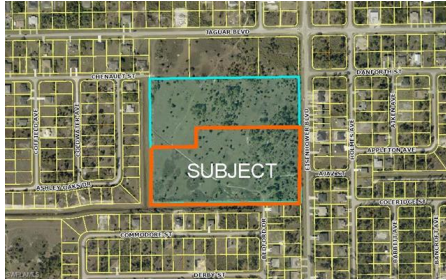




Lot & Land Customer Financial Report w/Photos

Lot & Land Customer Financial Report



General Information
List Price: \$2,892,000
MLS#: 226022118
Address: Eisenhower Blvd
 LEHIGH ACRES, FL 33974
GEO Area: LA08 - Southeast Lehigh Acres
County: Lee
Property ID: 23-45-27-L4-10000.30H0
Lot: 1
Lot Type: Commercial Lot
Block/Bldg: 1
Parcels:
Zoning: C-2
Legal Unit: 1
Potential Short Sale: No
Virtual Tour URL:
Land Use Code: 10-Vacant Commercial
Other PIDs:

ML# 226022118
Status: Active (06/01/26)
Trans Type: Sale
Property Class: Lot and Land
Subdivision: NOT APPLICABLE
Development: NOT APPLICABLE
Sec/Town/Rng: 23/45/27E
Foreclosed REO: No

Detailed Property Information

Property Information: 14+ acres of vacant commercial land, zoned Commercial C-2 (Lee County), with a Future Land Use designation of Urban Community. The property is located approximately 15 miles east of I-75 and 1.5 miles north of SR 82 in Lehigh Acres at the SW quadrant of Jaguar Blvd and Eisenhower Blvd. The lack of commercial development in the area makes this site an ideal location for a neighborhood shopping center, serving the abundant residential population nearby. The C-2 district allows for mixed-use, commercial, light industrial, and residential development. Permitted uses include retail stores, supermarkets, offices, professional services, restaurants, hotels/motels, vehicle sales and repair, convenience stores, gas stations (with special exceptions or approvals), warehouses, and storage facilities. The northern 7 acres of the original 31.72-acre lot sold for \$2,325,000 (\$6.94 per square foot) in November 2024.

Approx. Lot Size: 613x7718x468x7718
Lot Size: 14.46 (acres) / 629,878 (sqft)
Approx Sqft.Land:
Rear Exposure: W
Elevation:
Lot Desc.: See Remarks
Restrictions: None/Other
Utilities: None
Usage: Commercial, Multi Use, Multi_MF
Road: Private Road
Sewer: None
Water: None
Subdivision Info:

Gas YN:
Gas Description:
Trees:
Ground Cover:
Land:
Avail. Documents:
View: None/Other
Dock:
Boat/Dock Info:
Waterfront: No
Waterfront Desc.: None
Gulf Access: No
Canal Width: None

Financial/Transaction Information

Total Tax Bill: \$32,650
Tax Year: 2025
Tax Desc: County Only
HOA Fee:
HOA Description:
Master HOA Fee:
Condo Fee:
Transfer Fee: \$0

Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0

One Time Fees
Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0
Other Fee: \$0

Approval:
Terms: Buyer Finance/Cash
Maintenance: None
Possession: At Closing
Special Info:
Property Location: Not Applicable
Legal Desc: PORTION OF TRACT H UNIT 10
Listing Broker: NRT Commercial LLC



Subject



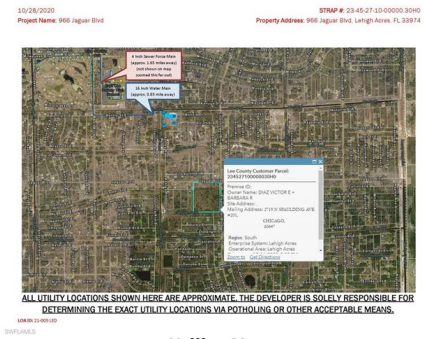
Platting



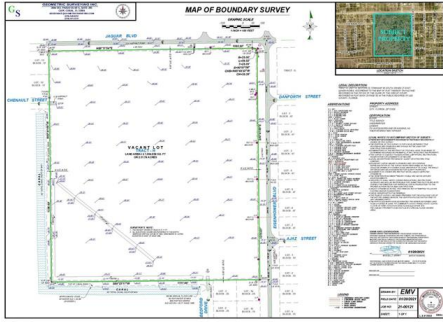
Zoomed Out



Street View



Utility Map



Survey

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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Search Criteria

Status is 'Active'
 MLS Number is '226022118'
 Selected 1 of 1 result.