



PALM BEACH BLVD. - AADT 35,500±

OLD OLGA ROAD



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OFFERING MEMORANDUM

# 16401 PALM BEACH BOULEVARD

3.09± ACRES VACANT COMMERCIAL PROPERTY - ALVA, FL

## PROPERTY SUMMARY

**Property Address:** 16401 Palm Beach Blvd.  
Alva, FL 33920

**County:** Lee

**Property Type:** Commercial Land

**Property Size:** 3.09± Acres

**Parcels:** 3

**Zoning:** Commercial Planned Development (CPD)  
Agricultural-2 (AG-2)

**Future Land Use:** Rural

**Tax Information:** \$5,412.07 (2025)

**STRAP Number(s):** 23-43-26-00-00011.0010;  
23-43-26-00-00005.0000;  
23-43-26-00-00011.001B

LIST PRICE:  
**\$1,125,000**

2.09± ACRES: \$750,000

1± ACRE: \$375,000

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## SALES EXECUTIVES



**Alex Henderson, CCIM**  
Senior Broker Associate



**Max Molloy, CCIM**  
Senior Broker Associate



**Sawyer Gregory**  
Sales Associate



### DIRECT ALL OFFERS TO:

**Alex Henderson, CCIM** - [ahenderson@lsicompanies.com](mailto:ahenderson@lsicompanies.com)

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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.

## EXECUTIVE SUMMARY



16401 Palm Beach Blvd consists of 3.09± acres of CPD and AG-2 zoned land with direct frontage along Palm Beach Boulevard. The property benefits from close proximity to a strong mix of commercial development, including a Publix-anchored shopping center, multiple retail and commercial users, Riverdale High School, and River Hall, a growing master-planned community planned for over 2,695 homes, with more than 1,500 already constructed.

The CPD zoning allows for a wide range of commercial uses, including but not limited to administrative offices, financial institutions, essential services, medical office, and indoor storage. The CPD also permits a maximum buildable area of up to 14,350± Sq. Ft. across the 2 eastern parcels. The 3rd western parcel is zoned AG-2.

## PROPERTY HIGHLIGHTS

- 730±' of direct frontage on Palm Beach Boulevard
- CPD allows for up to 14,350 Sq. Ft. of floor area across both parcels, permitting a large list of approved uses.
- Close proximity to a host of commercial activity as well as many residential developments including River Hall, planned for 2,695 residences.
- The site is positioned directly along the primary thoroughfare serving traffic to eastern counties, including Hendry and Glades County.
- There are 3 Single Family homes on site. One is vacant, one is rented month-to-month and one is owner-occupied. All homes are on county water and septic.



CPD: The project is limited to 2 buildings not to exceed 14,350± Sq. Ft. of floor area.

