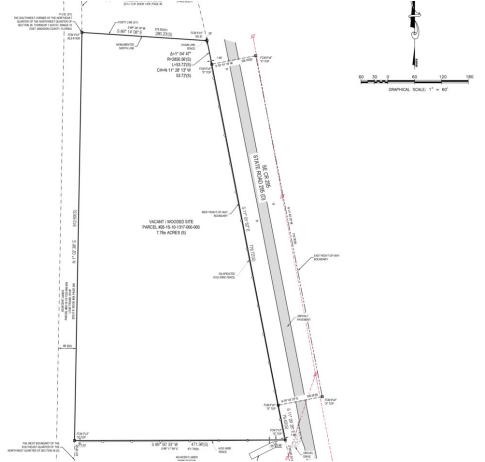
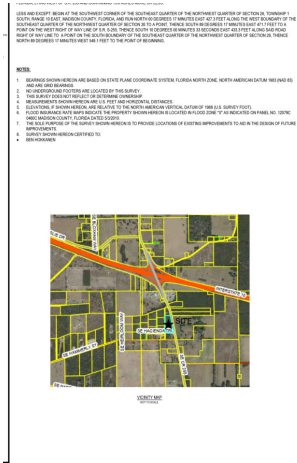


SE COUNTY ROAD 255

Lee, FL 32059

LAND FOR SALE



OFFERING SUMMARY

Sale Price:

Subject to Offer

Lot Size:

8 Acres

Zoning:

Vacant Commercial
Mixed Use (MU)

Parcel ID:

26-1S-10-1317-000-000

PROPERTY OVERVIEW

For Sale

8 Acres of vacant, wooded land off I-10 Exit 262 in Lee, FL. Madison County

Prime location for commercial or investment purposes.
Less than a mile off of I-10 and 34 Miles West of I-75.

PROPERTY HIGHLIGHTS

- Parcel ID: 26-1S-10-1317-000-000
- Zoned Vacant Commercial, Mixed Use (MU)
- 776' of Road Frontage on SE CR 255

WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net

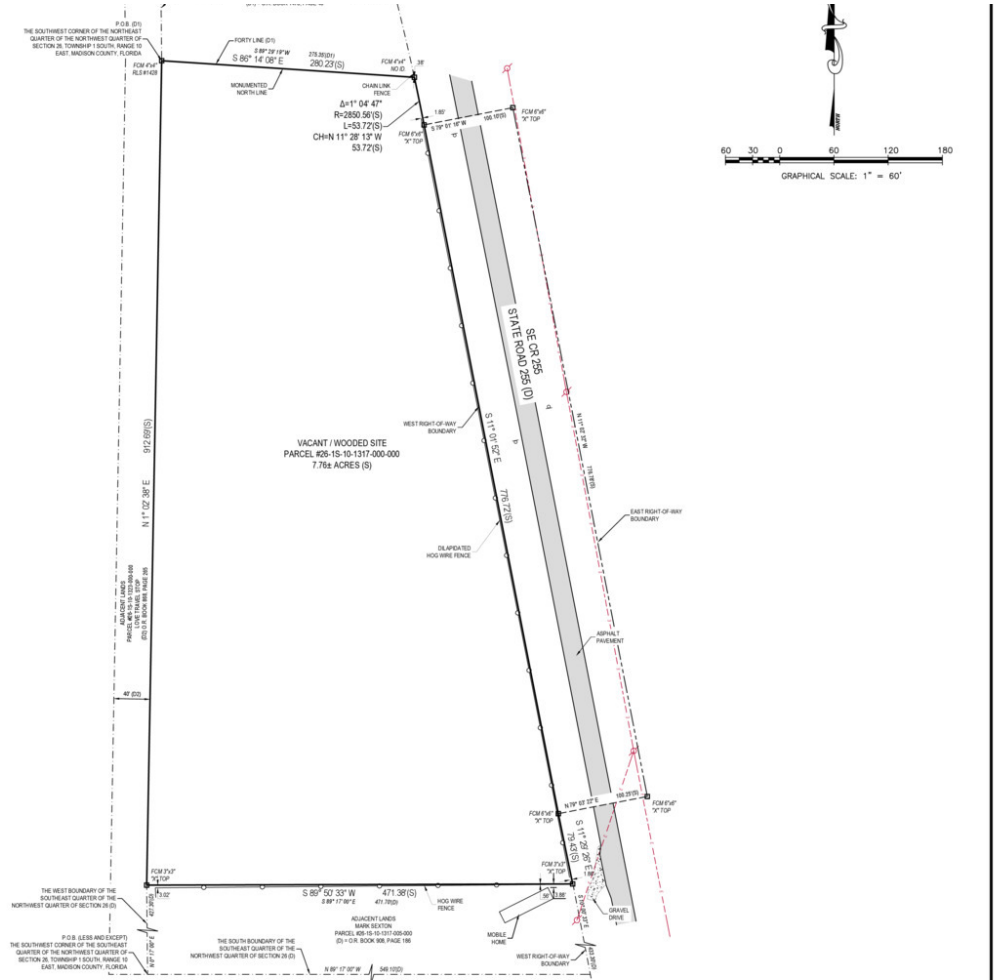


SE COUNTY ROAD 255

Lee, FL 32059

LAND FOR SALE

- LESS AND EXCEPT BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 10 EAST, MADISON COUNTY, FLORIDA, AND RUN NORTH 00 DEGREES 17 MINUTES EAST 427.3 FEET ALONG THE WEST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 TO A POINT, THENCE SOUTH 89 DEGREES 17 MINUTES EAST 471.7 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.R. 5-255, THENCE SOUTH 10 DEGREES 00 MINUTES 33 SECONDS EAST 433.3 FEET ALONG S&D ROAD RIGHT OF WAY LINE TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 26, THENCE NORTH 89 DEGREES 17 MINUTES WEST 548.1 FEET TO THE POINT OF BEGINNING.
- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD 83) AND ARE GRID BEARINGS.
 2. NO UNDERGROUND FOOTERS ARE LOCATED BY THIS SURVEY.
 3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 4. MEASUREMENTS SHOWN HEREON ARE U.S. FEET AND HORIZONTAL DISTANCES.
 5. ELEVATIONS, IF SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (U.S. SURVEY FOOT).
 6. FLOOD INSURANCE RATE MAPS INDICATE THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS INDICATED ON PANEL NO. 12079C S&MC MADISON COUNTY, FLORIDA DATED 5/3/2010.
 7. THE SOLE PURPOSE OF THE SURVEY SHOWN HEREON IS TO PROVIDE LOCATIONS OF EXISTING IMPROVEMENTS TO AID IN THE DESIGN OF FUTURE IMPROVEMENTS.
 8. SURVEY SHOWN HEREON CERTIFIED TO:
- BEN HOKKANEN



DRAWN BY: JD
CHECKED BY: JAK
DATE: 08/10/2020
SCALE: 1" = 60'
SURVEY DATE: 08/10/2020
PAGE OF SURVEY: 001 OF 001 PAGE 288
MADISON COUNTY, FLORIDA

