

OFFERING MEMORANDUM



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EDEN LAKE

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PROPERTY DESCRIPTION

Located in a vibrant mixed-use development corridor, this approximately 91-acre property offers tremendous potential, whether it be for a single owner or developer. Strategically located for maximum visibility and accessibility, the property is characterized by its central location within the southwest Florida market and conveniently positioned directly south of Lehigh Acres, with an est. population of ±123,751.

The property currently includes a single family home on a private lake, currently being utilized as a ski school. The home, originally built in 2004, is accompanied by multiple ancillary buildings - a clubhouse, storage barn, studio, and office. The main residence, renovated in 2014, includes three bedrooms, two baths, and a living area of ±2,007SF. The ±3,200SF clubhouse offers panoramic lake view, complemented by a ±600SF pro-shop.

Beyond the property, southwest Florida continues to experience unprecedented growth, with development projects approved by Lee County nearby. One notable development would be the adjacent Kingston project which is approved for up to 10,000 dwelling units, 700,000SF of commercial, and 240 hotel units.

OFFERING SUMMARY

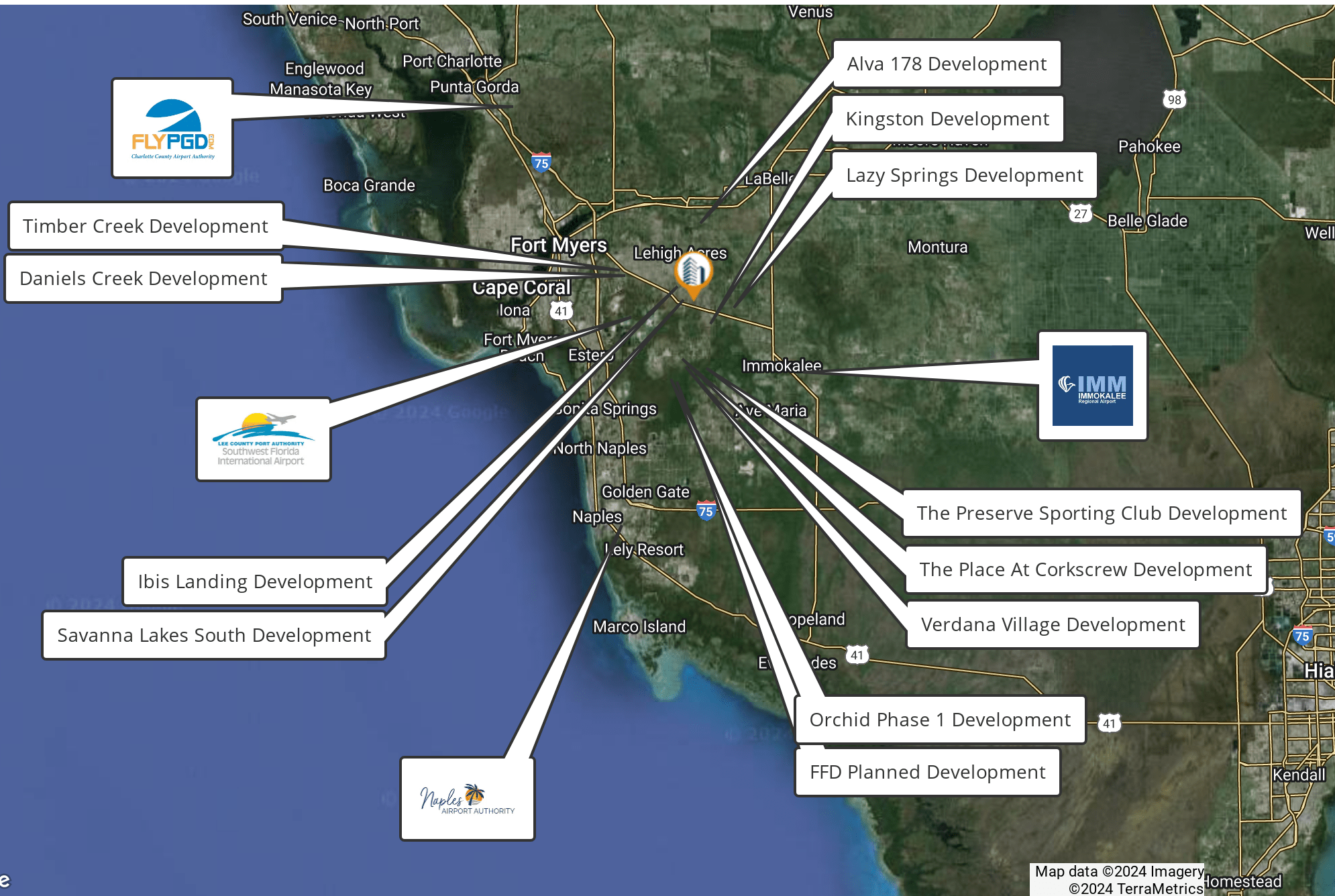
Property Address:	21900 FL-82 Ft. Myers, FL 33913
List Price:	\$6,600,000
Property Type:	Agricultural / Commercial
Property Size:	±91.77 Acres
Zoning:	AG-2
County:	Lee (Unincorporated)
STRAP Number	34-45-27-00-00001.0000
Utilities:	Onsite



