



JOEL BLVD.

ALVA



PALM BEACH BLVD.

LSI
COMPANIES

OFFERING MEMORANDUM

ALVA 40

40± ACRES VACANT AGRICULTURAL LAND - ALVA, FL

PROPERTY SUMMARY

Property Address: Alva, FL 33920

County: Lee

Property Type: Vacant Agricultural Land

Property Size: 40± Acres

Future Land Use: Rural

Zoning: AG-2

STRAP Number: 35-43-27-00-00018.0000

LIST PRICE:

\$899,000

\$22,475 Per Acre

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



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Senior Broker Associate



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OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not be limited to, basic terms such as lease rate, lease term.

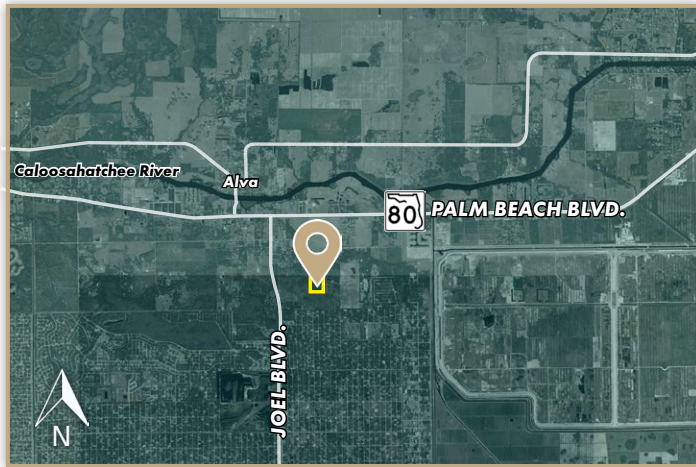
EXECUTIVE SUMMARY

LSI is pleased to present Alva 40, a agricultural acreage opportunity in Eastern Lee County, located south of SR 80/Palm Beach Blvd. and east of Joel Blvd.

It is predominantly upland pasture, with pines, oaks and mixed exotics. The surrounding area includes County-owned conservation property, rural residential, hobby farms and agricultural uses. This is a quiet oasis with close proximity to amenities and services.

Located just 1 mile to the east, the new Alva High School is under construction at the intersection of Joel Boulevard and Tuckahoe Road.

The agricultural zoning designation allows for cattle grazing, animal breeding operations, storage and maintenance of equipment or machinery, farming, citrus or other crops in addition to rural residential type uses.



PROPERTY AERIAL



PROPERTY AERIAL

Legal access to this property is provided via a 50-foot non-exclusive ingress/egress easement along the north boundary of the adjacent parcel to the east. This easement has been established and recorded but should be verified by the Buyer with a survey.

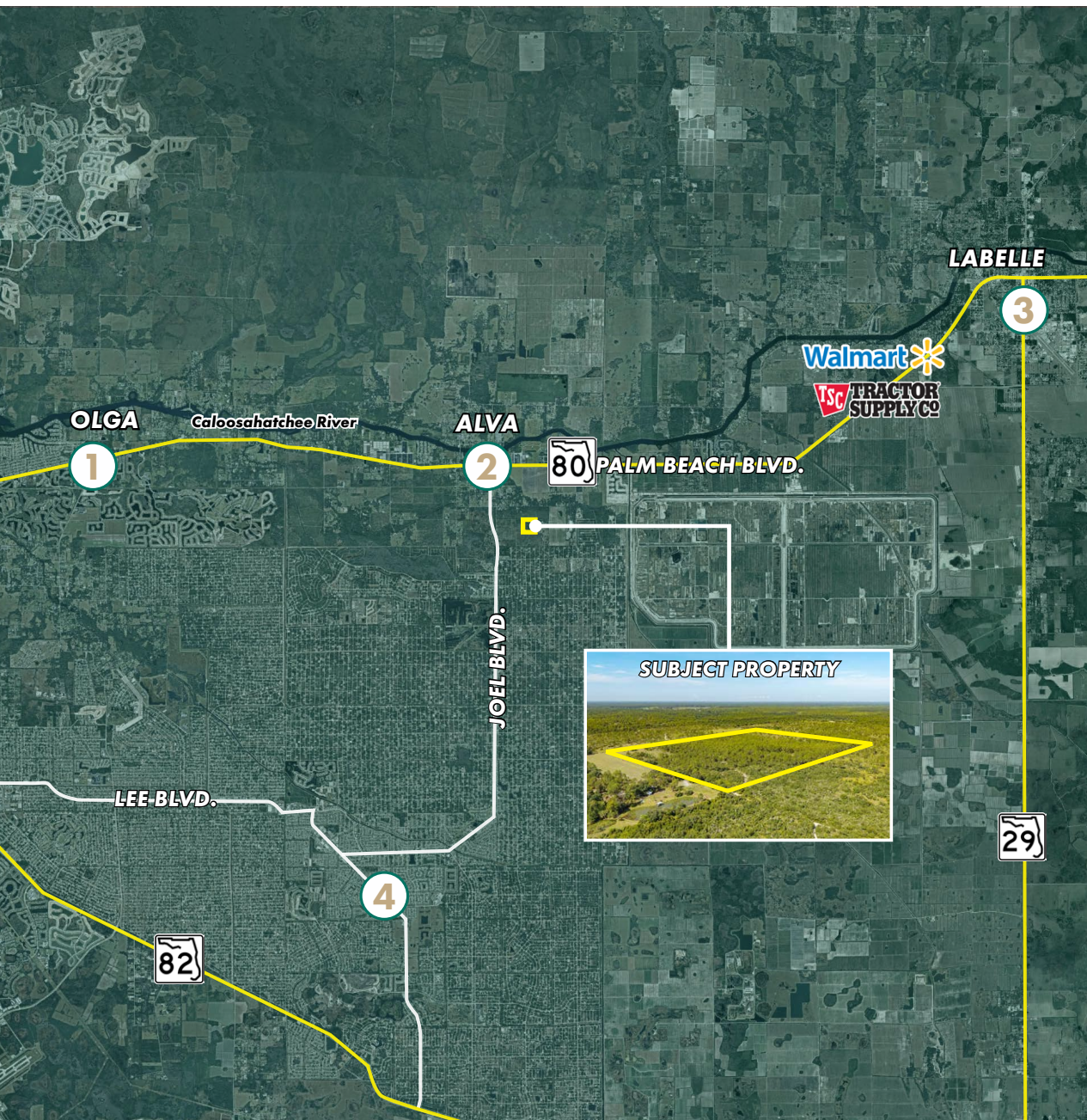
Current access to the site is via a small unpaved shell and partial gravel road off Tuckahoe which runs south to the northeast corner of the site.



ACCESS EXHIBIT



RETAIL MAP



1. RIVERDALE SHOPPING CENTER



2. ALVA/PALM BEACH BLVD.



3. LABELLE - HICKPOCHEE AVENUE & SR-29



3. HOMESTEAD ROAD



LOCATION



LOCATION HIGHLIGHTS

- 1± mile to Joel Boulevard
- 1± mile to Alva High School (*under construction*)
- 2± miles to Palm Beach Boulevard/SR-80
- 3± miles to Alva Elementary & Middle Schools
- 8± miles to Publix-anchored shopping center
- 9.8± miles to HCA Florida Lehigh Hospital
- 10± miles to Walmart
- 13± miles to I-75 (Exit 141)



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.