



ESTERO BAY DEVELOPMENT

42.68 ± ACRES | LEE COUNTY, FLORIDA | ACREAGE & DEVELOPMENT

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ADVISOR

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SALE PRICE	\$3,000,000
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OFFERING SUMMARY

ACREAGE:	42.68 Acres
PRICE / ACRE:	\$70,291
CITY:	Fort Myers
COUNTY:	Lee
PROPERTY TYPE:	Acreage & Development
VIDEO:	View Here

PROPERTY OVERVIEW

Estero Bay Development is the perfect blend of old and new Florida. This 41-acre property, situated on the western boundary of the Estero Bay Preserve State Park, provides privacy and native Florida wildlife, all while being just minutes from high-end restaurants, retail, and golf courses.

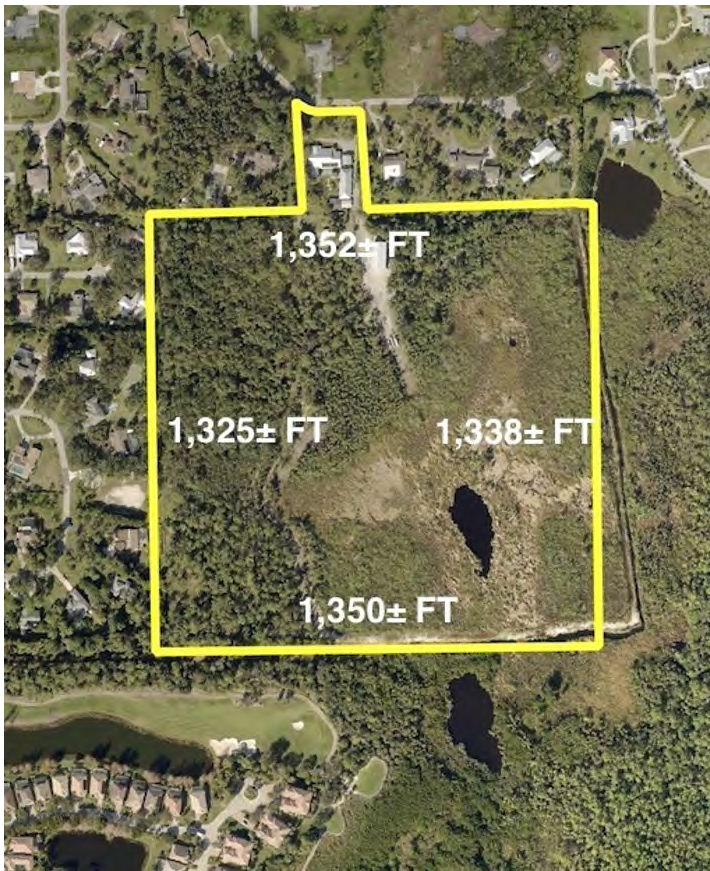
With a short commute to surrounding cities, it's located just over 5 miles from I-75 and just under 1.5 miles from Tamiami Trail. This property combines the raw beauty of a State Preserve with access to the amenities of a thriving metropolitan community.

The property has two access points. One access point is through the current owner's residence, which is included in the sale. The second access point is through an ingress/egress easement on the northern boundary of the Crown Colony Community created in 2004. See documents for easement exhibit. Development is zoned for up to 1 unit per acre.



SPECIFICATIONS & FEATURES

LAND TYPES:	• Dairy • Land Other • Residential Development
UPLANDS / WETLANDS:	Wetlands Delineation Needed
SOIL TYPES:	• Pompano Fine Sand: 19.43% • Isles Fine Sand • Depressional: 60.1% • Hallandale Fine Sand: 20.6%
TAXES & TAX YEAR:	Residential Home 2021: \$6,544.01 41 Acre lot 2021: \$489.79
ZONING / FLU:	FLU is 69.65% Suburban 30.35% Wetlands
LAKE FRONTAGE / WATER FEATURES:	The property borders the western boundary of the Estero Bay Preserve
ROAD FRONTAGE:	N/A Property can be accessed from owners home
NEAREST POINT OF INTEREST:	Estero Bay Preserve
FENCING:	Adequate barbed wire fencing
CURRENT USE:	Goats & Recreational
STRUCTURES & YEAR BUILT:	There is housing for the livestock and a large double port tractor barn.



