



# COMMERCIAL

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## PRIME VACANT LAND WITH DEVELOPER OPPORTUNITY TOTAL OF 62.99± ACRES ON ORANGE RIVER ROAD



### PROPERTY DESCRIPTION

Location: 14631, 14751 & 14791 Orange River Road, Fort Myers, FL 33905

Orange River Road is located east of Buckingham Road heading north from SR 82 or heading south from Orange River Blvd., east of I-75 and south off Palm Beach Blvd. to Buckingham Road.

- The entire property has access to beautiful Orange River
- S.T.R.A.P. #'S: 09-44-26-00-00014.0000; 09-44-26-00-00014.0010; 09-44-26-00-00011.0020
- Total Land Size: 62.99± Acres Total (2,743,844.40± SF)
- Single Family Residence: 3,714± SF  
4B/4B Two Stories with 625± SF Finished Garage  
Land Size: 27.91± Acres  
Year Built: 1972
- Grazing Land Size: 35.08± Acres with Agricultural Exemption
- Zoning: AG-2 (Agricultural) Lee County
- Use: Single Family Residential and Grazing Land with Developer Opportunity
- Utilities: Available to the site, with water/septic and 10 existing wells
- Property Taxes: \$6,364.50 (2017 Combined)

**SALE PRICE: \$3,150,000 (\$1.14 PSF)**

VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
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