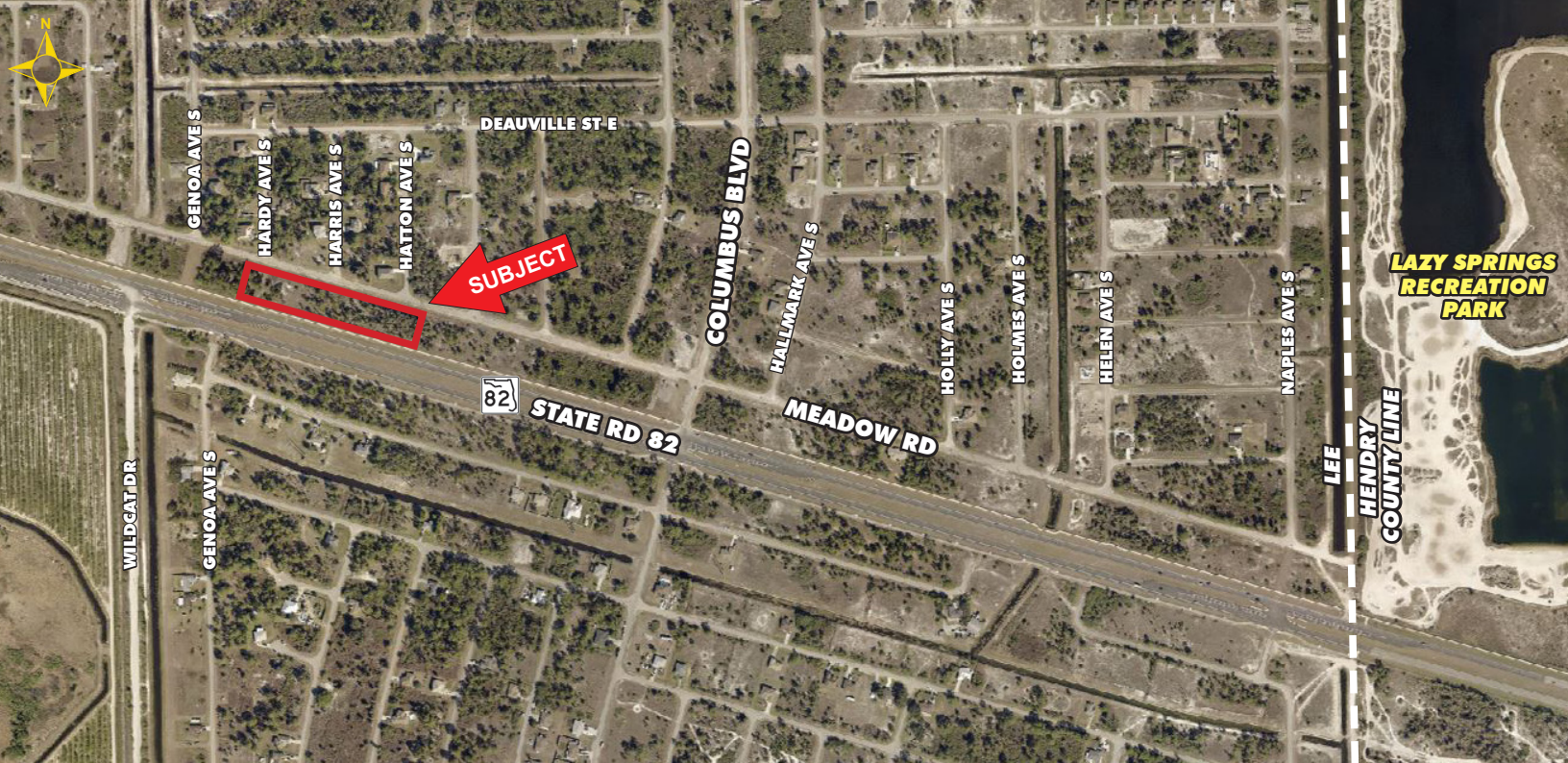


# 3.21 ± ACRE SITE IN EAST LEHIGH OPPORTUNITY ZONE

## FOR SALE

3428 MEADOW ROAD, LEHIGH ACRES, FL 33974



- PRICE:** \$350,000 @ \$2.50 PSF or \$109,000/Acre
- SIZE:** 3.21± Acres (800' x 175')
- LOCATION:** Located along Meadow Road with visibility from State Road 82
- ZONING:** RS-1 - Residential, 10 Units allowed, minimum 75'x100' lot size (Lee County)  
Potential to rezone to Commercial
- F.L.U.:** Urban Community, up to 6 Units/Acre (Lee County)
- UTILITIES:** Well & Septic
- RE TAXES:** \$1,365.74 (2023)
- PARCEL ID:** 36-45-27-L1-05029.0050

