RESIDENTIAL DEVELOPMENT SITE MOTIVATED SELLER / PRICED TO SELL



PROPERTY DESCRIPTION

- Location: Access Undetermined, Alva, Florida 33920
- S.T.R.A.P. #'s: 32-43-27-00-00001.00A0 & 29-43-27-00-00016.0000
- Land Size: 85.6± Total Acres
 - 46.45± Acres - Mostly Rectangular Shaped Parcel
 - 39.15± Acres - Rectangular Parcel
- Zoning: AG-2 (Agricultural) within Lee County
- Future Land Use: Rural
- Utilities: Available to the Site

Comments: The 85.6± acres are situated between the Alva Scrub Preserver, a 1,155± acre preserve owned by Lee County 20/20 Conservation and The Oaks of Alva, a single family deed restricted residential subdivision consisting of 10± acre homesites. The 85.6± acres are available for development and the current zoning allows for Residential Subdivision, Mobile Home Park, Single Family Residence, Home Care Facility, as well as Boarding or Private Stables uses to name a few. The property is located approximately 11 miles east of I-75, just off SR 80/Palm Beach Blvd. and can be accessed by turning south on Goggin Road, directly across from Aris Horticultural, Inc., formerly Yoder Brothers. Both parcels have frontage on Goggin Road and Goggin Road is maintained by Lee County.

TOTAL SALE PRICE: \$1,528,781 (.41 PSF)

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303



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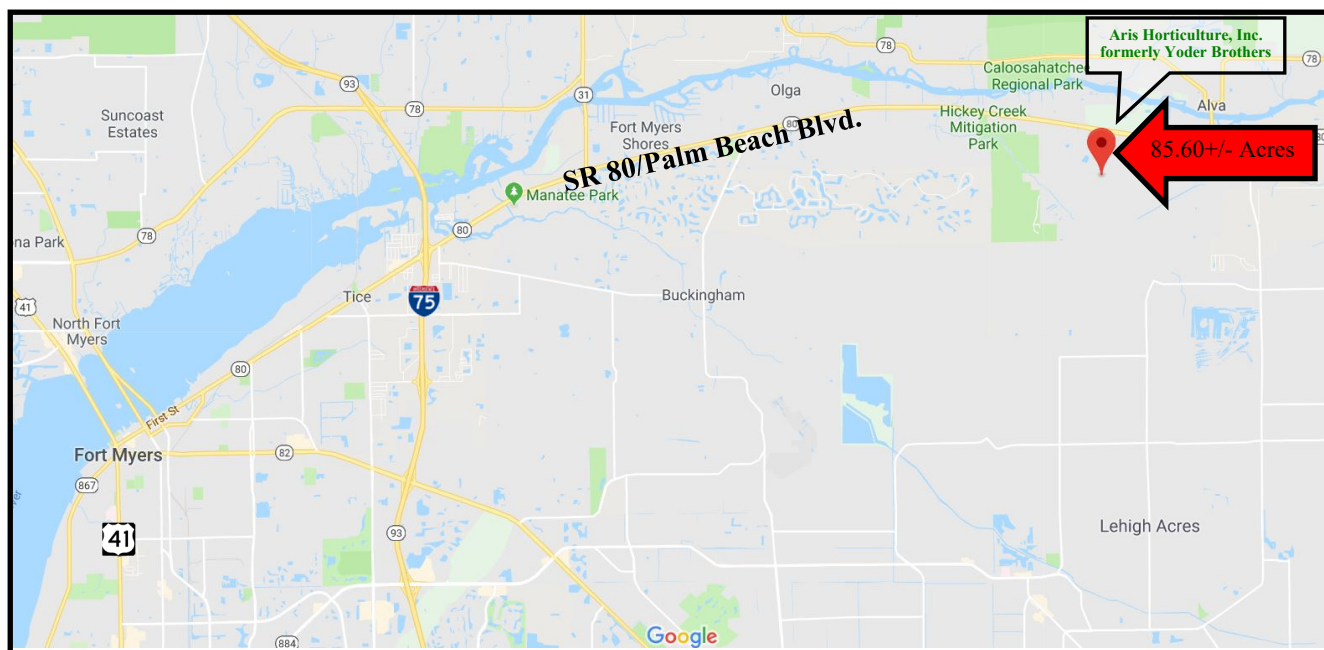
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