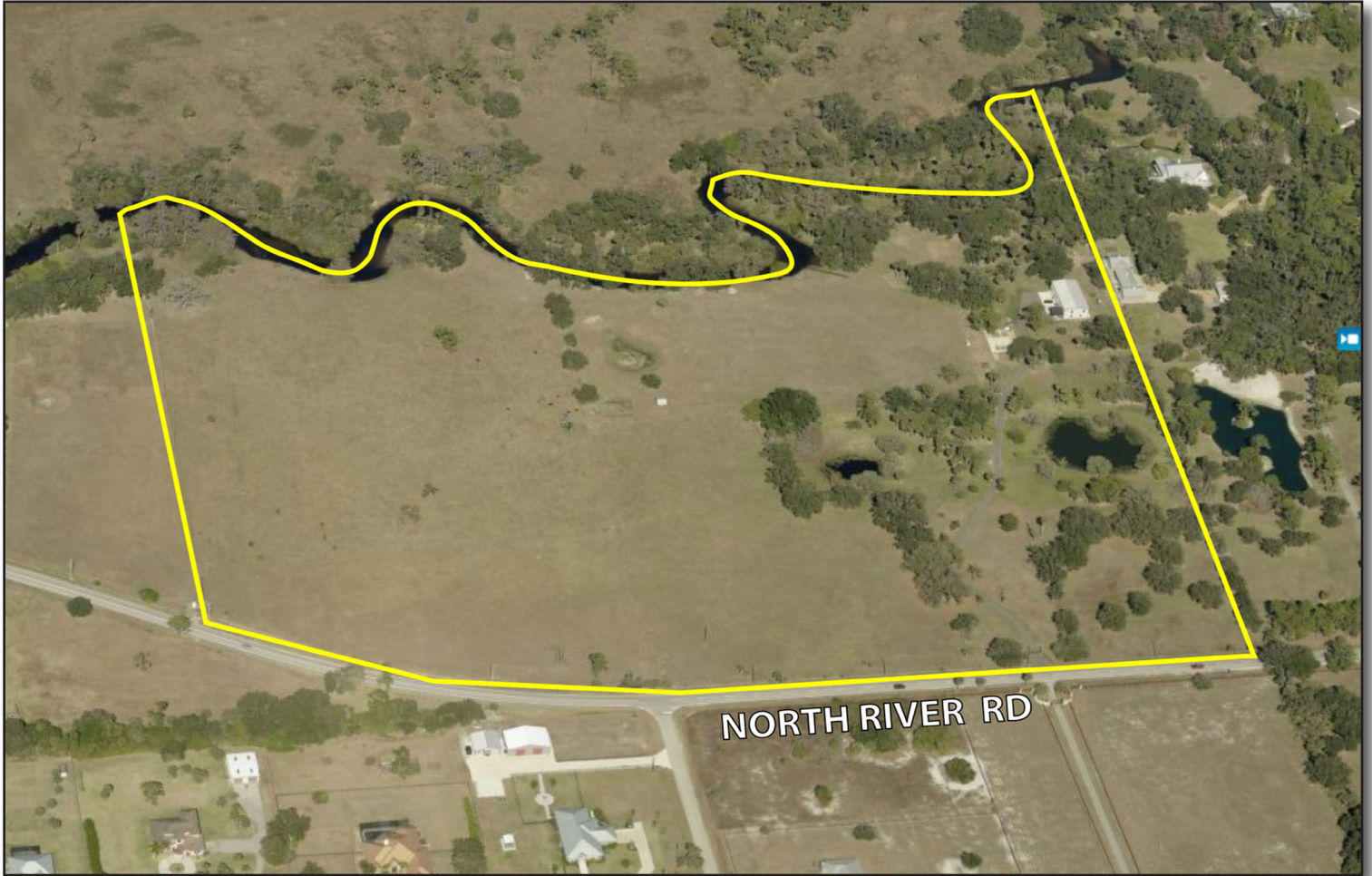


39± Waterfront Acres N. River Rd., Alva, FL FOR SALE



LOCATION: 15871 - 16031 N. River Rd.
Alva, FL 33920

STRAP: 15-43-26-00-00006.0020
14-43-26-00-00010.0010

ZONING: AG - Agricultural

UTILITIES: Well & Septic

SIZE: 39± Acres

TAXES: \$1,747.94 (2025)



