



ORANGE RIVER BLVD. - AADT 11,800±

**LSI**  
COMPANIES

OFFERING MEMORANDUM

**ORANGE RIVER BOULEVARD**

28± ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

## PROPERTY SUMMARY

**Property Address:** 11920/11940 Orange River Blvd.  
Fort Myers, FL 33905

**County:** Lee

**Property Type:** Residential

**Parcel Size:** 27.86± Acres

**Zoning:** AG-2 (Agricultural 2)

**Future Land Use:** Rural Community Preserve

**Permits In Place:** DOS2023-00153  
(for a 17-lot single family subdivision)

**Utilities:** Well Water

**STRAP Number:** 01-44-25-L3-00005.0000;  
01-44-25-L3-00005.000A

LIST PRICE:

**\$2,895,000**

**LSI**  
**COMPANIES**

LSICOMPANIES.COM



## SALES EXECUTIVE



**Mike Trivett**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Mike Trivett**

mtrivett@lsicompanies.com

o: (239) 489-4066 m: (239) 940-3171

### OFFERING PROCESS

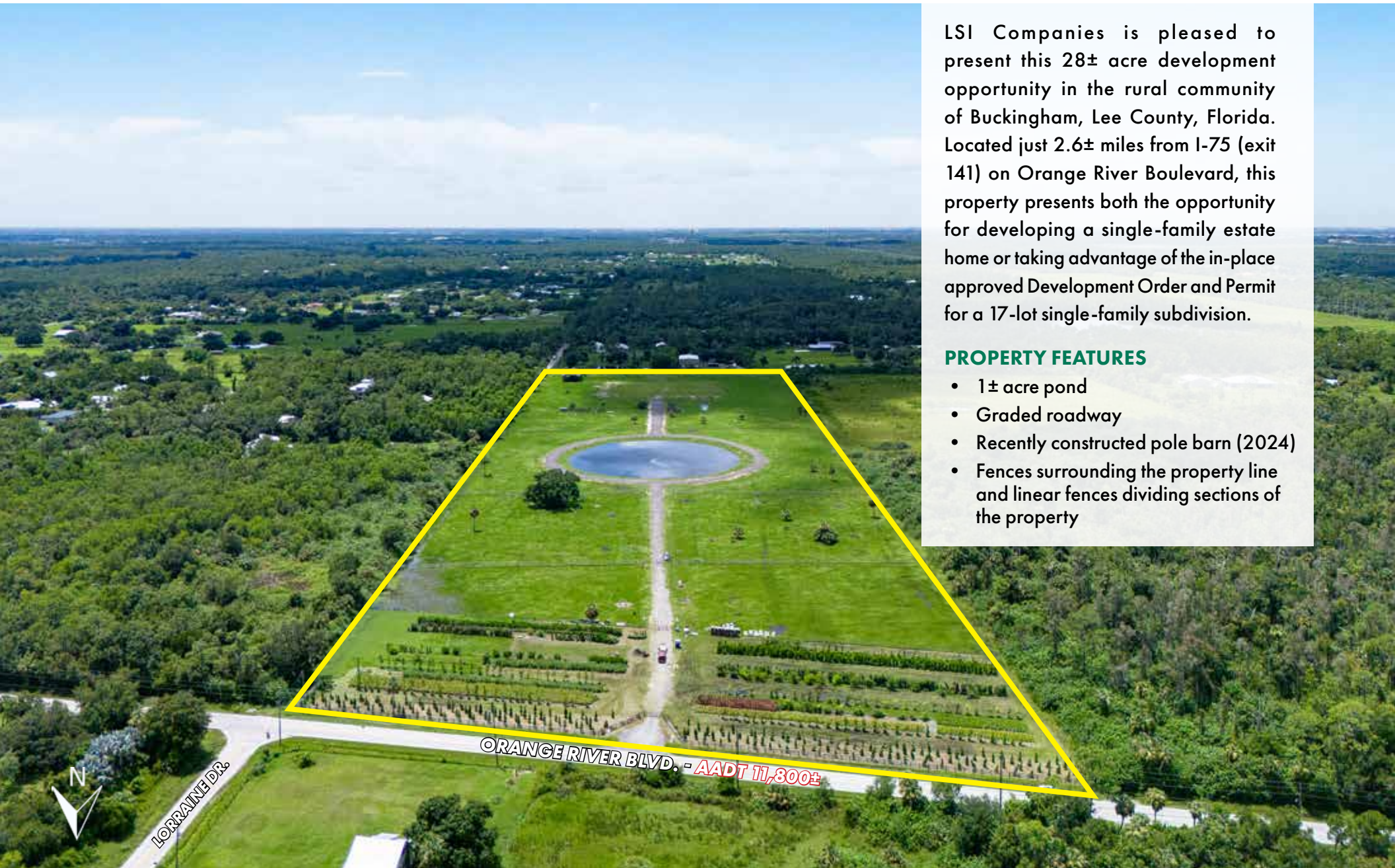
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## EXECUTIVE SUMMARY