REVISIONS



Jay A
Keri

Digitally signed
by Jay A Keri
Date: 2025.09.12

DOOLEY ENGINEERING & SURVEYING, LLC

BOUNDARY SURVEY
VACANT PROPERTY
SE CR 255

SHEET NO.
1

WHITNEY EUBANKS

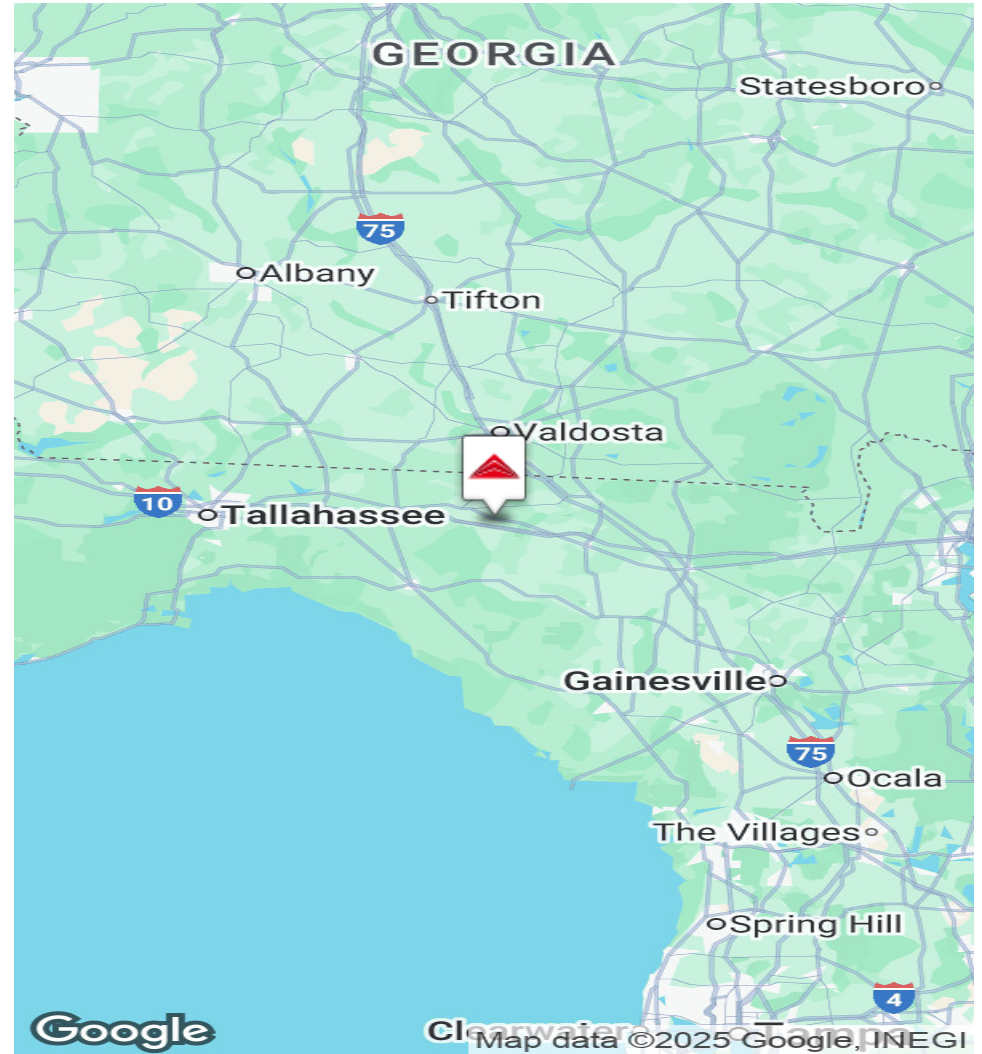
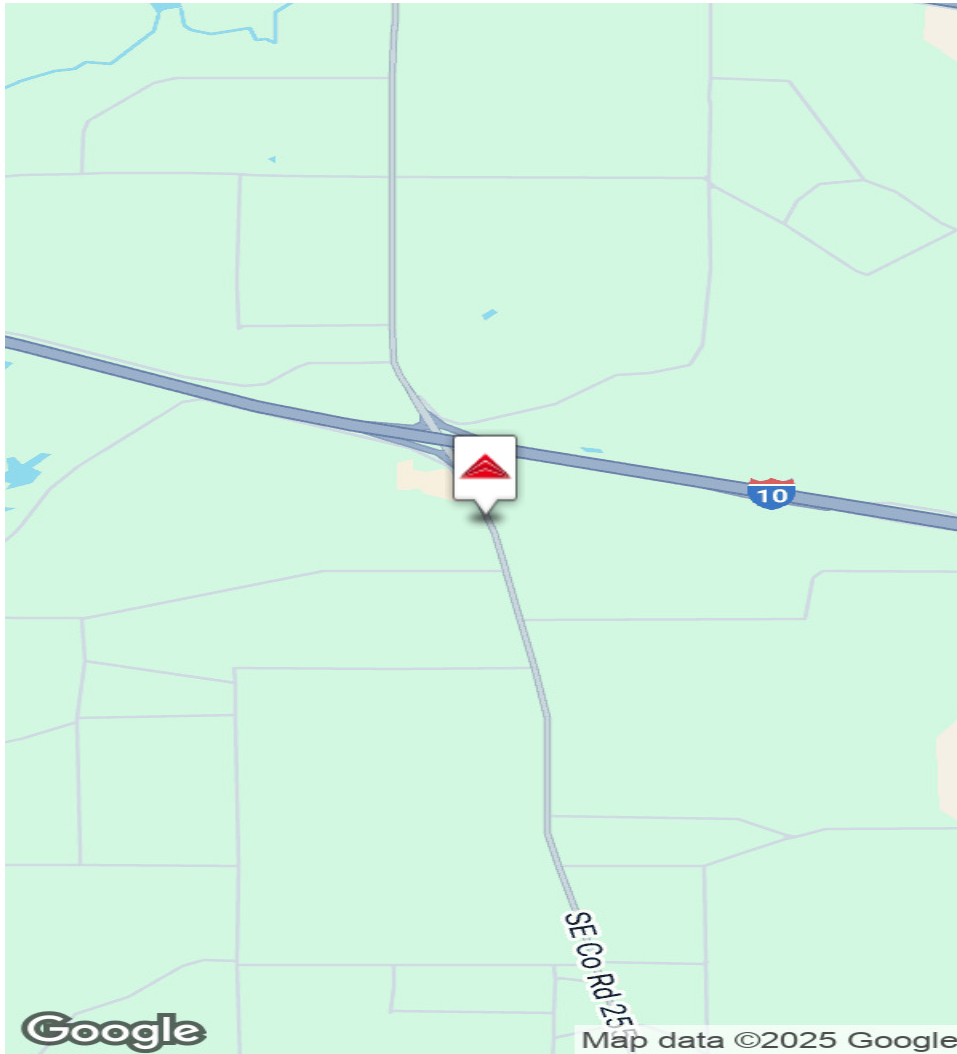
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LAND FOR SALE



