

LEHIGH ACRES MIXED USE VACANT COMMERCIAL LAND FOR SALE

Rare opportunity to purchase one of the last and largest developable MIXED-USE parcels in the heart of "Downtown" Lehigh Acres, FL.

1210 TAYLOR LN, LEHIGH ACRES FL 33936



**COLDWELL
BANKER**



ASKING PRICE: \$3,995,000

SIZE: 7.15 ACRES

ADDRESS: 1210 TAYLOR LN, LEHIGH ACRES FL 33936
"DOWNTOWN LEHIGH ACRES"

F.L.U: C-1A MIXED-USE/COMMERCIAL INTENSIVE
UP TO 30 UNITS PER ACRE POTENTIAL
120 KEYS/ROOMS PER ACRE POTENTIAL
BUILD UP TO 10 STORIES HIGH

TRAFFIC COUNT: 28,500 AADT OFF HOMESTEAD RD.

ADDITIONAL INFO:

Rare development opportunity in the heart of Downtown Lehigh Acres. The only site available in Lehigh Acres that falls in the Mixed-Use overlay---which offers less development restrictions and a faster path to rezoning.

Future land use is C-1A, mixed-use, intensive development. Which covers a wide range of uses including Apartments/Condos, Assisted Living Facilities, Medical/Offices, Hotels, Commercial Retail, and more.

Potential density upwards of 30 units per acre, 120 keys/rooms per acre. Potential to build up to 10 stories high.

Buyers must conduct their own due diligence to confirm.

HIGHLIGHTS

F.L.U: C-1A MIXED-USE
OVERLAY/INTENSIVE DEVELOPMENT

UP TO 30 UNITS/120 KEYS PER
ACRE POTENTIAL

BUILD UP TO 10 STORIES

NO KNOWN WETLANDS/LEHIGH IS
CONSIDERED TO HAVE THE HIGHEST
ELEVATION IN ALL OF LEE COUNTY

HIGH DEMAND LOCATION WITH
LITTLE TO NO
COMMERCIAL/MULTI-FAMILY
INVENTORY

LOWER DEVELOPMENT
RESTRICTIONS

CONTACT

ALEC SALAMEH
239-203-1213

alec.salameh@cbrealty.com
www.alecsalameh.com
SL3447714



**COLDWELL
BANKER**

7950 Dani Dr. Suite 125
Fort Myers, FL 33966
239-275-5500

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