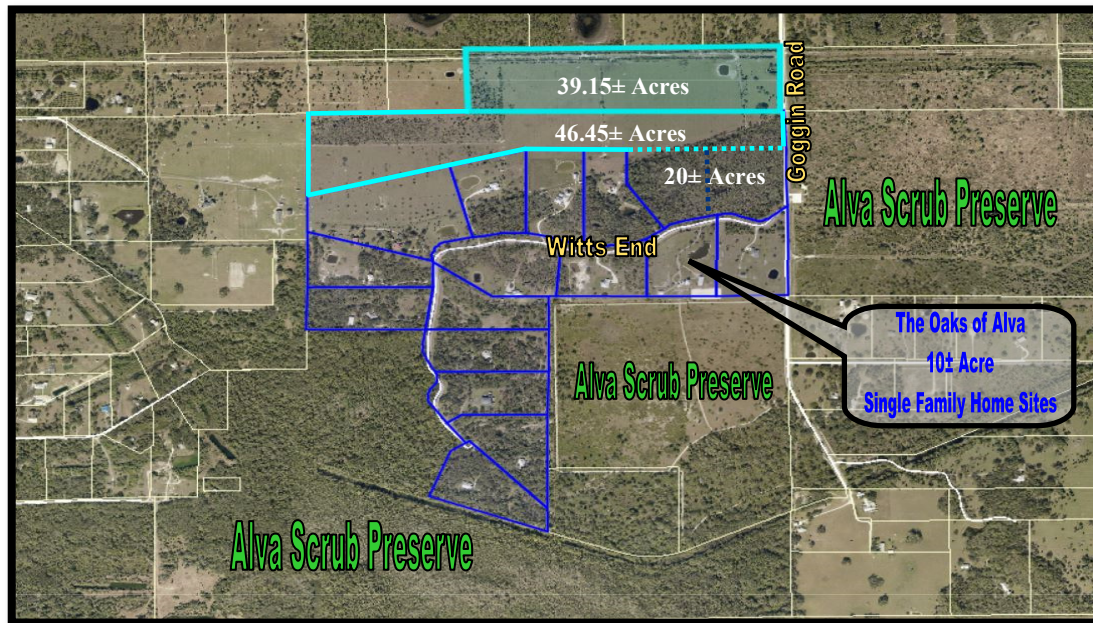




**105.6± ACRE AGRICULTURAL / RESIDENTIAL DEVELOPMENT SITE
MOTIVATED SELLER / PRICED TO SELL**



PROPERTY DESCRIPTION

- Location: 19501 Witts End & Access Undetermined, Alva, Florida 33920
- S.T.R.A.P. #: 32-43-27-00-00001.0000 & 29-43-27-00-00016.0000
- Land Size: 105.60± Total Acres
 - (2) 10.00± Acre - Single Family Home Sites / Can be Sold Separately
 - 46.45± Acres - Odd Shaped Oblong Parcel
 - 39.15± Acres - Rectangular Parcel Approx. 656' x 2,600'
- Zoning: AG-2 (Agricultural) within Lee County
- Future Land Use: Rural
- Utilities: Available to the Site

Comments: 105.6± Acres, adjacent to approx. 1,155 acres known as the Alva Scrub Preserve is available for sale. Of the total 105.6 ± acres, 20± acres is currently subject to deed restrictions and is part of The Oaks of Alva, a single family residential subdivision. The remaining 85.60± acres is available for development and the current zoning allows for some of the following uses: Agricultural, Residential Subdivision, Mobile Homes Park, Single Family Residence, Home Care Facility, as well as Boarding or Private Stables. The property is located approximately 11 miles east of I-75, just off SR 80/Palm Beach Blvd. and can be accessed by turning south on Goggin Road, directly across from Aris Horticultural, Inc., formerly Yoder Brothers. Both parcels have frontage on Goggin Road and the south parcel has frontage on both Goggin Road and Witts End.

TOTAL SALE PRICE: \$1,890,000 (.41 PSF)



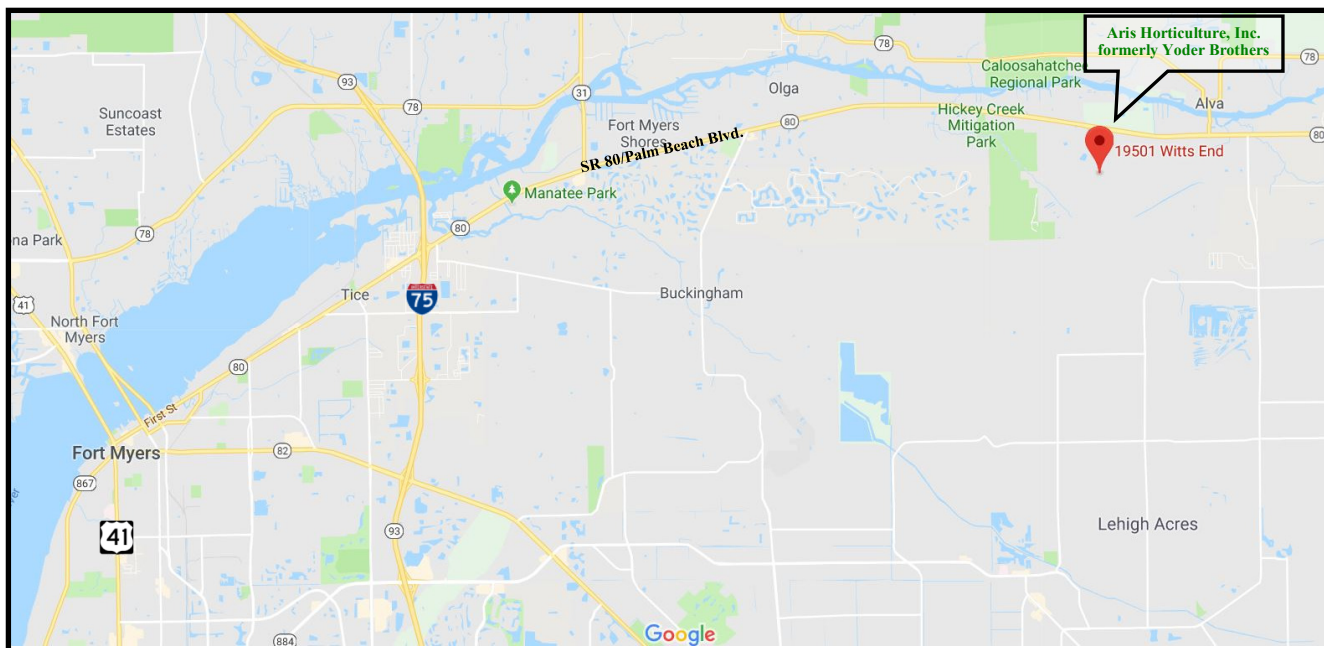
COMMERCIAL

For More Information Contact:

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Broker & Commercial Advisor
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vipcommercial.com



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This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.