

WATERFRONT 345± ACRES APPROVED FOR 380 UNITS

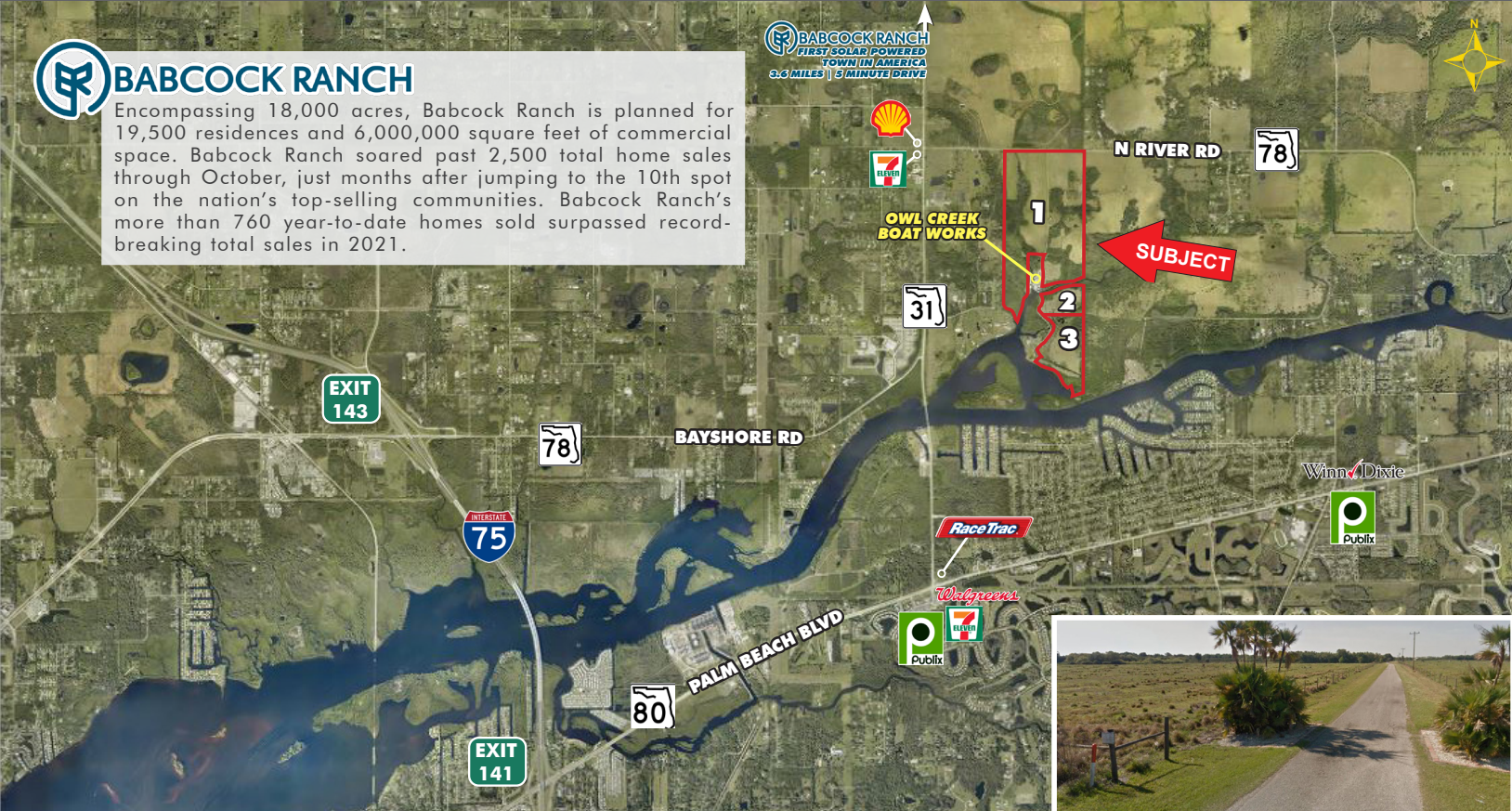
FOR SALE

12850 N RIVER ROAD & 17900 & 18420 OWL CREEK DRIVE, ALVA, FL 33920



BABCOCK RANCH

Encompassing 18,000 acres, Babcock Ranch is planned for 19,500 residences and 6,000,000 square feet of commercial space. Babcock Ranch soared past 2,500 total home sales through October, just months after jumping to the 10th spot on the nation's top-selling communities. Babcock Ranch's more than 760 year-to-date homes sold surpassed record-breaking total sales in 2021.