LIST PRICE
\$12,900,000

CONTACT: FRED BURSON
PHONE: (239) 425-6024
E-MAIL: fburson@wa-cr.com

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

15871 - 16031 N. River Rd., Alva, FL 33920

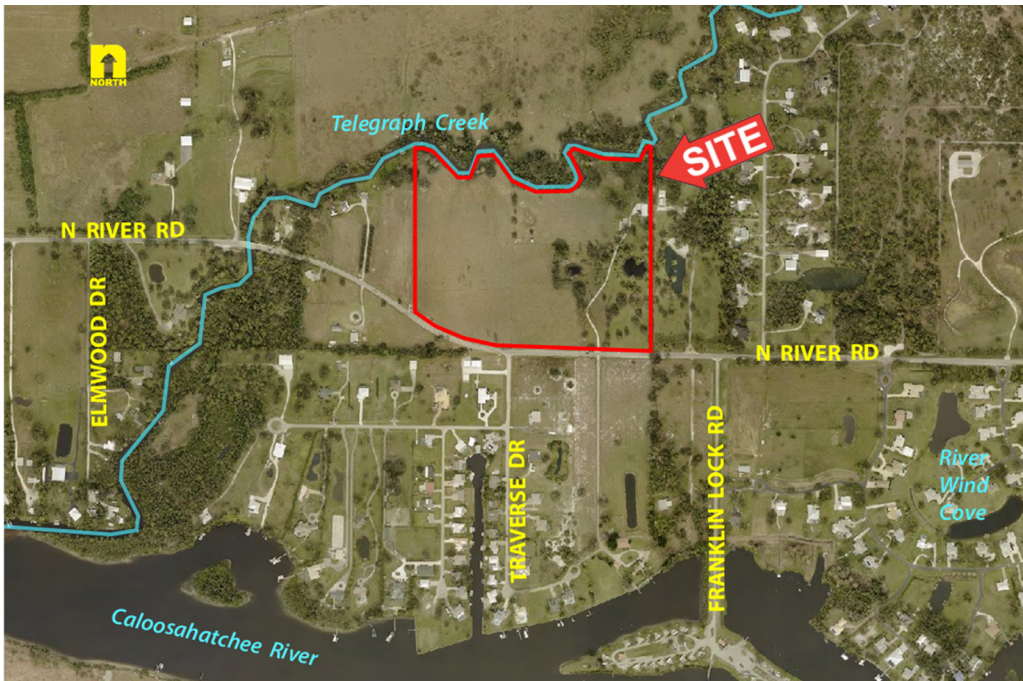
A truly exceptional offering in the heart of Alva, this 39-acre waterfront property presents a rare opportunity to create a private luxury compound, equestrian estate, or high-value development project.

Boasting over 2,200+ linear feet of water frontage along Telegraph Creek and an impressive 1,552' of road frontage, this property delivers a unique combination of scale, access, and natural beauty that is increasingly difficult to find in Southwest Florida.

Perfectly positioned just 13 minutes from Babcock Ranch, one of the nation's most innovative solar-powered communities, this location offers both privacy and proximity to a rapidly growing hub known for sustainability, modern infrastructure, dining, shopping, and community amenities.

Large waterfront tracts of this size are becoming increasingly scarce, particularly those offering both significant water frontage and substantial road access. The layout supports multiple entry points, subdivision potential (subject to zoning), and premium homesite positioning along the water.

- Direct access to Caloosahatchee River
- 950 feet paved driveway
- 3,200 sq ft. Barndominium with living quarters



The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.