

Blackstone / Lee County, FL Executive Summary

Location:

The subject property is located on SR 82 / Immokalee Rd. in Lehigh Acres, Lee County, Florida. The property has 1,468 feet of frontage on SR 82, a major east-west corridor providing access to Fort Myers on the west. It fronts Blackstone Drive on the west boundary (466 feet). The property is just west of Homestead Rd. and is in the Lehigh Commercial Overlay District. Eight miles from I-75, 15 miles from Downtown Fort Myers, 15 minutes from Southwest Florida International Airport, 130 miles from Tampa and 140 miles from Miami.

Area facts:

Lehigh Acres is one of the largest work force residential communities in Southwest Florida. The area lacks industrial / commercial development opportunities in comparison to the current and future residential growth that has and will occur due to the affordability of housing. National home builders in the immediate area include Lennar and DR Horton with multiple communities in Lehigh Acres.

Property Facts:

There is currently a moratorium on any new residential zoning in Lehigh Acres due to the lack of commercial / industrial. The subject property is one of the last large, mixed use commercial sites available in Lehigh Acres, east Lee County. The 92.85 acre site is fully zoned for light industrial / commercial development and has vested SR 82 traffic access. Located to the south of the property is the 84,000 acre DRGR (Density Reduction Groundwater Recharge) area, which currently has a moratorium for any industrial / commercial / residential development.

The subject property is currently being utilized for cattle grazing providing agricultural tax exemption until such time as the property commences development.