## SCHEDULE OF USES:

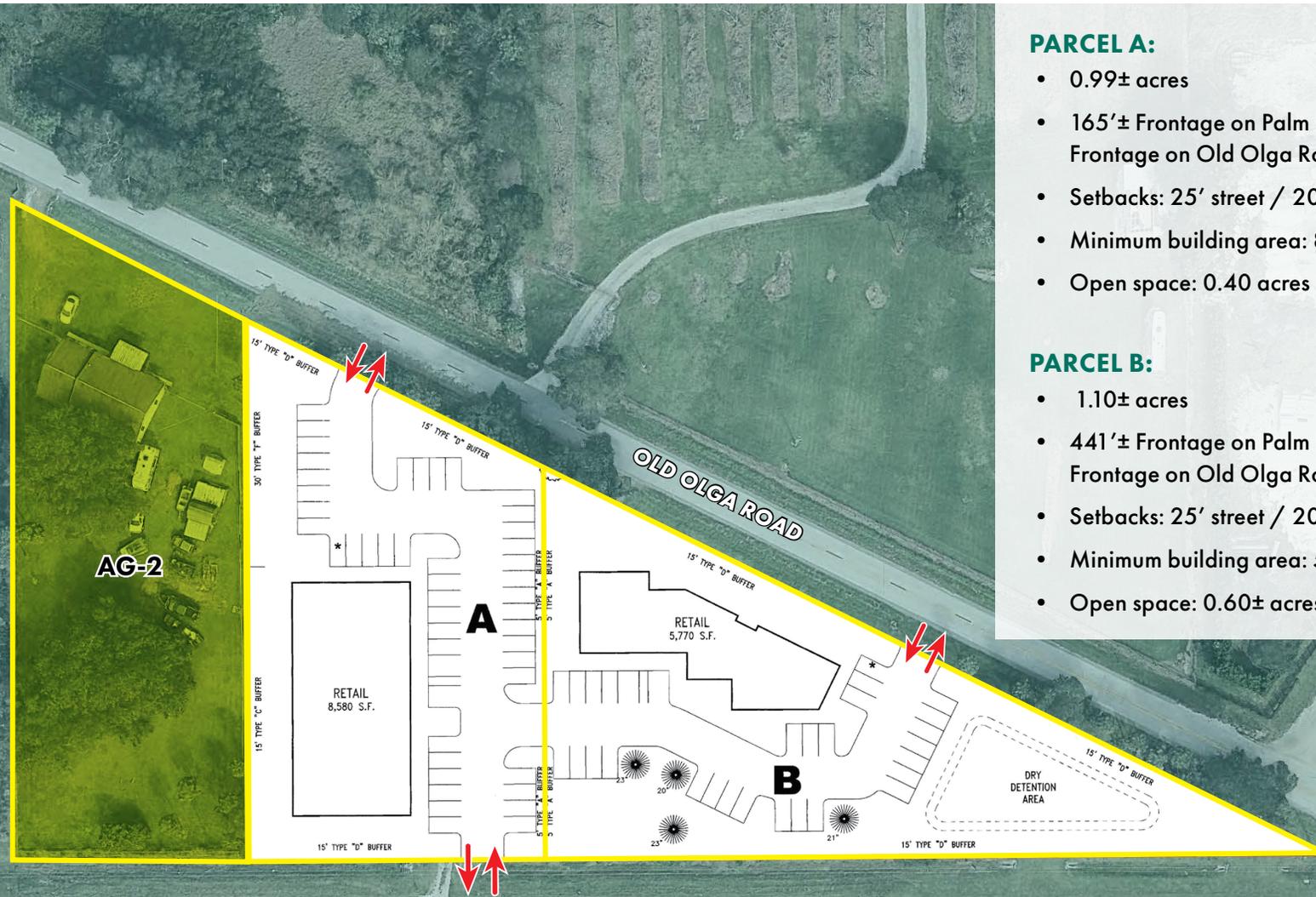
- Administrative Offices  
*(only as accessory to another approved use)*
- Banks and Financial Establishments  
Groups I and II
- Business Services – Groups I and II
- Drive-Thru Facility
- EMS, Fire or Sheriff's Station
- Essential Services
- Food Stores – Group I Only
- Hardware Store
- Lawn and Garden Supply Stores
- Medical Offices
- Restaurants – Groups II and III
- Storage – Indoor Only  
*(as accessory to another approved use)*

## MINIMUM COMMON OPEN SPACE:

- Prior to local development order approval, the development order plans must delineate a minimum of 1.0 acres of common open space.



# CONCEPTUAL SITE PLAN



## PARCEL A:

- 0.99± acres
- 165'± Frontage on Palm Beach Blvd. & 190'± Frontage on Old Olga Road
- Setbacks: 25' street / 20' side
- Minimum building area: 8,580 SF
- Open space: 0.40 acres

## PARCEL B:

- 1.10± acres
- 441'± Frontage on Palm Beach Blvd & 487'± Frontage on Old Olga Road
- Setbacks: 25' street / 20' side
- Minimum building area: 5,770 Sq. Ft.
- Open space: 0.60± acres