LOCATION & DRIVING DIRECTIONS

PARCEL:

34-45-24-00-
00009.0000; 34-45-24-
01-00000.0110

GPS:

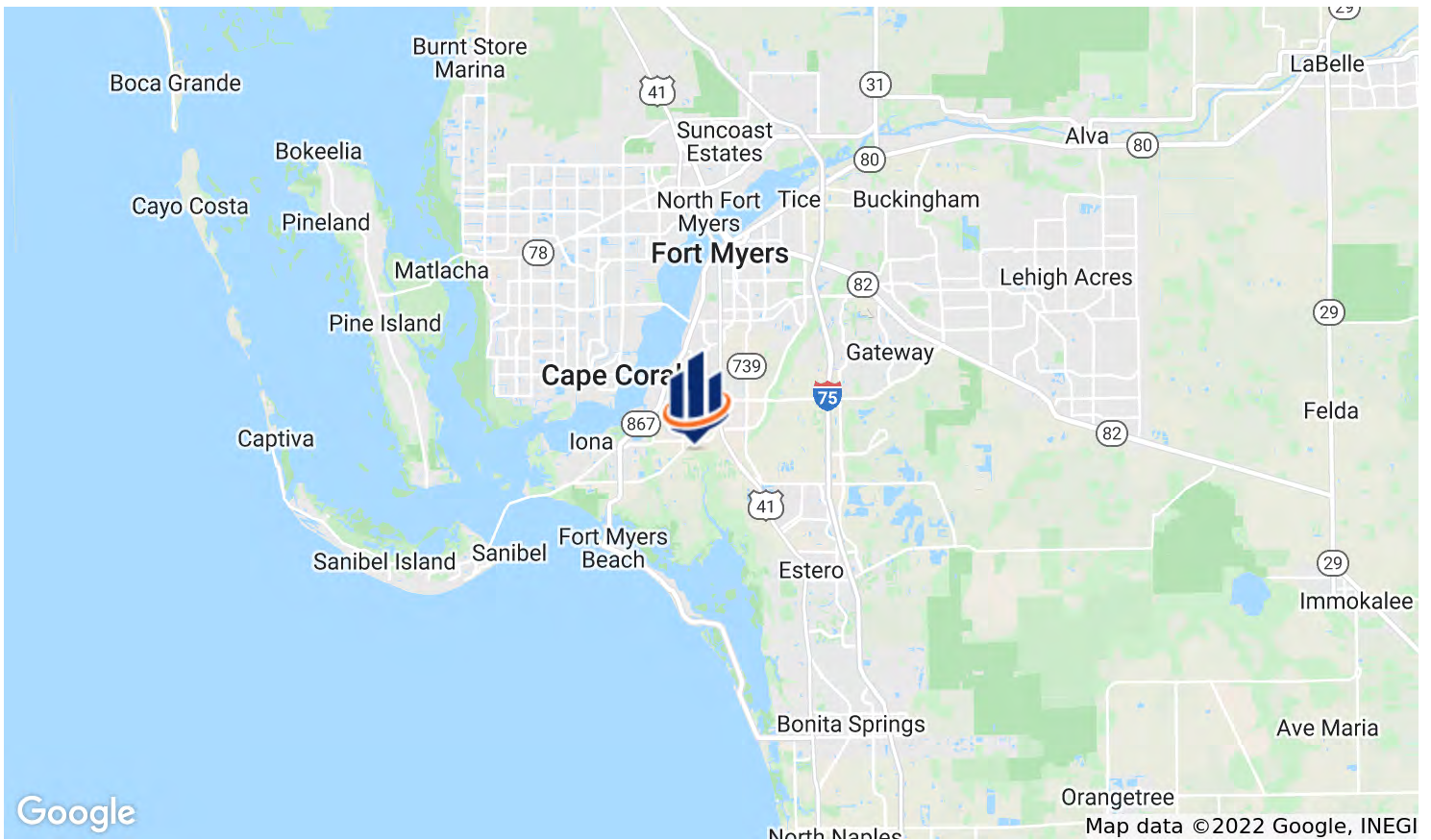