LSI Companies is pleased to present this 28± acre development opportunity in the rural community of Buckingham, Lee County, Florida. Located just 2.6± miles from I-75 (exit 141) on Orange River Boulevard, this property presents both the opportunity for developing a single-family estate home or taking advantage of the in-place approved Development Order and Permit for a 17-lot single-family subdivision.

### PROPERTY FEATURES

- 1± acre pond
- Graded roadway
- Recently constructed pole barn (2024)
- Fences surrounding the property line and linear fences dividing sections of the property



# PROPERTY AERIAL



THE HOME DEPOT TARGET HYATT PLACE TACO BELL Culver's Chick-fil-A TEXAS ROADHOUSE 7-ELEVEN SUBWAY KOHL'S Walmart LOWE'S DUNKIN' DONUTS ROSS DRESS FOR LESS tropical CAFE TRUIST # Home Depot KEISER UNIVERSITY TESLA HOBBY LOBBY

CYPRESS WOODS BY RESORT CAMPING WORLD FERGUSON

DOWNTOWN FORT MYERS



HOMESTEAD LANE

ORANGE RIVER BLVD. - AADT 11,800±

CEDAR HAMMOCK CT.

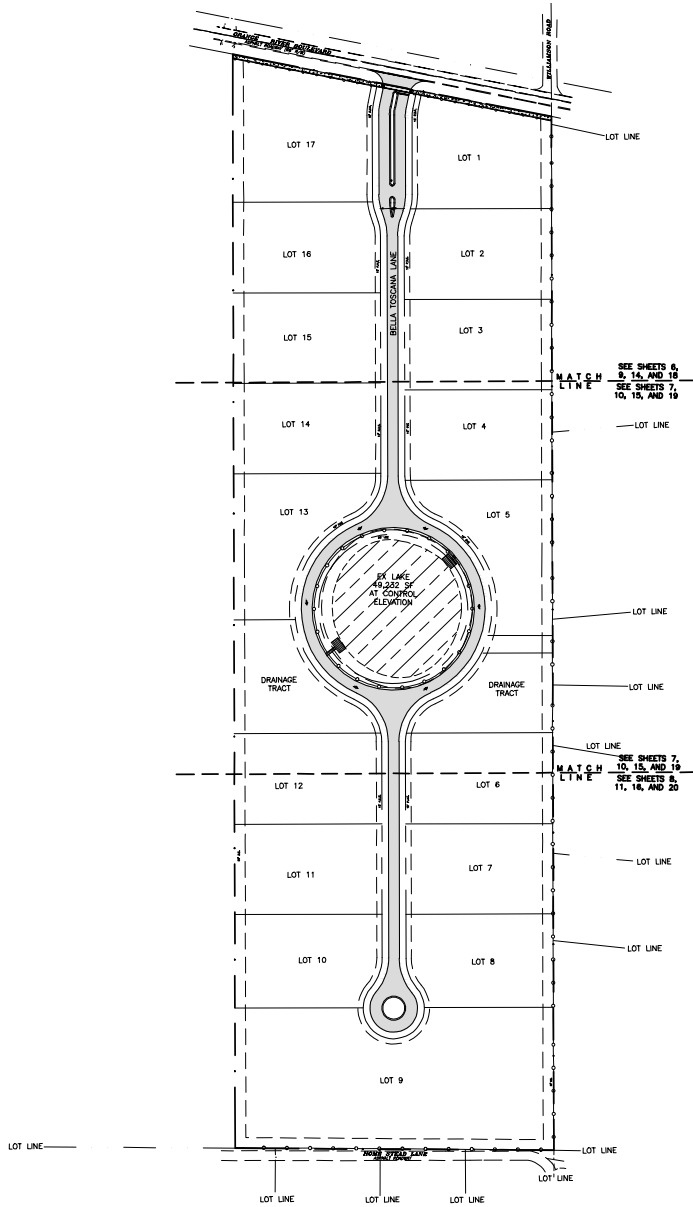
WILLIAMSON ROAD



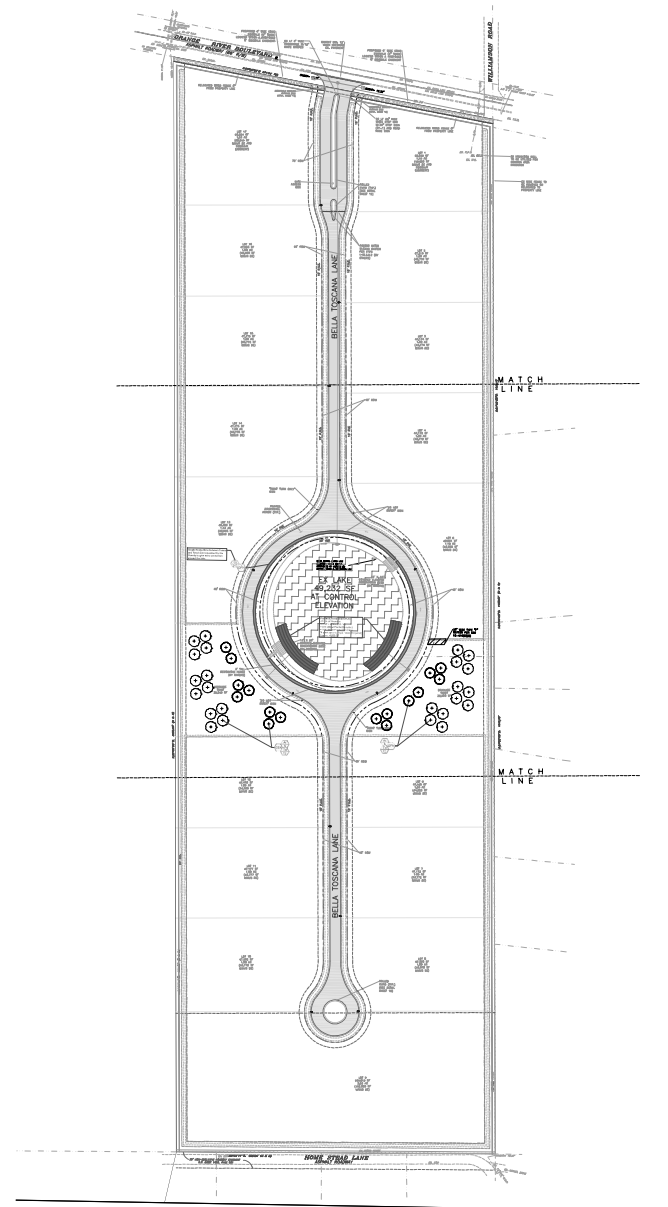
# PROPERTY AERIAL



## SITE CONSTRUCTION PLANS



## LANDSCAPE PLANS



## NEARBY DEVELOPMENTS MAP

1. **ORANGE RIVER 130**  
*Residential Planned Development*
2. **HORSE CREEK COMMUNITY**  
*113 Estate Sized Home Sites*
3. **ORANGE RIVER BOULEVARD RPD**  
*In Permitting Construction: 57-Unit Single Family Residential Subdivision*
4. **STARBUCKS**  
*Under Construction: New 2,526 Sq. Ft. Starbucks with Drive Through*
5. **La Quinta by Wyndham**  
*Proposed Development: 83-unit Hotel*



