

# 3.96± ACRE COMMERCIAL SITE

## 19-LOTS IN OPPORTUNITY ZONE

### FOR SALE

3572, 3602, 3606 MEADOW ROAD, LEHIGH ACRES, FL 33974



**PRICE:** \$950,000 @ \$5.51 PSF or \$239,899/Acre or \$50,000/Lot

**SIZE:** 19 Lots Totaling 3.96± Acres (172,375± SF)  
(985'± on State Road 82 & Meadow Road x 175'± possible on future Naples Avenue S extension)

**LOCATION:** Located at the corner of Meadow Road and the to-be-improved Naples Avenue S

**ZONING:** CG - Commercial General (Lee County)

**F.L.U.:** Urban Community (Lee County)

**RE TAXES:** \$3,422.37 (2022)

**PARCEL ID:** 3572 Meadow Road: 36-45-27-L3-08050.0010  
3602 Meadow Road: 36-45-27-L3-08050.0160  
3606 Meadow Road: 36-45-27-L3-08050.0180

### COMMERCIAL SITE

Assemblage of 19 CG zoned lots, 3 parcels, totaling 3.96± acres. The site consists of the entire block from Naples Avenue S to the irrigation canal west of Helen Avenue S. This assemblage offers 985'± frontage on State Road 82 & Meadow Road for maximum visibility, a possible additional 175'± frontage on future Naples Avenue S extension. Site is in a Lee County Opportunity Zone, designed to provide tax incentives to investors. As per resolution 08-06-28 State Road 82 Corridor Access Management Plan (CAMP), adopted by FDOT, designating and establishing Meadow Road as an access road to the State Road 82 corridor from Wallace Avenue to Lee/Hendry County line.

### CONTACT

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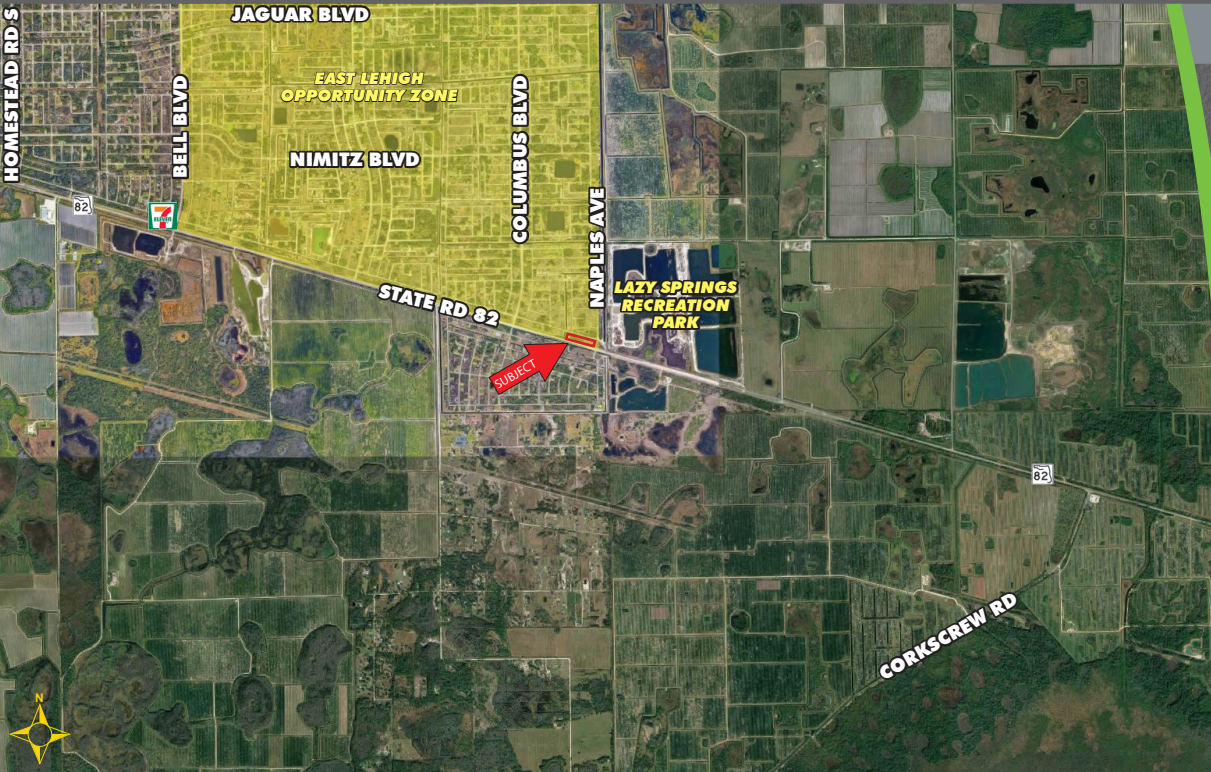