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# PROPERTY AERIAL



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WP Franklin  
Lock and Dam

WP Franklin South  
Recreation Area

N. FRANKLIN LOCK ROAD

N. RIVER ROAD

Caloosahatchee River

WERNER DRIVE



1± ACRE

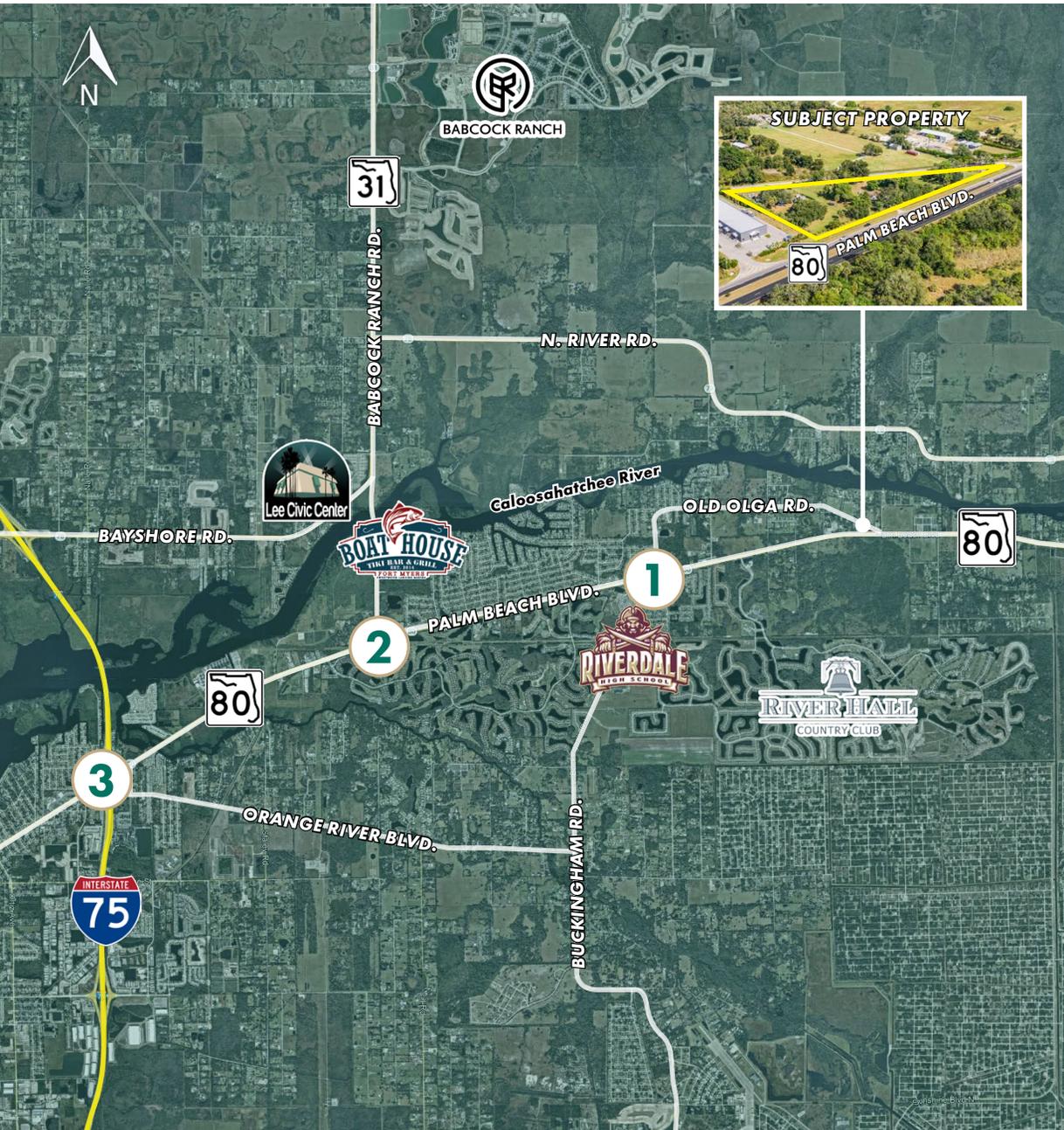
2.09± ACRES

OLD OLGA ROAD



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# RETAIL MAP



## 1. RIVERDALE SHOPPING CENTER



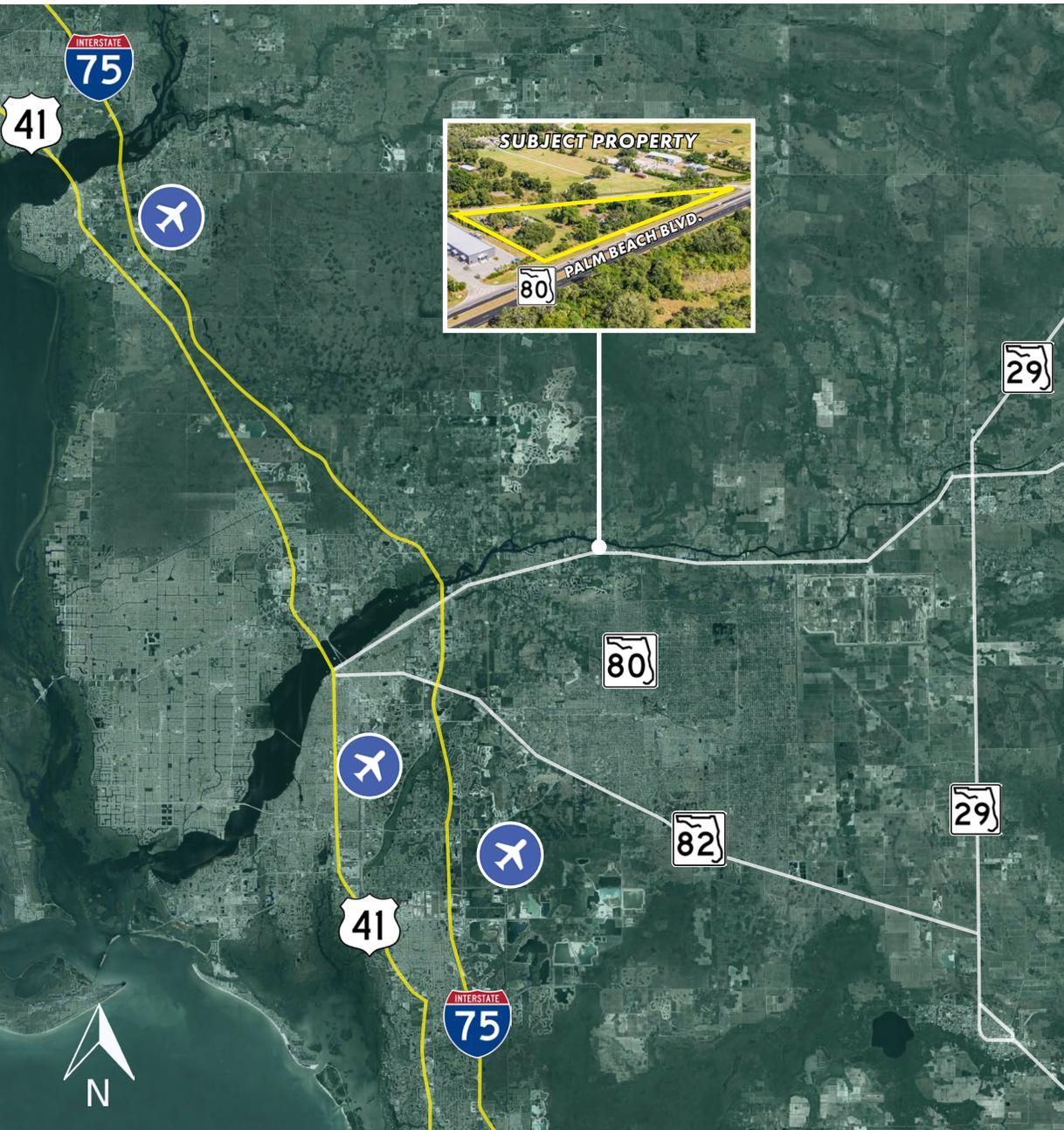
## 2. THE SHOPS AT VERANDAH



## 2. PALM BEACH BLVD. (I-75 EXIT 141)



## LOCATION



### 1 MILE RADIUS

POPULATION



**732**

HOUSEHOLDS



**310**

MEDIAN INCOME



**\$101,008**

### 3 MILE RADIUS

POPULATION



**17,232**

HOUSEHOLDS



**6,813**

MEDIAN INCOME



**\$91,740**

### 5 MILE RADIUS

POPULATION



**32,632**

HOUSEHOLDS



**12,575**

MEDIAN INCOME



**\$85,733**

### LOCATION HIGHLIGHTS

- 1.1 miles to River Hall
- 1.8 miles to Publix Shopping Center
- 1.9 miles to Buckingham Road
- 2.2 miles to Riverdale High School
- 4.4 miles to State Road 31 (Babcock Ranch Rd.)
- 6.8 miles to I-75



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