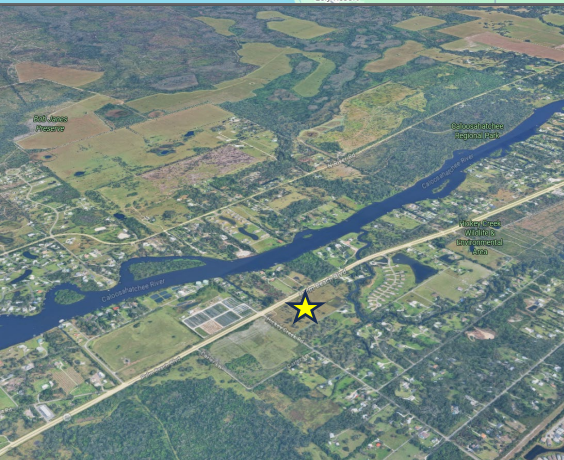
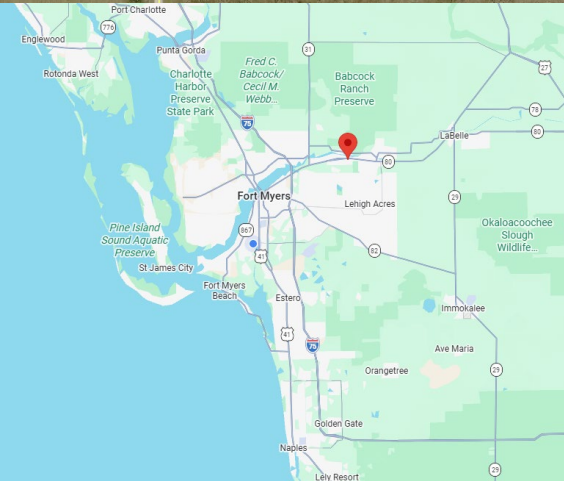
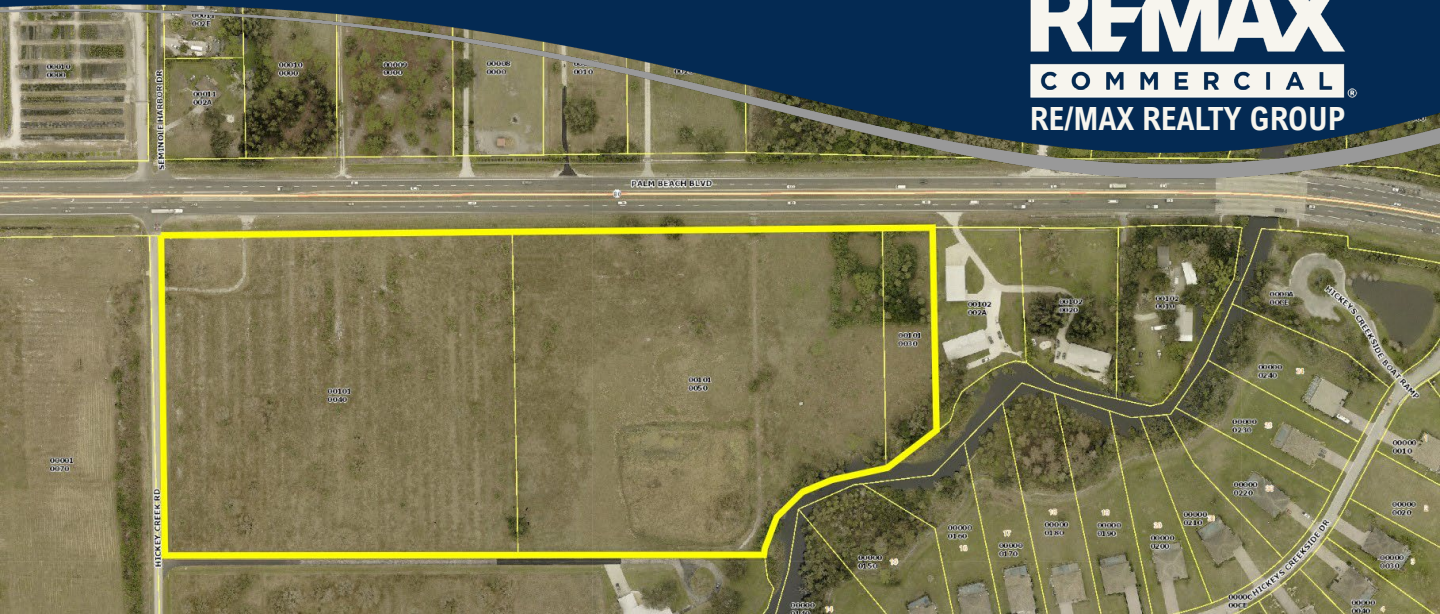




FOR SALE – Commercial Parcel 17280 Palm Beach Blvd., Alva, FL 33920

Price: \$5,600,000

Size: 26± acres

Strap #: 25-43-26-00-00101.0030 | .0040 | .0050

Location: Between LaBelle and Fort Myers on State Road 80.