PROPERTY VIEW FROM NORTH RIVER ROAD

PRICE: \$6,725,000 @ \$19,459/Acre | \$17,697/Unit

LOCATION: Easily accessible from I-75 Exit 143, Bayshore Road & State Road 31 via N. River Road. Adjacent to the 18,000± acre Babcock Ranch development

LOT #	PARCEL	PARCEL ID	SIZE	FLOOD WAY
1	12850 N River Road	18-43-26-00-00002.0020	257.02± Acres	39.12%
2	18420 Owl Creek Drive	18-43-26-00-00002.0000	26.75± Acres	15.36%
3	17900 Owl Creek Drive	19-43-26-00-00002.1020	61.29± Acres	N/A
TOTAL			345.06± Acres	

*Size per Lee County Property Appraiser

ZONING: RPD (Approved for 380 Units & 96 Boat Slips)

FUTURE LAND USE: Rural with incentives for preservation & enhancement restoration

FLOOD ZONE: AE-EL7

UTILITIES: Lee Civic Center (Water & sewer with line improvement)

DEVELOPMENT OPPORTUNITY

This three property portfolio features road access via North River Road and offers 2,635± feet of water frontage. It has deep water access to the Gulf of Mexico. Also available, inset in the property and priced separately, is the 12.78 acre Owl Creek Boat Yard offering large boat repair and storage.

CONTACT

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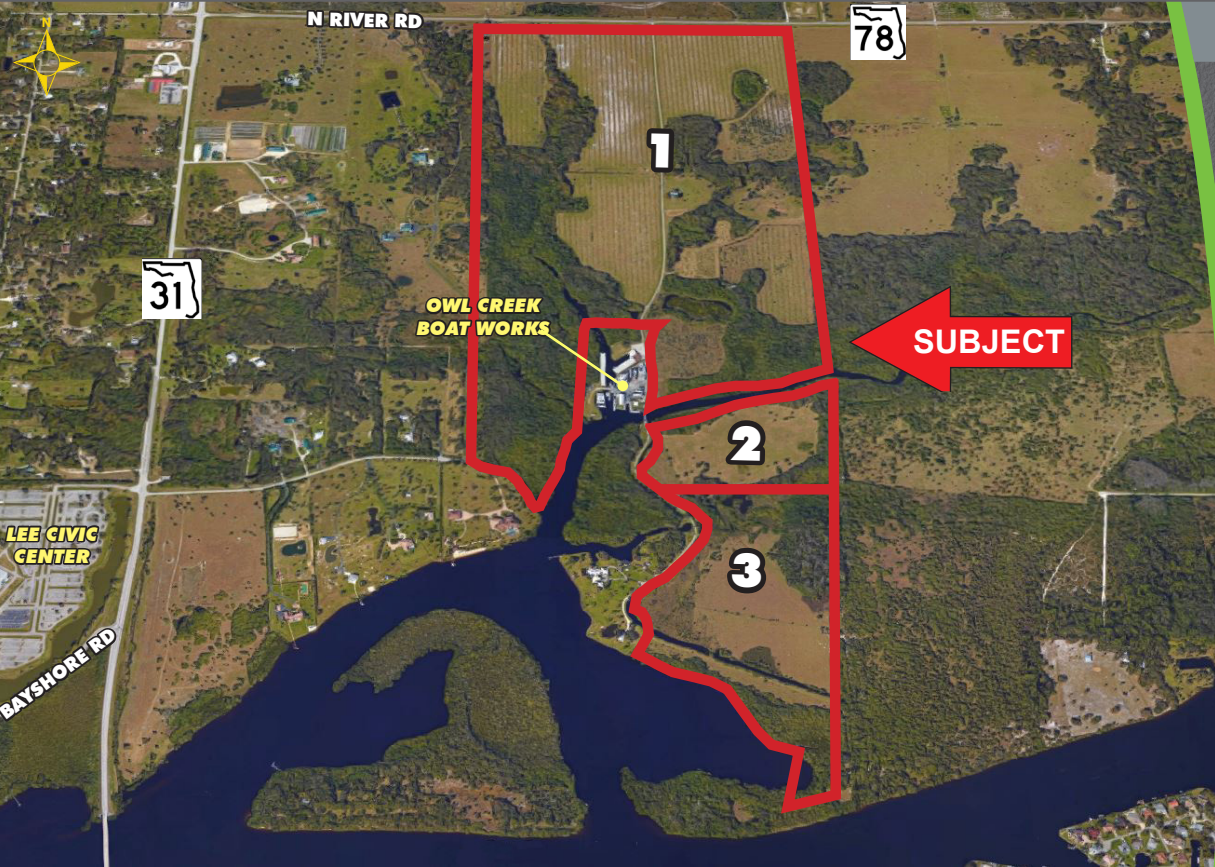
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

