LAND FOR SALE

629± Mixed-Use Land

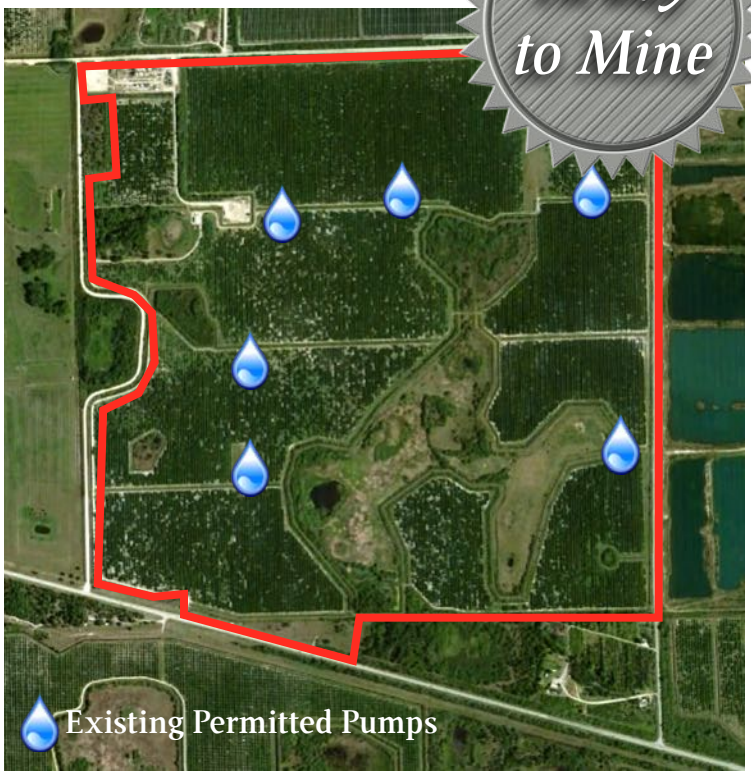
MINING, COMMERCIAL, AGRICULTURE in Fort Myers Area, Florida

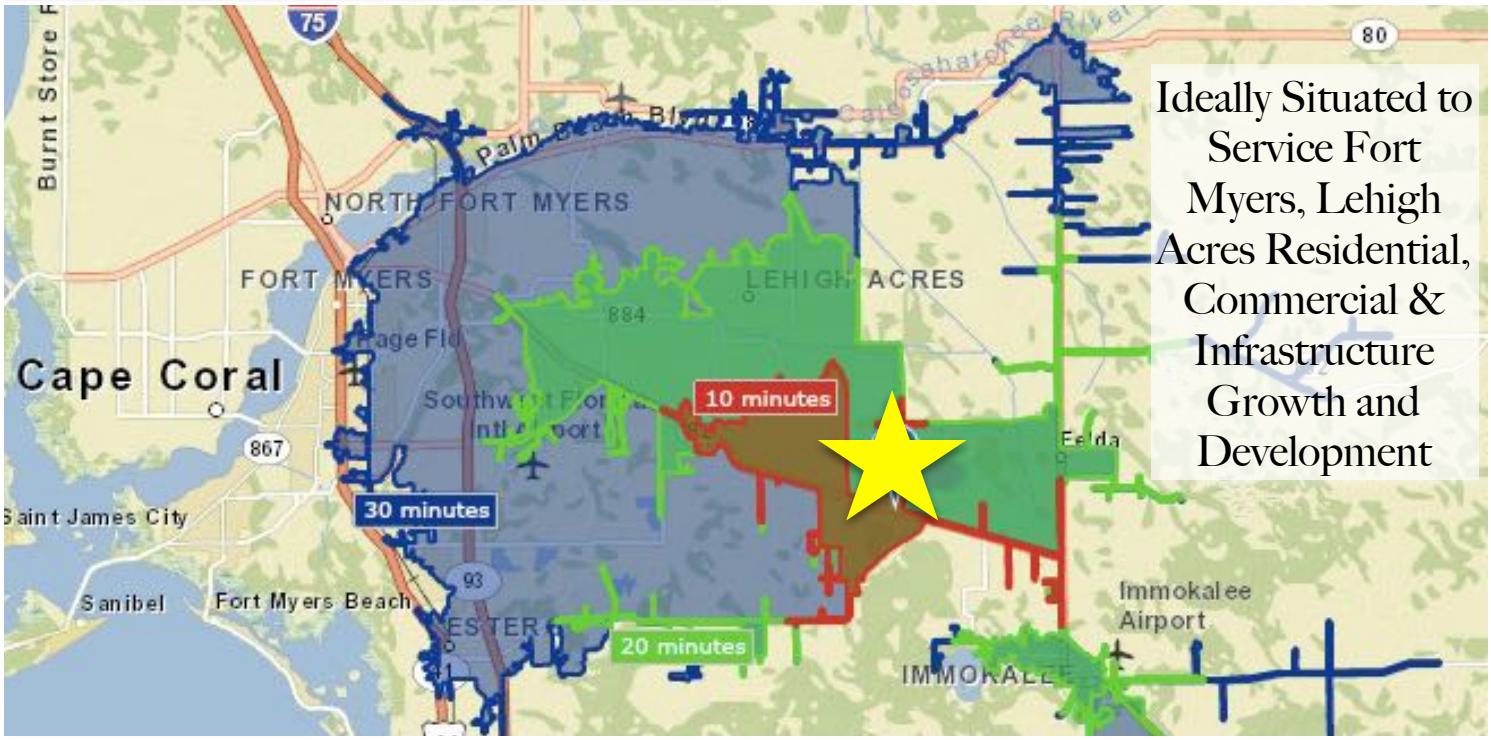
Ready to Mine

Price: $14 Million

- High Volume of Mining Aggregate
- Entitled & Permitted with Mixed Use PUD Allowing Residential, Commercial, Industrial & Agricultural
- Current Citrus Income & Depreciation

Property offers 629± gross acres usable for mining and development with multi-use zoning. Detailed information regarding geotechnical testing, water permitting, feasibility study, and production are available upon request.