# RETAIL MAP



**TACO BELL** Suncoast Credit Union **Big Lots!** **Save a lot** extended STAY AMERICA **CIRCLE K** **Waffle House**

**Publix** **Walgreens** **Regions** **First Bank** **Mobil** **7-Eleven** **Wells Fargo**

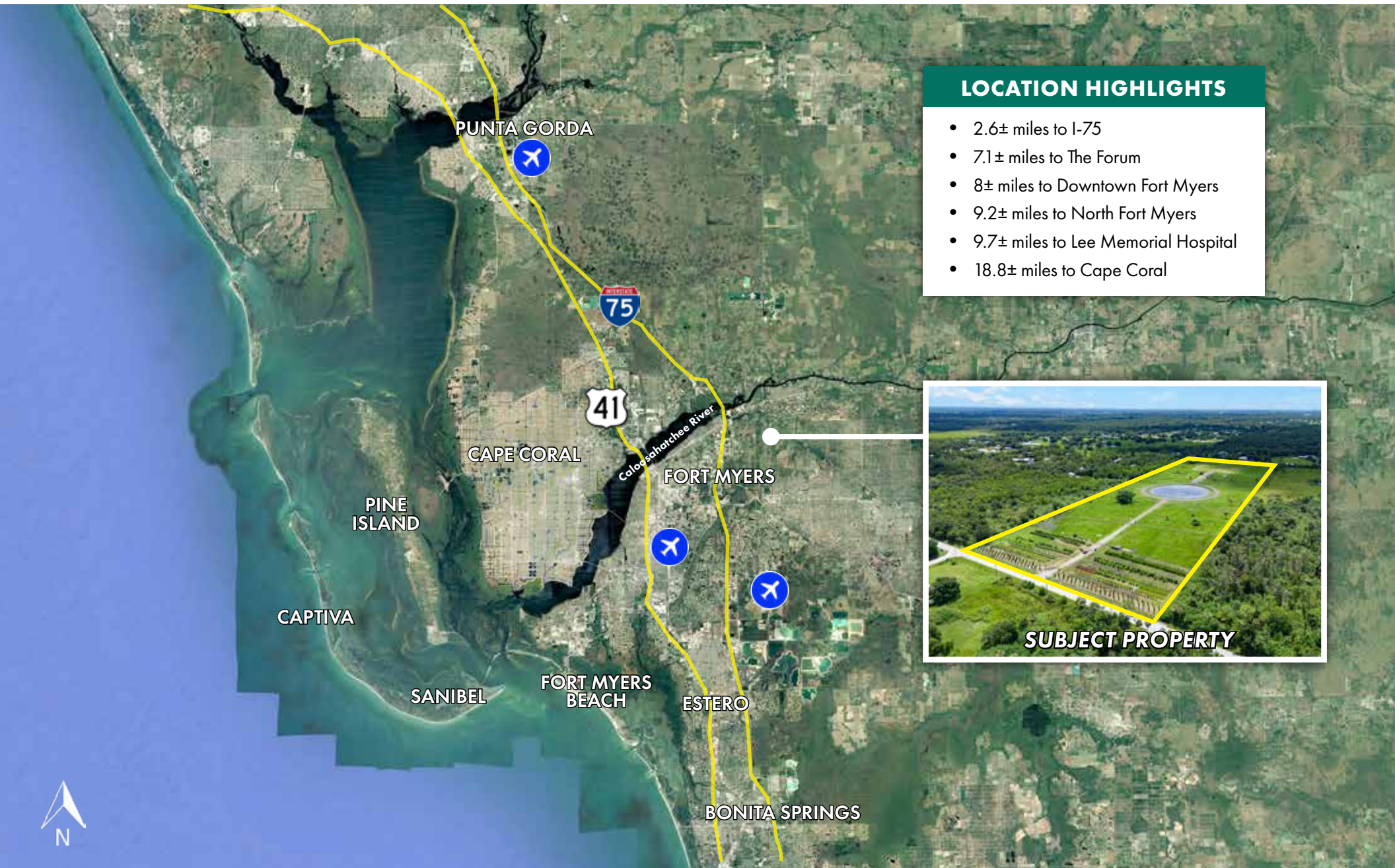
**ACE Hardware** **Winn-Dixie** **CIRCLE K** **SUNOCO** **Publix** **Dunkin' Donuts** **Wendy's** **Advance Auto Parts** **TRUIST** **CVS pharmacy** **DOLLAR GENERAL**

**The Home Depot** **Target** **Hyatt Place** **Taco Bell** **Culver's** **Chick-fil-A** **Subway** **Kohl's** **Walmart** **7-Eleven** **Lowe's** **Dunkin' Donuts** **Ross Dress for Less** **Tropical Cafe** **TRUIST** **Keiser University** **Tesla** **Hobby Lobby**





## LOCATION MAP



### LOCATION HIGHLIGHTS

- 2.6± miles to I-75
- 7.1± miles to The Forum
- 8± miles to Downtown Fort Myers
- 9.2± miles to North Fort Myers
- 9.7± miles to Lee Memorial Hospital
- 18.8± miles to Cape Coral



**SUBJECT PROPERTY**





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