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HIGHLIGHTS

- 2,635± feet on an oxbow of the Caloosahatchee River and Owl Creek
- 5 Miles to I-75 @ Exit 143
- This parcel sold in 2006 for \$20 million
- Per 2006 survey, the total acreage inclusive of the road easement, creeks and canals is 349.8± acres
- FEMA floodway LOMR - reducing floodway area approved 2/11/2019
- Zoning & comp plan fully approved 5:0 on 9/7/2022

COMP PLAN AND ZONING APPROVAL FOR 380 UNITS

The below is excerpted from the application to the ACOE

- Residential development with zoning approval for 124 multi-family twin villa units and 267 single-family detached units on separate lots, an amenity center, roads, and a surface water management system
- A residential marina with a minimum of 96 slips, with two floating docks:
 - 20 slips at 15' wide by 50' long
 - 40 slips at 14' wide by 40' long
 - 36 slips at 12' wide by 30' long
 - Two (2) floating docks 8' wide by 70' long
- Two (2) fixed wooden access walkways over the tidal lagoons to the boat docks, 8' wide by 340' long and 8' wide and 150' long
- Paddlecraft launching area

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2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	137	10,895	26,679
EST. HOUSEHOLDS	60	4,405	10,822
EST. MEDIAN HOUSEHOLD INCOME	\$97,401	\$69,179	\$77,352

