

Alva Riverfront

21 Acres

Located near the Ft. Myers/Sanibel-Captiva area

New Price
as of
July 2010

Land · Commercial · Conservation · Land Management
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Alva Riverfront

Acres: 20.86 +/- acres
 Improved Acreage: 19 +/- acres
 Price: ~~\$1,100,000~~
NEW PRICE \$850,000 - July 2010

Location: Palm Beach Blvd. (Hwy 80)
 Alva, Florida

Uses: Residential, Commercial,
 Agriculture

Future Land Use: Currently 1 home per 1/2 acre.
 Zoning: Agriculture 2 units per
 acre. FLU: Urban Community,
 Residential, Commercial 1-10
 units per acre

Road Frontage: 780 +/- ft. on Hwy 80

River Frontage: 1,184 +/- ft on Caloosahatchee

Grass Types:
 Bahia

Soil Types:
 Lee Sand

Land Cover:
 Pasture & Trees

Fencing:
 Barbwire

Natural Water:
 Caloosahatchee River

Water Provided by:
 Well/Septic

Utilities Provided by:
 Lee County Electric Coop

School Information:
 Alva, North Ft. Myers

Parcel IDs:
 27-43-27-00-00016-000

Latitude: N 26° 42' 32.7"
 Longitude: W 081° 36' 15.7"



Driving Directions:

- From I-75 & Hwy 80 in Ft. Myers, go east on Hwy 80 for 12.5 miles.
- From Hwy 29 & Hwy 80 Labelle, go west on Hwy 80 for 9.7 miles.

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Alva Riverfront



This highly desirable riverfront property is located near the historic rural community of Alva (population 2,182). The surrounding area is mostly agricultural in nature and the city of Ft. Myers is approximately 14 miles to the west. Interstate 75 is approximately 12.5

miles west and the Southwest Florida International Airport is approximately 27 miles from the property.

The property is currently “bank owned” and near the Ft. Myers/Sanibel-Captiva area. The Ft. Myers/Sanibel-Captiva area is known for quality lifestyles, desirable business environment, beautiful beaches, fishing, boating, vacationing, nature activities, recreation, warm winters and retirement living (see www.sanibel-captiva.org and www.fortmyers.org).

The northern portion of this unique 21-acre property is located on the beautiful Caloosahatchee River. The protected oxbow portion of the river property allows for safe harbor of deep draft

vessels. The oxbow river banks are in good condition with large trees and typical riverfront vegetation.



The Alva-Caloosahatchee River Bridge (mm 116.0) is located approximately one-third mile from the property.

The Caloosahatchee River is also known as the Okeechobee Waterway which connects the Gulf of Mexico at Ft. Myers/Sanibel FL with the Atlantic Ocean at Stuart FL via Lake Okeechobee and the St. Lucie Waterway. The waterway is capable of deep-draft large vessel navigation from the Gulf of Mexico to Atlantic Ocean. The property is located approximately 14 miles up-river from Ft. Myers (Gulf of Mexico), 38 miles down-river from Moore Haven (Lake Okeechobee) and 116 miles from Stuart (Atlantic Ocean).

The southern portion of the property borders Palm Beach Blvd. also known as Hwy 80. Palm Beach Blvd has recently been improved into a four lane roadway.

The zoning is currently Agriculture (Ag-2) which allows for agricultural uses and up to 2 dwelling units per acre. Lot sizes must be no less than one-half acre in size due to well and septic tank requirements.

The current Future Land Use of the property is highly desirable “Urban Community”. When the proper utilities are installed, and zoning changes are implemented, the allowable uses are residential, commercial, public and quasi-public, and limited light industry. Standard density ranges from one dwelling unit per acre to a maximum of ten dwelling units per acre.



The waterway is capable of deep-draft large vessel navigation from the Gulf of Mexico to Atlantic Ocean.



Beautiful Riverfront Property!

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