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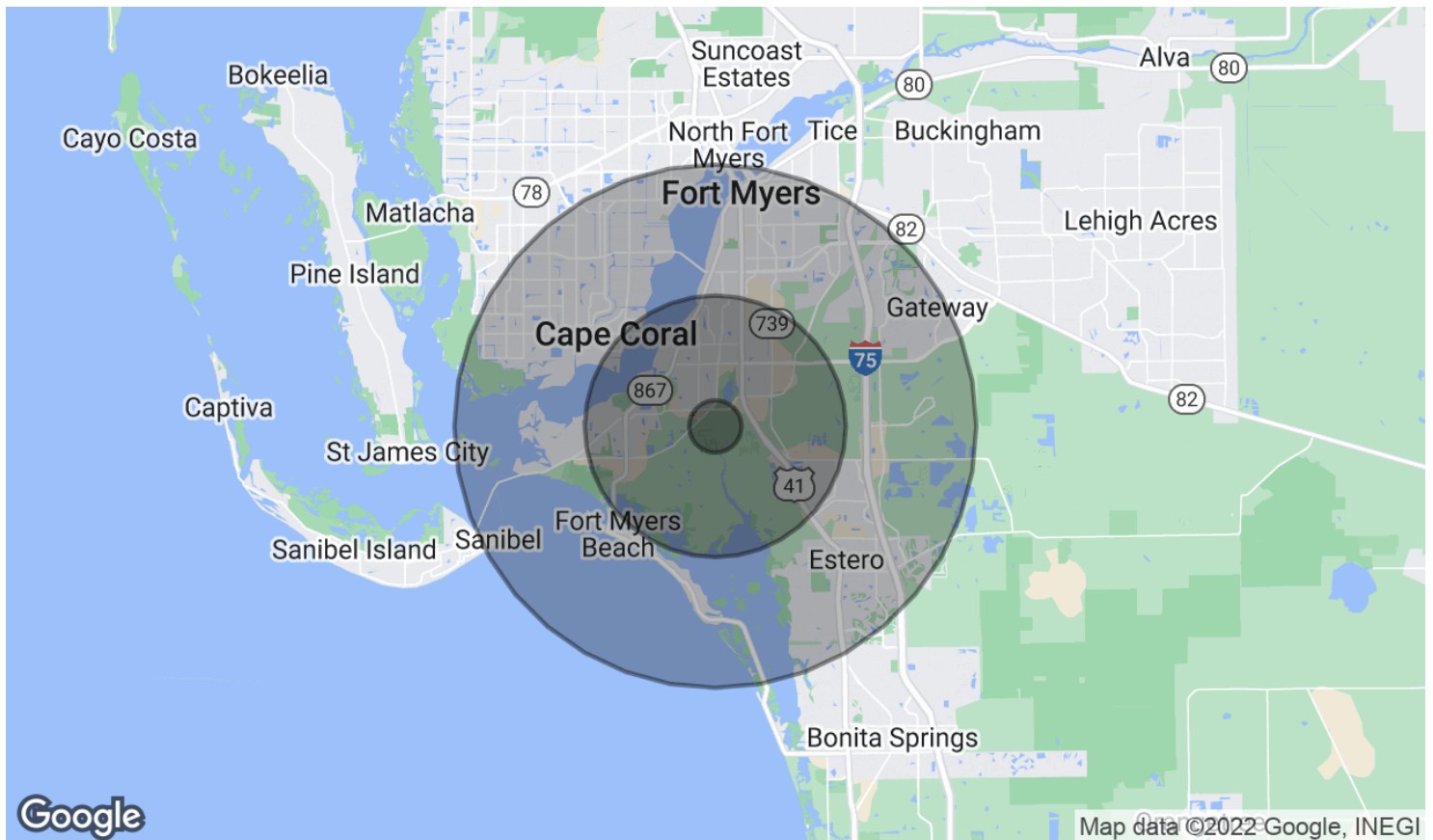
DRIVING DIRECTIONS:

