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COMMERCIAL ADVISORS



FOR SALE

11600 HOMESTEAD LANE | FORT MYERS, FL 33905

±45 AC OF AGRICULTURAL LAND OFFERING
A RARE PRIVATE ESTATE OPPORTUNITY



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In Consultation With
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EXECUTIVE SUMMARY

±45 Acres of Agricultural Land Offering a Rare Private Estate Opportunity

A rare opportunity to acquire approx. ±45 acres of agricultural land in a peaceful yet accessible location. Offered at \$2,500,000, the expansive property provides exceptional privacy, flexibility, and long-term ownership appeal for buyers seeking to create a custom rural estate, agricultural operation, equestrian property, private compound, or recreational retreat.

The property is zoned AG-2 in Lee County and offers approximately 1,960,200 square feet of land with direct frontage and access from Homestead Lane. An existing pond enhances the rural setting and may provide an opportunity to create additional usable acreage through relocation or filling, subject to applicable governmental approvals.

With its large acreage, open space, and adaptable land configuration, 11600 Homestead Lane provides a blank canvas for a future owner to design a property tailored to their specific lifestyle or agricultural needs. The site combines the tranquility of a private rural setting with convenient access to surrounding amenities, making it an exceptional opportunity for an owner-user seeking substantial acreage in Southwest Florida.

FEATURES

±45 ACRES OF AGRICULTURAL LAND	Expansive acreage offering exceptional privacy and flexibility for a variety of agricultural and rural lifestyle uses.
IDEAL FOR A PRIVATE ESTATE OR AGRICULTURAL OPERATION	Perfect for a custom residence, equestrian property, family compound, hobby farm, or recreational retreat.
EXISTING POND WITH VALUE-ADD POTENTIAL	Scenic pond feature with the opportunity to create additional usable land area, subject to applicable approvals.
ACCESSIBLE RURAL LOCATION	Direct frontage and access from Homestead Lane, providing a peaceful setting with convenient access to surrounding amenities.



OFFERING DETAILS

PRICE	\$2,500,000
PRICE PER ACRE	\$55,555.56
PRICE PER SF	\$1.28

PROPERTY DETAILS

ADDRESS	11600 Homestead Lane, Fort Myers, FL 33905
PARCEL SIZE	±45.00 Acres (±1,960,200 SF)
PARCEL NUMBER	12-44-25-00-00008.0000
ZONING	AG-2 (LCO)

OPPORTUNITY HIGHLIGHTS



±45 ACRES OF AGRICULTURAL LAND

Rare opportunity to acquire a large contiguous tract offering exceptional privacy, flexibility, and long-term ownership potential.



VERSATILE AGRICULTURAL ZONING

AG-2 zoning supports a variety of agricultural and rural lifestyle uses, including a private estate, equestrian property, hobby farm, or agricultural operation.



PRIVATE ESTATE OR FAMILY COMPOUND POTENTIAL

Expansive acreage provides the ideal setting to develop a custom residence, multi-generational retreat, or secluded recreational property.



EXISTING POND WITH ENHANCEMENT OPPORTUNITY

Scenic pond adds character to the property while offering the potential to create additional usable acreage through relocation or filling, subject to applicable approvals.



DIRECT FRONTAGE & ACCESS

Convenient frontage and access from Homestead Lane provide excellent accessibility while maintaining a peaceful rural setting.



BLANK CANVAS FOR FUTURE DEVELOPMENT

Large, unimproved acreage allows a future owner to design and develop the property to meet their specific agricultural, residential, or recreational vision.



PROPERTY AERIAL



PROPERTY AERIAL



LOCATION OVERVIEW

Peaceful Rural Setting with Convenient Access

The property's peaceful setting provides the privacy and open space sought by agricultural users, equestrian enthusiasts, and buyers looking to establish a custom estate, while remaining within easy reach of everyday conveniences and surrounding communities.

The surrounding area is characterized by large agricultural parcels, rural residences, and open landscapes that preserve the area's quiet character while supporting a variety of agricultural and recreational uses. With direct frontage on Homestead Road and approximately 45 acres of contiguous land, the property provides exceptional flexibility for long-term ownership, whether for agricultural operations, a private family compound, or a recreational retreat. Its accessible location allows owners to enjoy the benefits of rural living without sacrificing connectivity to Southwest Florida's growing population centers.



DIRECT FRONTAGE ON HOMESTEAD LANE

Convenient access to the property while maintaining a private rural setting.



PEACEFUL AGRICULTURAL ENVIRONMENT

Surrounded by large acreage tracts, open landscapes, and agricultural uses that preserve the area's rural character.



CLOSE TO EVERYDAY CONVENIENCES

Enjoy the tranquility of rural living with easy access to nearby shopping, dining, and essential services.



IDEAL BALANCE OF PRIVACY & ACCESSIBILITY

A secluded setting offering expansive open space without sacrificing connectivity to surrounding Southwest Florida communities.



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