

ASHTON OAKS AT RIVER HALL

ALVA, FL



OFFERING SUMMARY

Property Address: Ashton Oaks at River Hall C/E
Alva, FL

County: Lee

Property Size: 3.9± Acres

Zoning: RPD

Future Land Use: Rural

Status: 42 Fully Developed Multifamily Units

Utilities: Water and Electric, stubbed onsite

STRAP Number: 354326040000A0000

Number of Parcels: 1

Tax Information: \$363,510 (2021)

\$2,100,000 | \$50,000/ Per Unit

LSI
COMPANIES

WWW.LSICOMPANIES.COM



ASHTON OAKS AT RIVER HALL

YOUR LEAD TEAM



Justin Thibaut, CCIM
President & CEO



Hunter Ward, CCIM
Sales Associate

DIRECT ALL OFFERS TO:

HUNTER WARD, CCIM

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239.489.4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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LSI Companies is please to present, Ashton Oaks at River Hall, a fully developed 3.9± acre site approved for construction of 42 Multifamily units.

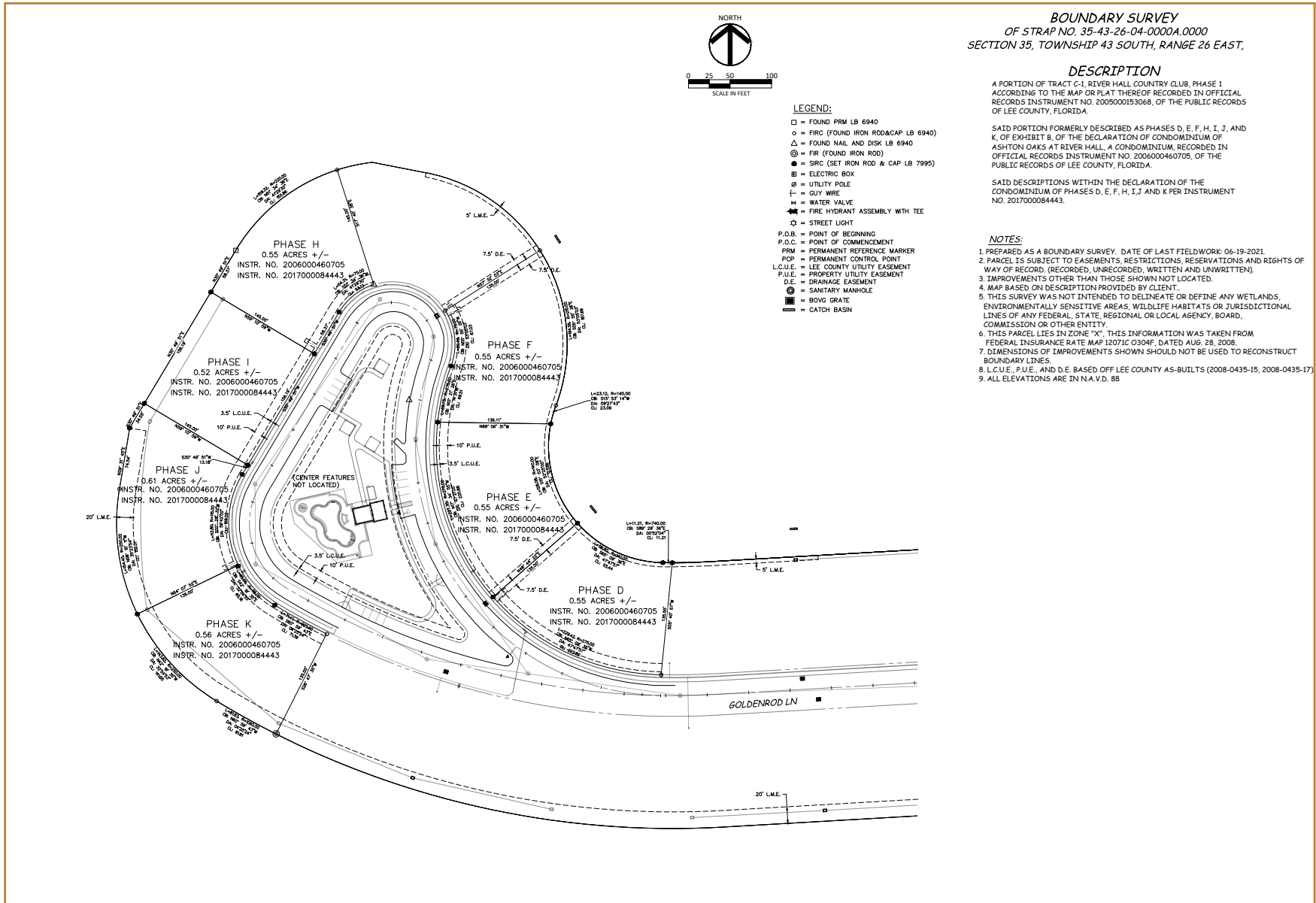
Located in the third fastest growing community in SWFL, The River Hall Multifamily site affords builders the opportunity to add fully developed Multifamily lot inventory to their pipeline for immediate delivery.

River Hall is one of the most highly coveted master planned communities in the region with endless amenities including an expansive clubhouse, fitness center, gym, 18-hole golf course, pool, bocce, pickle-ball, and tennis courts, and much more. This is a rare opportunity for a builder to offer, highly amenitized, country club living, that is already built and in place.

The Ashton Oaks at River Hall lots consist of a total of 3.9± acres. The land has been approved and developed for 7 Multifamily buildings, each containing 6 Condos, for a total of 42 homesites. Water, Sewer, and electric are in place and have been stubbed to each site. A builder will have flexibility to build the existing approved product or may modify the product to match their desired homes.

Ashton Oaks at River Hall is a zero-maintenance community with Condo Association and CDD in place. This offering presents a rare opportunity to add existing, fully developed inventory into a builder's pipeline for immediate development. Finished lot inventory is almost nonexistent in the SWFL sub-market. Don't miss out on this unique opportunity.





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GOLDENROD LN.

LOCATION MAP



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Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.