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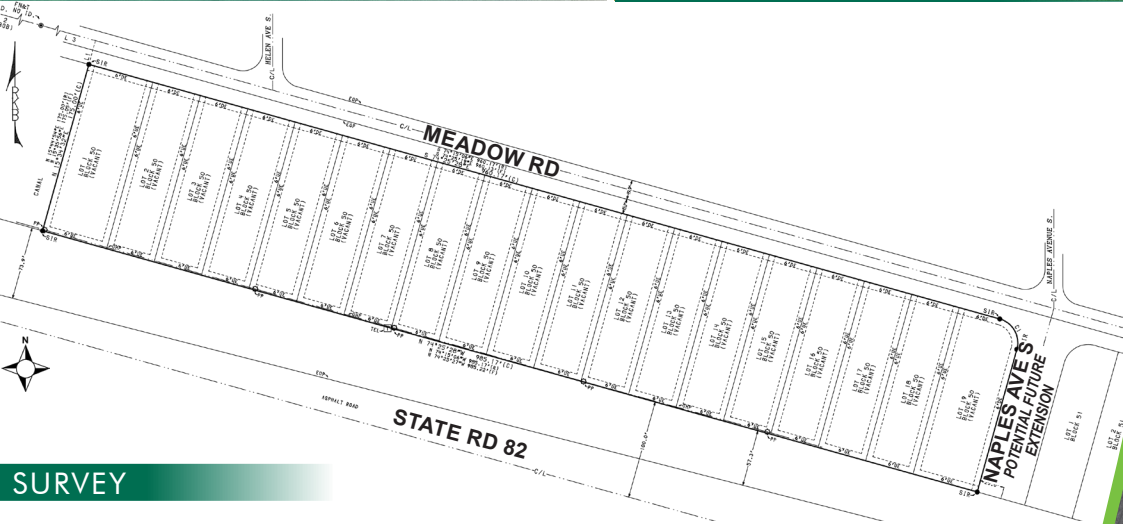
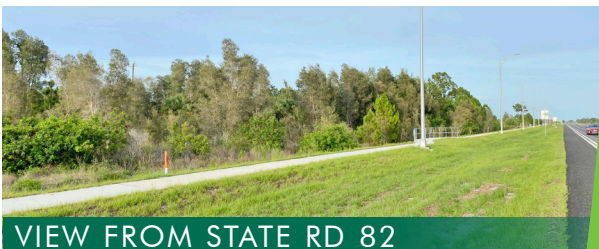
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### HIGHLIGHTS

- Assemblage of 19 lots, 3 parcels, totaling 3.96± Acres
- Entire block
- Zoned CG
- 985'± Frontage on State Road 82 & Meadow Road
- Gateway to Lee County from East with great exposure
- Newly improved State Road 82 with wide median for future expansion
- Site is situated in a Lee County Opportunity Zone, designed to provide tax incentives to investors



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2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	972	4,379	12,603
EST. HOUSEHOLDS	277	1,327	3,843
EST. MEDIAN HOUSEHOLD INCOME	\$61,858	\$59,476	\$59,499
TRAFFIC COUNTS (2022)	15,500 AADT (State Road 82)		

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