### OPPORTUNITY ZONE

This is an assemblage of 16 lots totaling 3.21± acres that has the potential to be replatted to create up to 10 homesites, which makes it an attractive investment opportunity for developers and investors looking to capitalize on the growing demand for housing in the area. The property is located approximately 3/4 mile west of the county line, between Wildcat Drive and Columbus Blvd. Site is in a Lee County Opportunity Zone, designed to provide tax incentives to investors. State Road 82 is a heavily traveled east-west thoroughfare, linking Fort Myers, Lehigh Acres, and Immokalee while providing access to residential, commercial, and recreational areas. Its intersection with major highways like Interstate 75 enhances accessibility to various parts of Florida and neighboring regions.

### CONTACT

**FRED KERMANI, CCIM, AIA**  
Partner

239.659.4960

[Fred.Kermani@CREConsultants.com](mailto:Fred.Kermani@CREConsultants.com)  
[CREConsultants.com/FredKermani](http://CREConsultants.com/FredKermani)

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

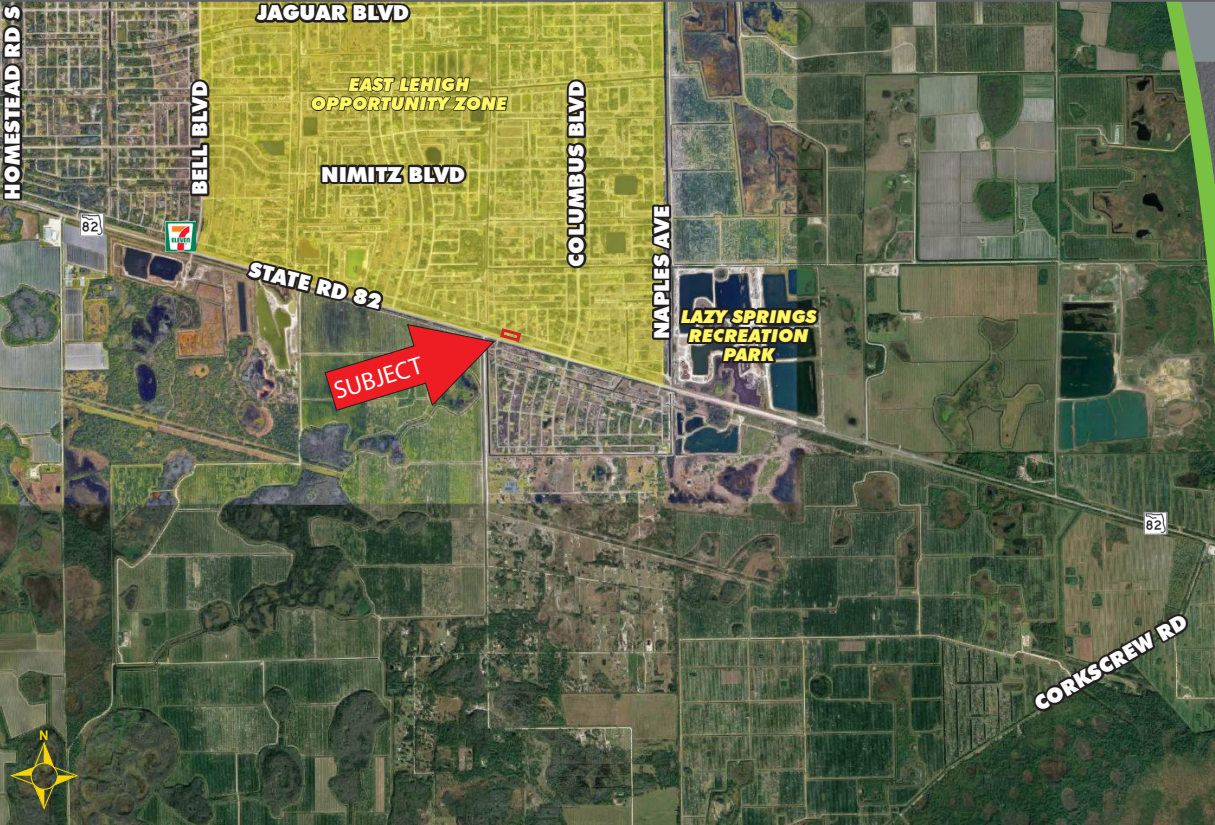
1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

