

COMMERCIAL BLOCK

5.5± ACRES

FOR SALE

JOEL BLVD & GREENBRIAR BLVD, LOT 2, LEHIGH ACRES, FL 33972



- PRICE:** \$950,000 @ \$3.97 PSF or \$172,728/Acre
- SIZE:** 5.5± Acres – 1,000' (Joel Boulevard) x 250' (Greenbriar Boulevard) x 1,000' (Spartan Avenue) x 250' (Ocean Park Drive)
- LOCATION:** 2± miles south of Palm Beach Boulevard (State Road 80) at the SW corner of Joel Boulevard and Greenbriar Boulevard
- ZONING:** C1-A - Commercial (Lee County), suitable for retail & office uses or residential development (single-family/duplexes/townhouses) of up to 6 units per acre, subject to availability of utilities; otherwise, 2.5 units per acre. [Click here for zoning uses](#)
- LAND USE:** Urban Community
- UTILITIES:** Well & Septic
- FLOOD ZONE:** X [Click here for description](#)
- RE TAXES:** \$4,553.65 (2024)
- PARCEL ID:** 03-44-27-L3-02000.0020

Entire block available for development with four road frontages, offering easy access and excellent visibility. Zoning permits a range of uses, including diverse retail and office spaces, or residential development of up to 6 units per acre (subject to availability of utilities; otherwise, 2.5 units per acre). Strategically located just south of the Family Dollar, this site serves as a gateway to the Greenbriar residential community and its growing rooftops. Located near the Frank Mann Preserve, this area also benefits from nearby recreational amenities such as kayaking, fishing, birdwatching, and walking trails.

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HIGHLIGHTS

- 4 road frontages
- 1,000' frontage on Joel Blvd
- 2+ miles south of Palm Beach Boulevard
- Zoned C-1A, suitable for residential, office, retail, and other commercial uses (gas station & car wash use are subject to availability of utilities)
- Close proximity to Family Dollar store and the Frank Mann Preserve Park



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2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,536	9,744	30,163
EST. HOUSEHOLDS	503	3,279	10,624
EST. MEDIAN HOUSEHOLD INCOME	\$70,000	\$69,929	\$66,299

TRAFFIC COUNTS (2023)

15,000 AADT (Joel Blvd)
2,500 AADT (Greenbriar Blvd)

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05/22/25