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SE COUNTY ROAD 255

Lee, FL 32059

LAND FOR SALE

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	12	70	368
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

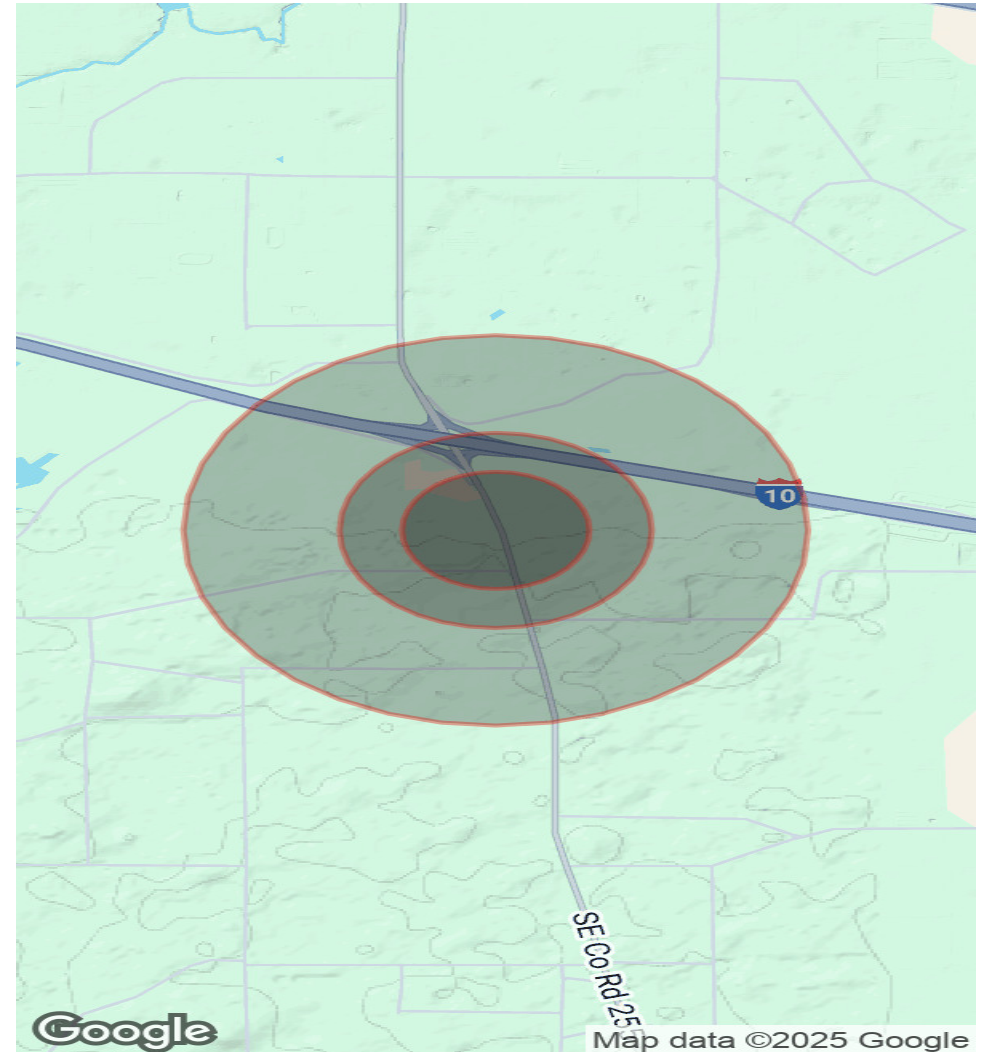
HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	28	147
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$71,670	\$71,670	\$71,576
Average House Value	\$149,706	\$149,706	\$150,315

TRAFFIC COUNTS

/day

Demographics data derived from AlphaMap



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