- From Tamiami Trail, head east on Gladiolus Rd
- From Gladiolus Rd turn left at Heritage Lane Farms and stay on this road
- The property will be located on the right side of the street

SHOWING INSTRUCTIONS:

Contact Josh Sheppard or Bo Jahna





POPULATION

1 MILE

5 MILES

10 MILES

TOTAL POPULATION	2,554	97,375	319,583
AVERAGE AGE	54.9	51.5	47.5
AVERAGE AGE (MALE)	52.7	50.2	46.3
AVERAGE AGE (FEMALE)	55.5	52.1	48.2

HOUSEHOLDS & INCOME

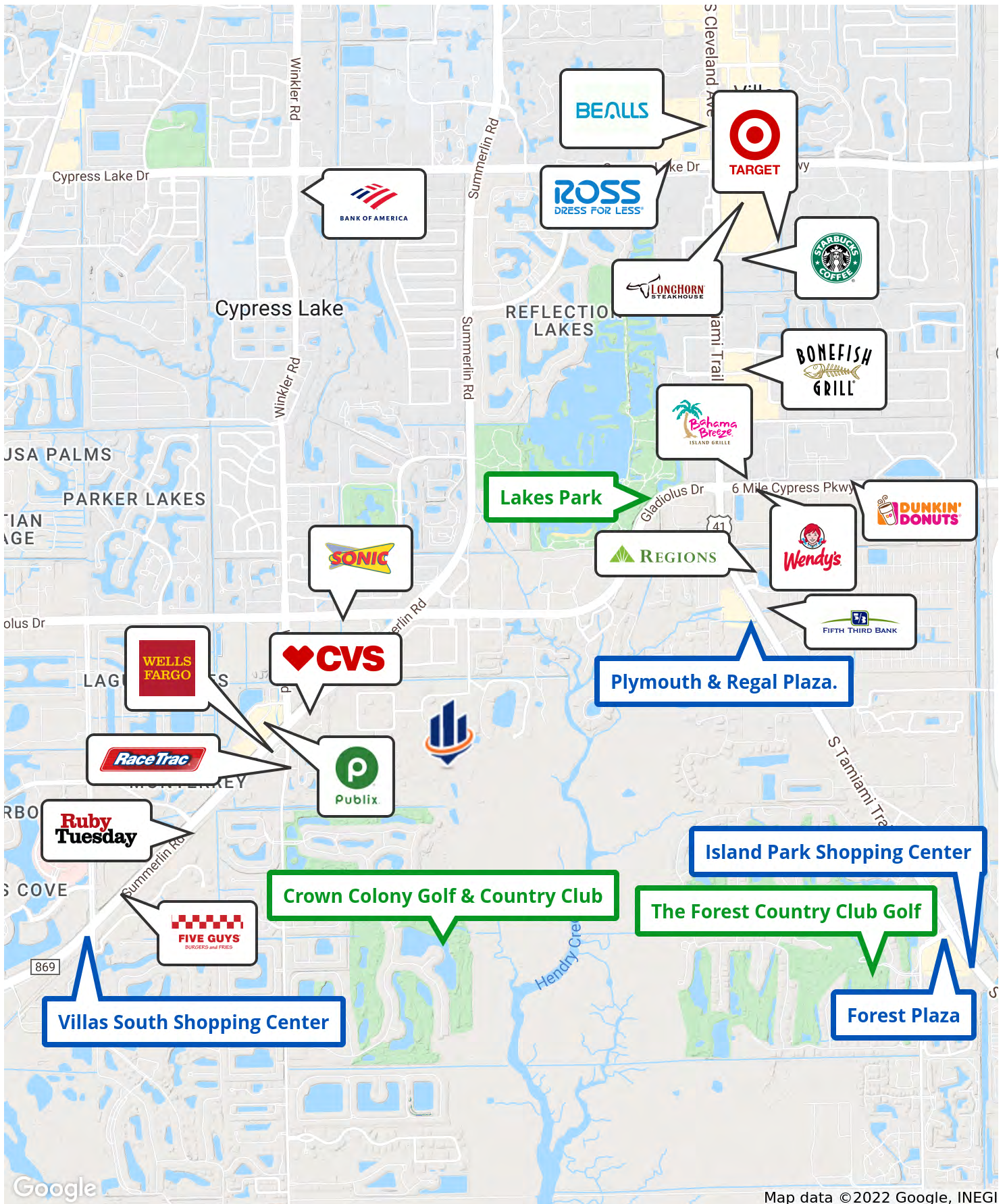
1 MILE

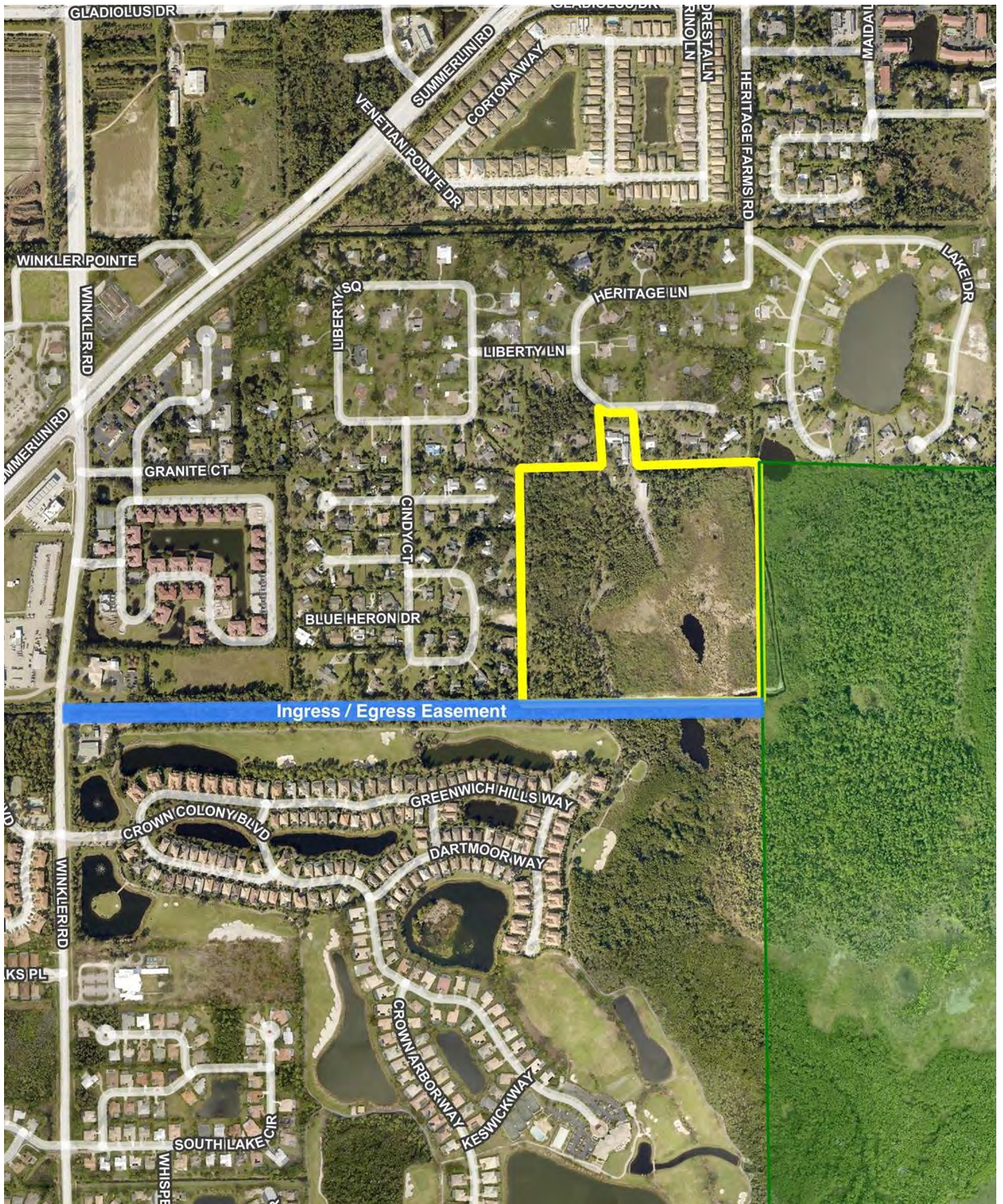
5 MILES

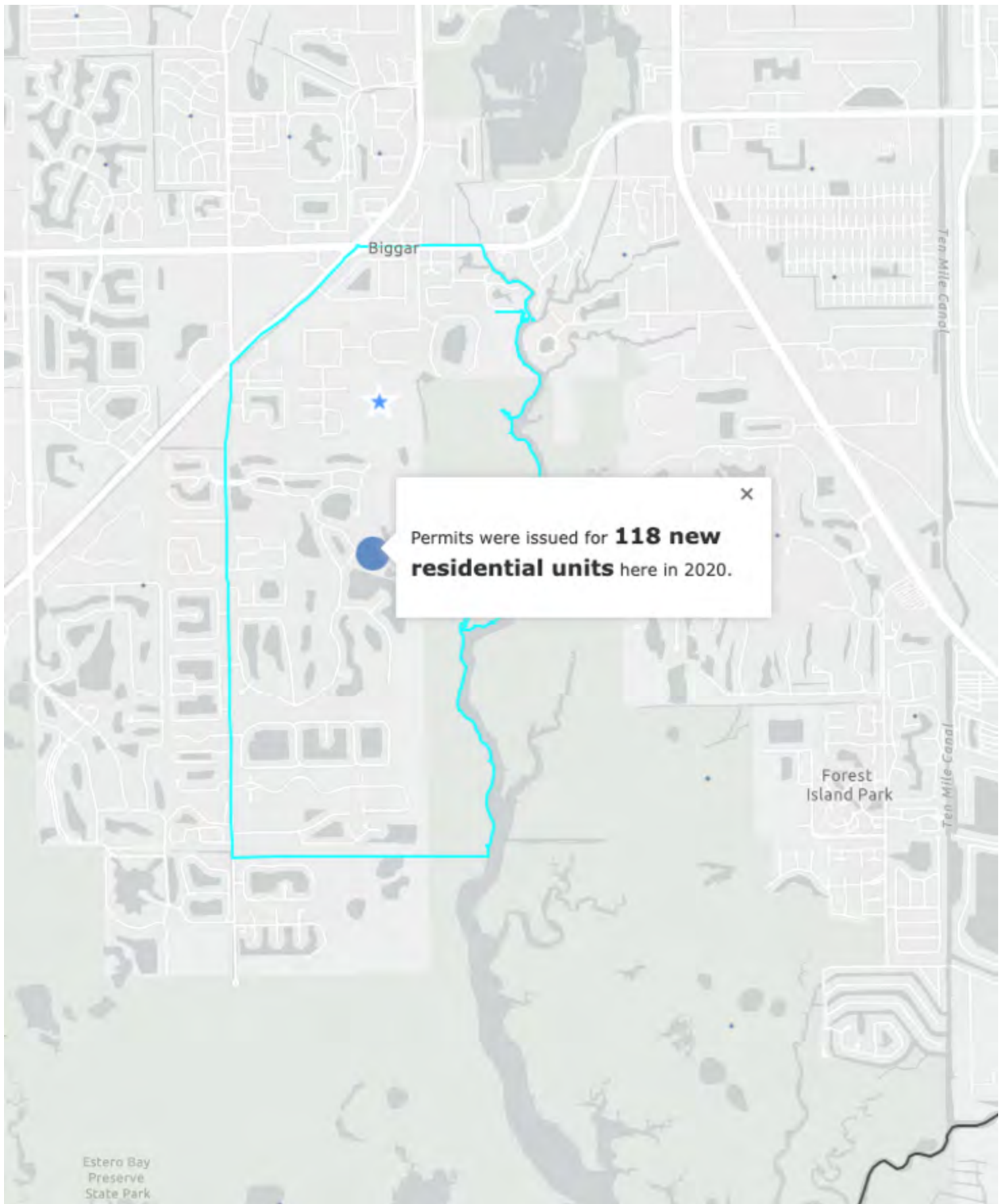
10 MILES

TOTAL HOUSEHOLDS	1,227	45,795	139,398
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$80,326	\$74,780	\$72,531
AVERAGE HOUSE VALUE	\$307,849	\$260,462	\$271,563

* Demographic data derived from 2020 ACS - US Census











JOSH SHEPPARD

Associate Advisor

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PROFESSIONAL BACKGROUND