TRAFFIC COUNT:	33,000 AADT (Hickey Creek Rd. to Joel Blvd.)
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FRONTAGE:	1,691 Ft. along Palm Beach Blvd.
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FIRE DISTRICT:	Fort Myers Shores
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UTILITIES:	Solid Waste District Area 4
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Michael J. Frye, CCIM|CEO
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(239) 281-0441
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Hal Arkin
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(239) 910-5363
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**For Sale – 26± Acres
17280 Palm Beach Blvd.**



Michael J. Frye, CCIM|CEO
(239) 281-0441



Hal Arkin
(239) 910-5363

The property consists of approximately 26 acres, providing flexibility for agricultural and certain rural commercial uses. It is strategically located within one of Lee County's fastest-growing corridors. Positioned along SR 80 with excellent visibility and accessibility, the property benefits from ongoing residential expansion, transportation improvements, and increasing commercial demand throughout eastern Lee County. As growth continues to move east from Fort Myers, the site offers investors and users the opportunity to capitalize on a corridor experiencing sustained population growth, infrastructure investment, and expanding economic activity.

DEVELOPMENT ACTIVITY IN THE AREA:

Planning/Zoning: Caloosa 80 MPD | 721 SF* & Townhomes w/ 30K SqFt Commercial

Permitting: Hemingway Pointe | 104 SF*
High School | Joel Blvd & Tuckahoe Rd.

Development Order: River Haven | 22 SF*

Under Construction: River Hall | 45K SqFt of Commercial

*SF = Single Family

CLOSE BY BUSINESSES:

Tractor Supply	Blu Wave Express Car Wash
Publix	Dunkin
Aldi	Rooster's on Route 80
McDonald's	Wendy's

7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

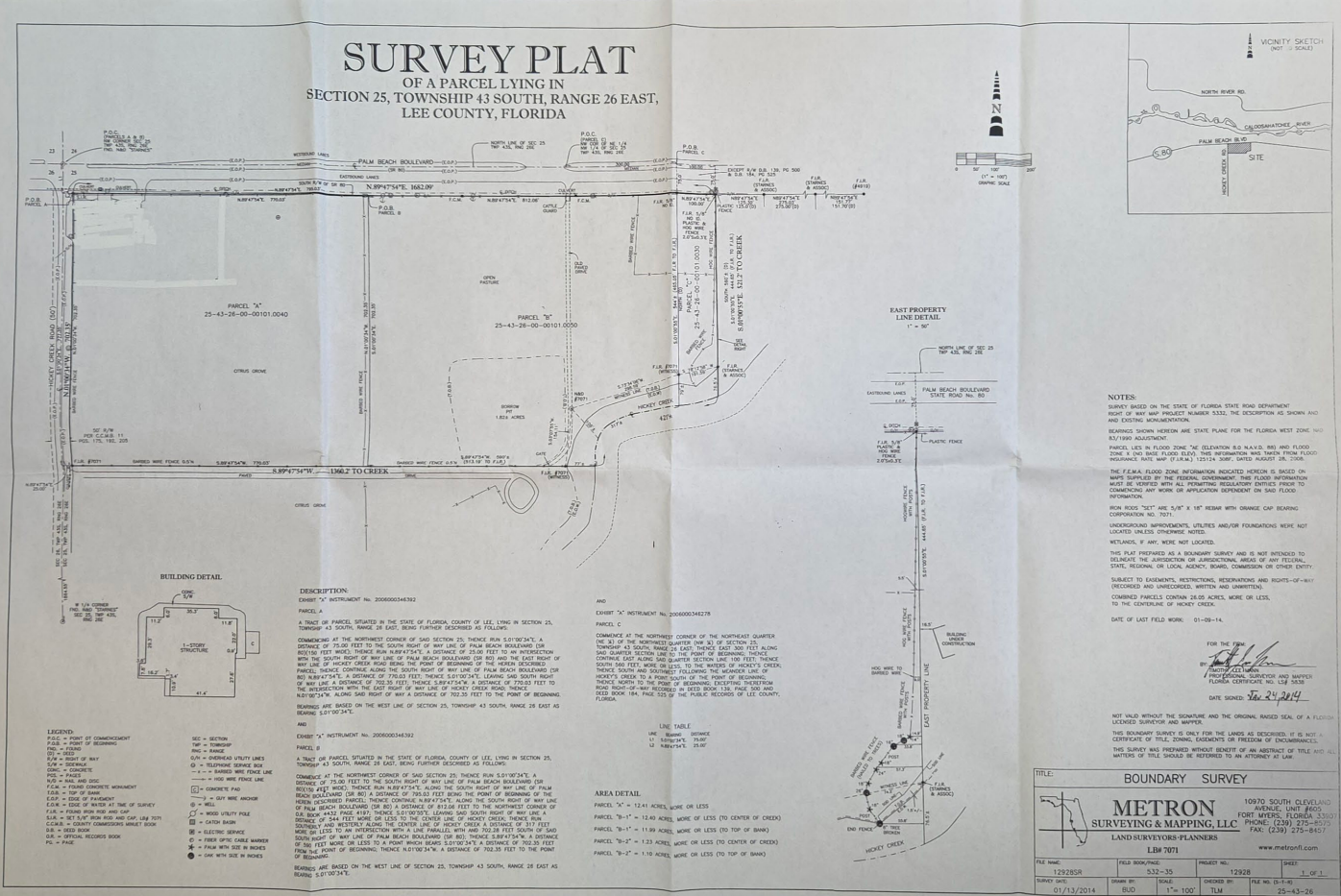
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