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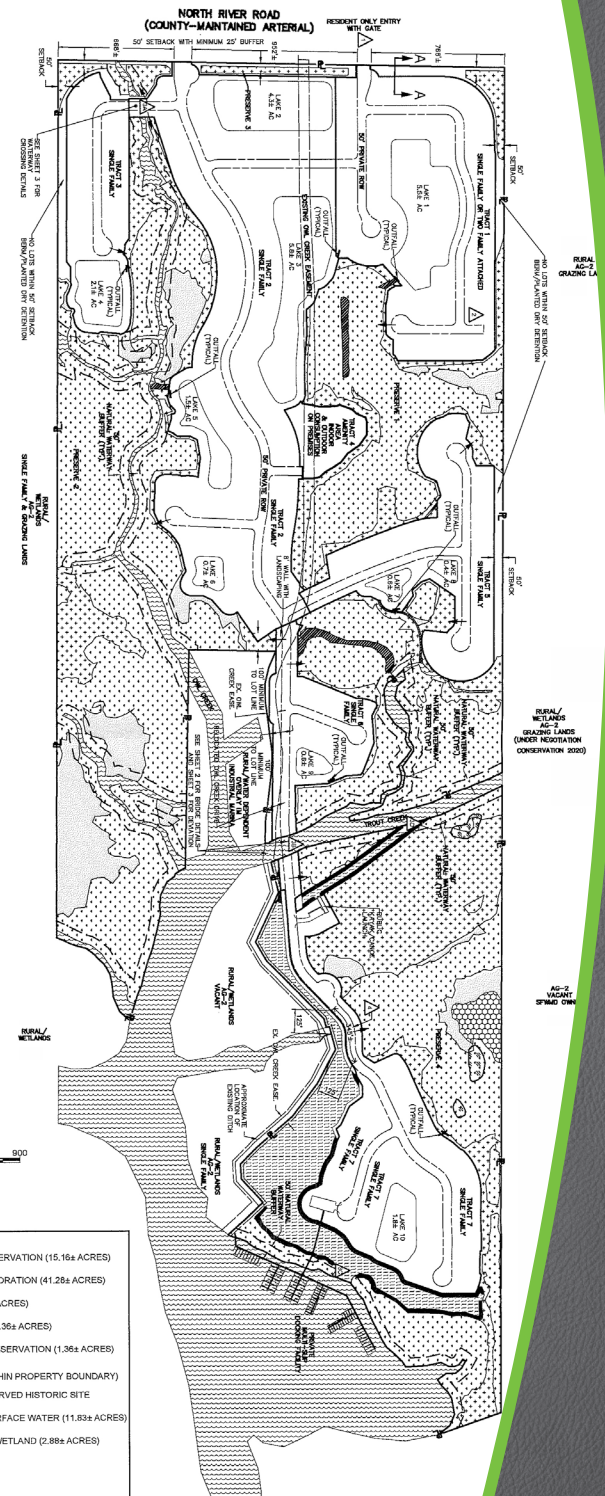
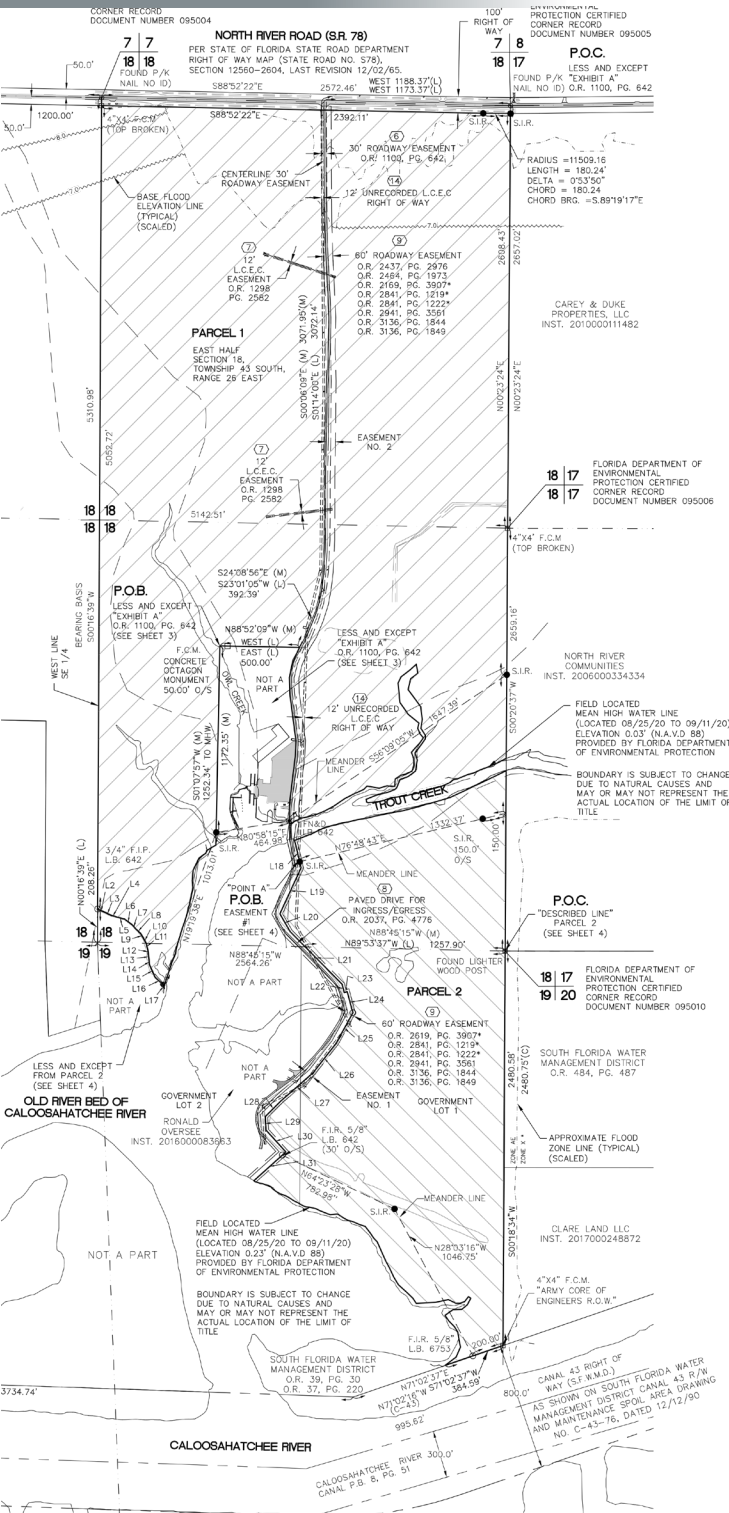
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SURVEY

CONCEPTUAL SITE PLAN



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