Josh Sheppard is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Before joining the brokerage, Josh served as a founding member in two high-growth startups. Drawing on experience in startups, he identifies opportunities in emerging industries and technologies for clients seeking to buy or sell development land.

Josh works in the South Florida market, one of the nation's fastest growing technology corridors. He also works with landowners and buyers of ranchland, recreational land, and agricultural land.

Josh holds a Bachelor of Science in Business Administration from the University of Central Florida. In his free time, Josh enjoys fishing, golf, and spending time with family.

Josh specializes in:

- Development
- Ranch & Recreational land
- Agricultural land

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BO JAHNA

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PROFESSIONAL BACKGROUND

Bo Jahna is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Bo is a licensed real estate associate located in Jupiter, Florida. His main focus is transitioning raw land into residential development properties along the east coast of Florida. Bo also specializes in mining and agricultural properties.

He is a 4th generation Floridian and landowner who comes from a family with long-time ties to Polk County and the mining industry.

Bo received his bachelor's degree in Business Administration from the University of Central Florida and his MBA with a finance specialization from the Huizenga School of Business at Nova Southeastern University. He also holds a certification for pricing analytics from Columbia University.

Previously, Bo was the CFO of a manufacturing company in Miami. After the sale of the company, his love of Florida land drew him to agricultural real estate

Bo's personal interests include traveling with family, hiking with his dogs, fishing and reading.

Bo specializes in:

- Residential Development
- Mining Properties
- Agricultural Land
- Ranchland
- Recreational Land

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