ADDITIONAL PHOTOS



RETAILER MAP



Map data ©2024 Imagery
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DEMOGRAPHICS MAP & REPORT

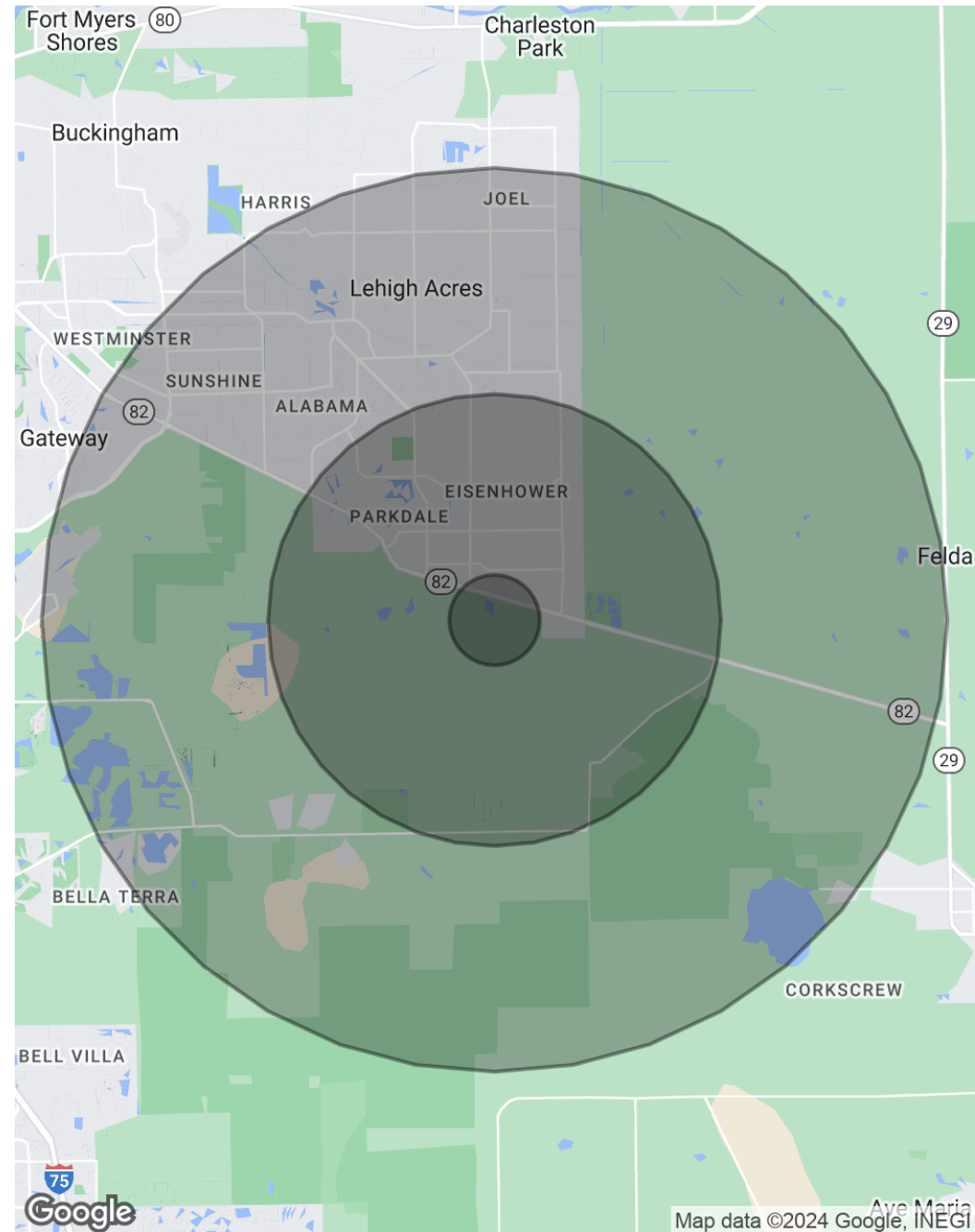
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	446	19,394	105,809
Average Age	32.9	34.1	35.8
Average Age (Male)	27.1	32.7	34.1
Average Age (Female)	34.6	34.6	35.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	144	5,698	33,444
# of Persons per HH	3.1	3.4	3.2
Average HH Income	\$46,370	\$56,207	\$56,149
Average House Value	\$190,563	\$179,337	\$171,392

* Demographic data derived from 2020 ACS - US Census





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The only party authorized to represent the Owner in connection with the sale of the Property is the KOVA Commercial Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the KOVA Commercial Group Advisor.

Neither the KOVA Commercial Group Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the KOVA Commercial Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the KOVA Commercial Group Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the KOVA Commercial Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





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