



LSI
COMPANIES

OFFERING MEMORANDUM

DUSTY LANE 10 ACRES

18203 & 18251 DUSTY LANE, ESTERO, FL 33928

PROPERTY SUMMARY

Property Address: 18203 & 18251 Dusty Lane
Estero, FL 33928

County: Lee

Property Type: Vacant Land

Space Available: 9.96± Total Acres
4.88± Acres (Western Parcel)
5.08± Acres (Eastern Parcel)

Zoning: Agricultural (AG-2)

Utilities Available: Electric Available

STRAP Number: 31-46-27-00-00001.0480;
31-46-27-00-00001.0520

LIST PRICE:

\$650,000

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SALES EXECUTIVES



Billy Rollins, CCIM, ALC
Senior Broker



Hunter Ward, CCIM, ALC
Senior Broker Associate



Logan Holley
Sales Associate



DIRECT ALL OFFERS TO:

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Logan Holley - lholley@lsicompanies.com

(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



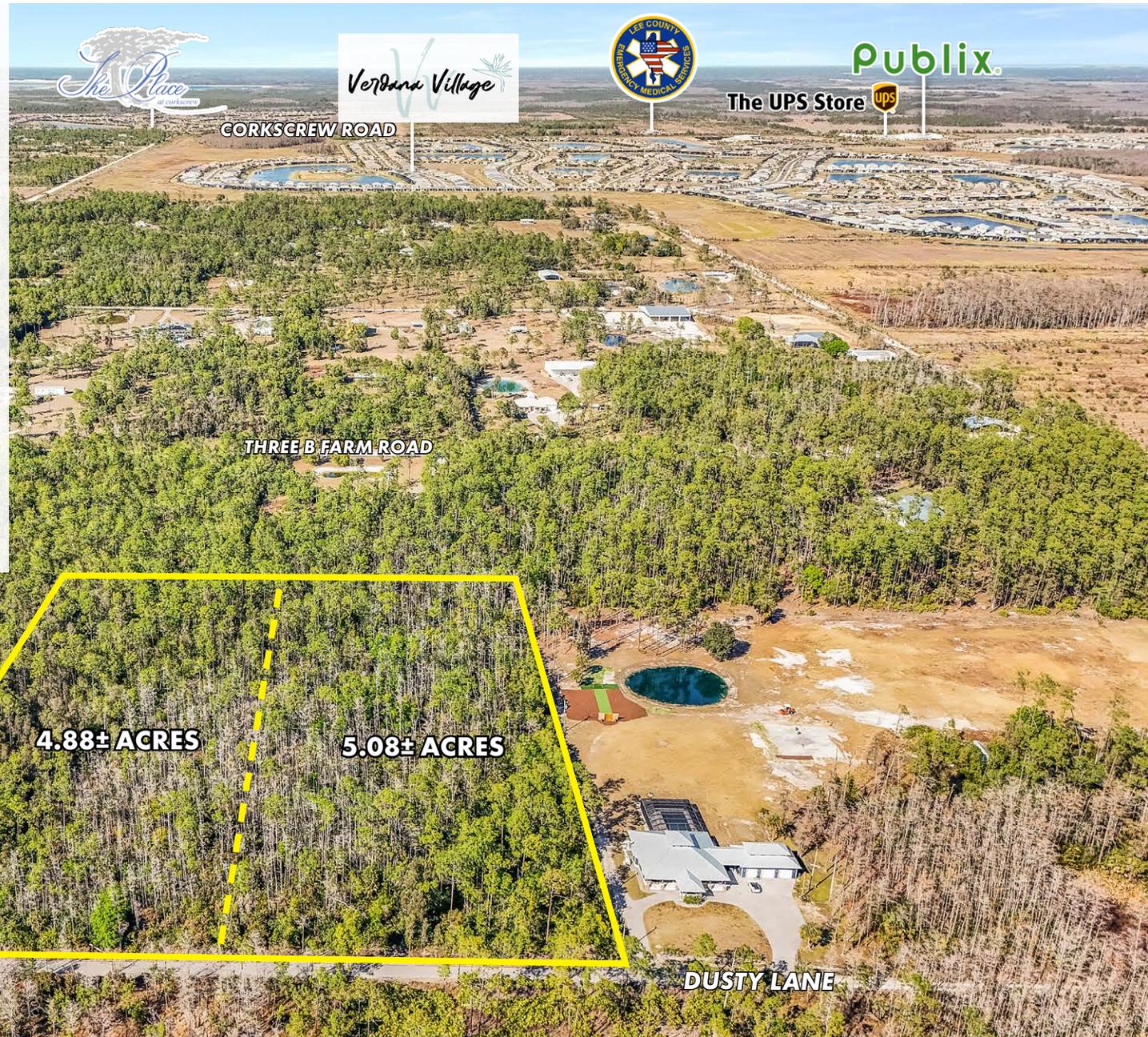
Located at 18203 & 18251 Dusty Lane in Estero, FL, this property offers the peace and privacy of country living with the convenience of nearby city amenities. Set on a quiet, secluded road, the property provides an ideal setting for those who value space, quiet surroundings, and a connection to nature.