CROSBY & ASSOCIATES, INC.

crosbydirt.com

Land Specialists: Commercial & Agricultural Real Estate

PROPERTY DETAILS

- Mining Soils include: Drainage Sand, Fill Dirt, Rip Rap & Limerock
- Great Geographic Location to Serve Expanding Fort Myers, Lee County & Hendry County
- 2014 Traffic Count: SR 82 - 12,721 Cars per Day
- Ag Exempt Taxes for Hendry County
- Water Permitted from SWFWMD 434.83 Million Gal/Year
- Road Frontage: 1/2 Mile on SR 82
- Existing FDOT Permit to Create SR 82 Ingress/Egress

LOCATION

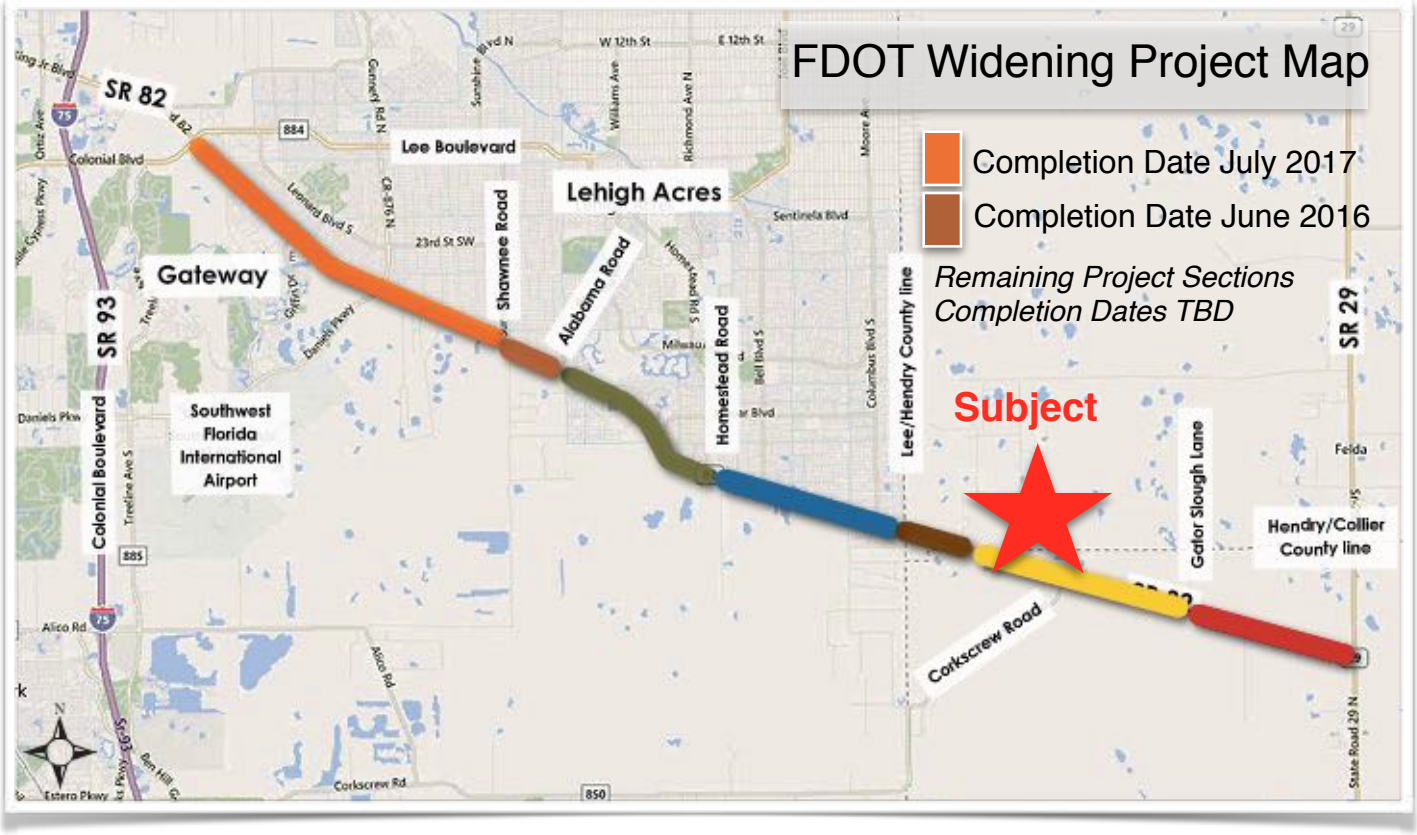
GPS Coordinates

26.514271°, -81.544632°

Driving Directions

From I-75 and SR 82 in Fort Myers, drive approximately 18 miles. The property is on the north side of SR 82.

From SR 29 and SR 82, drive approximately 7 miles west on SR 82. The property is on the north side of the road.



Offered by Crosby & Associates, Inc.

Contact Us

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Specializing in selling industrial, commercial, and agricultural land for more than 30 years, Crosby & Associates, Inc. is lead by Ben Crosby, CCIM, ALC. Our firm's experience has lead to a collaboration of Associates who understand financial land investments and the complex variables to consider when properly identifying the highest and best use of a tract of land. Our Associates recognize the historical, statistical, and projection trends that set the pace for Florida's growth and development.

All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

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