# 3.21 ± ACRE SITE IN EAST LEHIGH OPPORTUNITY ZONE



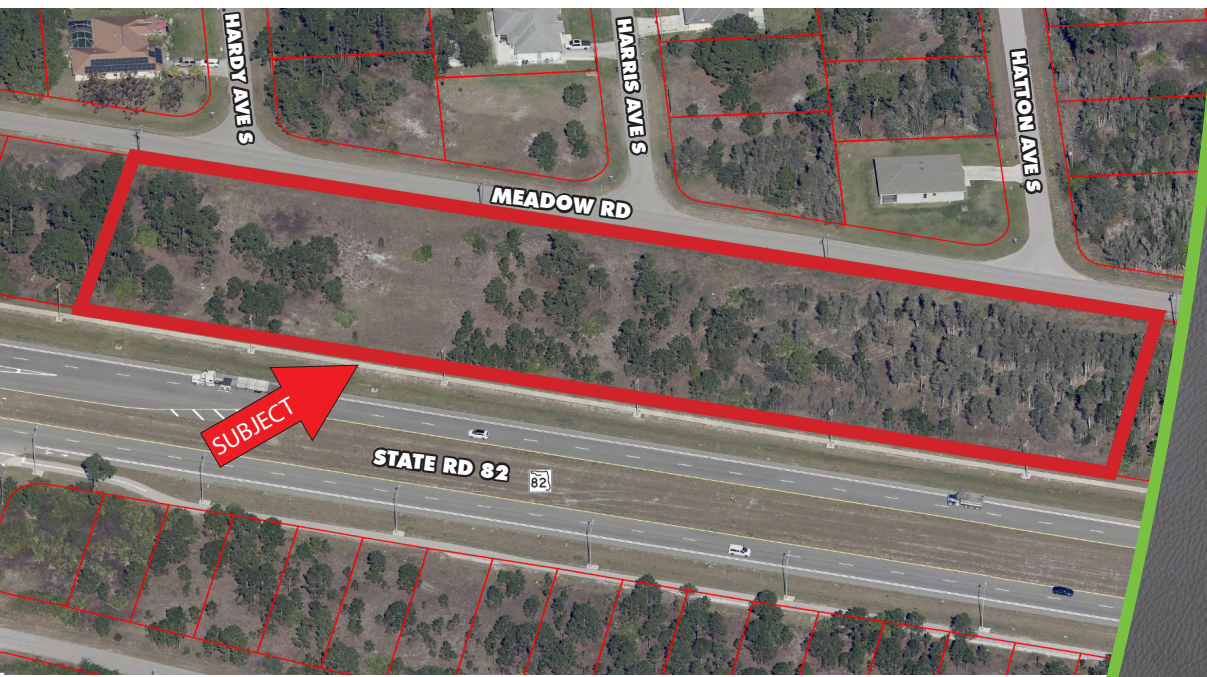
## FOR SALE

3428 MEADOW ROAD, LEHIGH ACRES, FL 33974



### HIGHLIGHTS

- Potential Commercial rezoning
- Gateway to Lee County from East with great exposure
- Newly improved State Road 82 with wide median for future expansion
- Situated in a Lee County Opportunity Zone, designed to provide tax incentives to investors



**CONTACT**  
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CREConsultants.com/FredKermani

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,003	4,597	13,044
EST. HOUSEHOLDS	304	1,403	3,995
EST. MEDIAN HOUSEHOLD INCOME	\$60,290	\$56,804	\$57,665
TRAFFIC COUNTS (2022)	15,500 AADT (State Road 82)		

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