

20± ACRE ASSEMBLAGE

BUCKINGHAM ROAD CORRIDOR

FOR SALE

4401 SKATES CIRCLE & 4231 GOEBEL DRIVE, FORT MYERS, FL 33905



PRICE: \$1,390,880 @ \$69,999/Acre or \$1.61 PSF

SIZE: 19.87± Acres

LOCATION: 4.5± miles from Palm Beach Boulevard.
Take Buckingham Road to Cemetery Road, then turn north on Skates Circle

ZONING: AG-2 Agricultural (Lee County) Allows one Dwelling Unit/Acre, each lot must be a minimum of 39,500 SF, 25% maximum lot coverage and 25' Max height – ie: 22 Units. [\(Click Here for Uses\)](#)

F.L.U.: Rural Community Preserve (Lee County)

UTILITIES: Well & Septic

19.87± ACRE ASSEMBLAGE

Assemblage of 4 lots, ranging from 2.25 to 10.19 acres, ideal for single family development. Overall density allows one unit per acre, including private roads and amenities. These parcels represent an enticing investment prospect for developers, investors, and families looking to build homes in the area. Their strategic location and development potential make them attractive investments in a growing real estate market.

LOT	ADDRESS	PARCEL ID	ACRES	SF	2023 RE TAXES
1	4401 Skates Circle	04-44-26-00-01004.2510	2.25	98,010	\$1,490.08
2	No Address	04-44-26-00-01004.2460	2.48	108,029	\$1,643.61
3	No Address	04-44-26-00-01004.2450	4.95	215,622	\$3,281.38
4	4231 Goebel Drive	04-44-26-01-0030B.1000	10.19	443,876	\$4,518.69
TOTAL			19.87	865,537	\$10,933.76

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HIGHLIGHTS

- Ideal for developers seeking investment opportunities or families looking to build their dream homes
- Convenient access to grocery stores, shopping centers, restaurants, and amenities



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,827	22,658	55,431
EST. HOUSEHOLDS	712	8,926	20,046
EST. MEDIAN HOUSEHOLD INCOME	\$87,491	\$75,593	\$69,100

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