

20± ACRE ASSEMBLAGE

BUCKINGHAM ROAD CORRIDOR

FOR SALE

4401 SKATES CIRCLE & 4231 GOEBEL DRIVE, FORT MYERS, FL 33905



PRICE: \$1,390,880 @ \$69,999/Acre or \$1.61 PSF

SIZE: 19.87± Acres

LOCATION: 4.5± miles from Palm Beach Boulevard.
Take Buckingham Road to Cemetery Road,
then turn north on Skates Circle

ZONING: AG-2 Agricultural (Lee County) Allows one Dwelling Unit/Acre, each lot must be a minimum of 39,500 SF, 25% maximum lot coverage and 25' Max height – ie: 22 Units. ([Click Here for Uses](#))

F.L.U.: Rural Community Preserve (Lee County)

UTILITIES: Well & Septic

FLOODZONE: X [Click here for description](#)

LOT	ADDRESS	PARCEL ID	ACRES	SF	2024 RE TAXES
1	4401 Skates Circle	04-44-26-00-01004.2510	2.25	98,010	\$1,745.20
2	No Address	04-44-26-00-01004.2460	2.48	108,029	\$1,925.00
3	No Address	04-44-26-00-01004.2450	4.95	215,622	\$3,842.69
4	4231 Goebel Drive	04-44-26-01-0030B.1000	10.19	443,876	\$3,837.93
TOTAL			19.87	865,537	\$11,350.82

CONTACT

FRED KERMANI, CCIM, AIA
Partner

239.659.4960

Fred.Kermani@CREConsultants.com

CREConsultants.com/FredKermani

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

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

Assemblage of 4 lots, ranging from 2.25 to 10.19 acres, ideal for single family development. Overall density allows one unit per acre, including private roads and amenities. These parcels represent an enticing investment prospect for developers, investors, and families looking to build homes in the area. Their strategic location and development potential make them attractive investments in a growing real estate market.

20± ACRE ASSEMBLAGE

BUCKINGHAM ROAD CORRIDOR

FOR SALE

4401 SKATES CIRCLE & 4231 GOEBEL DRIVE, FORT MYERS, FL 33905



CRE

CONSULTANTS

Commercial Real Estate Consultants, LLC

CRECONSULTANTS.COM

HIGHLIGHTS

- Ideal for developers seeking investment opportunities or families looking to build their dream homes
- Convenient access to grocery stores, shopping centers, restaurants, and amenities



CONTACT
FRED KERMANI, CCIM, AIA
Partner
239.659.4960

Fred.Kermani@CREConsultants.com
CREConsultants.com/FredKermani

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,993	24,881	58,686
EST. HOUSEHOLDS	778	9,822	21,258
EST. MEDIAN HOUSEHOLD INCOME	\$97,547	\$82,447	\$77,555

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

05/22/25