While the environment feels removed from the pace of suburban life, the property remains only a short drive from Estero, Bonita Springs, Naples, and Fort Myers. Residents can easily access a full range of shopping, dining, and entertainment options, as well as major roadways connecting to Southwest Florida's business and recreational hubs.

Dusty Lane blends rural comfort with modern accessibility, presenting an attractive option for buyers seeking privacy without isolation.

PROPERTY HIGHLIGHTS

- 9.96± Total Acres
 - 4.88± Acres (Western Parcel)
 - 5.08± Acres (Eastern Parcel)
- Premium private estate home lots in rural pocket of Estero, just south of Corkscrew Road
- Secluded area with quick access to major roads, shopping, dining, and employment hubs
- Over 20,000 acres of conservation land directly to the south
- AG-2 zoning allows straightforward single-family development with low regulatory hurdles
- Water & wastewater will be serviced via installation of well & septic
- Flood Zone X



PROPERTY AERIAL

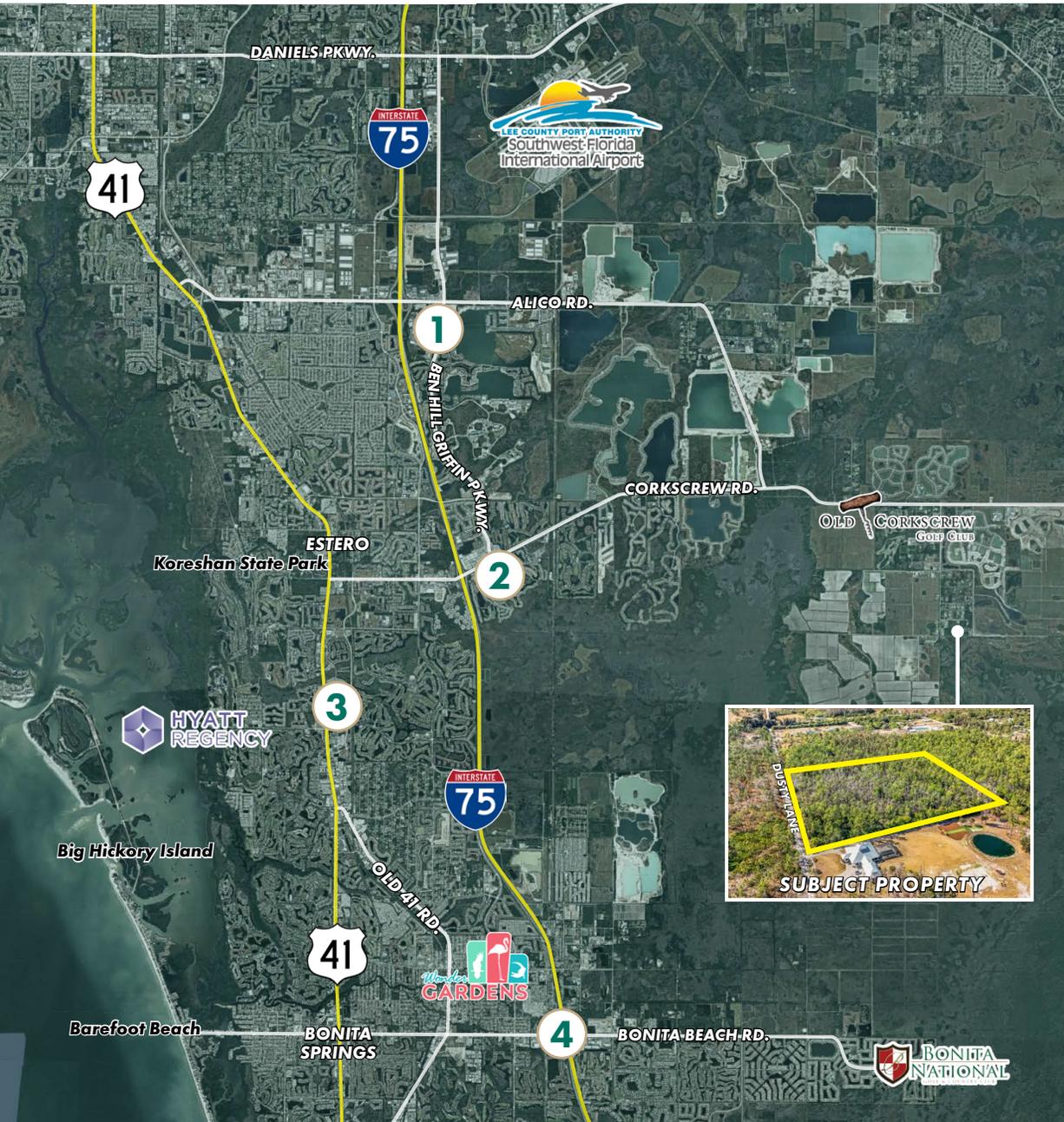




DUSTY LANE

CREW Wildlife & Environmental Area

RETAIL MAP



1. MIROMAR OUTLETS



2. MIROMAR OUTLETS



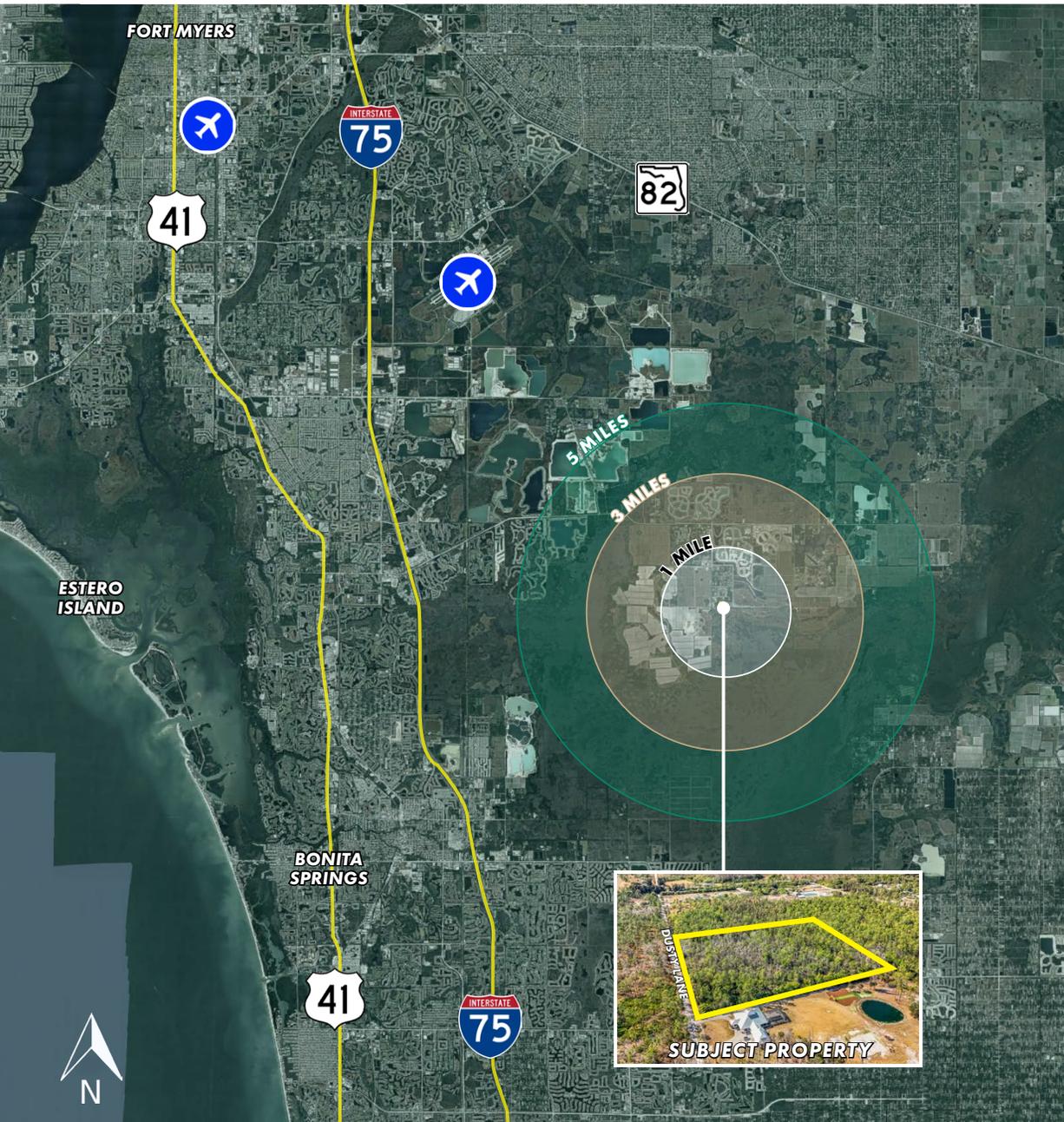
3. COCONUT POINTE



4. BONITA GRANDE CROSSING (I-75 EXIT 116)



LOCATION



AREA DEMOGRAPHICS

3 MILE RADIUS

POPULATION



4,753

HOUSEHOLDS



1,850

MEDIAN INCOME



\$166,624

5 MILE RADIUS

POPULATION



10,208

HOUSEHOLDS



4,144

MEDIAN INCOME



\$148,433

LOCATION HIGHLIGHTS

- 2.2± miles to Corkscrew Road
- 9.8± miles to I-75
- 10.6± miles to Florida Gulf Coast University (FGCU)
- 12.0± miles to US-41
- 12.5± miles to Gulf Coast Town Center
- 13.4± miles to SR-82
- 15.4± miles to SWFL International Airport (RSW)
- 7.4± miles to Bonita Beach Road



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