

SOLD



Caloosahatchee River Development Acreage

38.24 +/- Acres | Lee County, FL



ADDRESS

2054 Cohn Road
North Fort Myers, FL 33917

LOCATION

From I-75 & Bayshore Road (Exit 143) in North Fort Myers, go west on Bayshore Road for 2.8 miles, left on Coon Road for 0.2 miles, and left on Donald Road for 0.6 miles. The property is on the north and south sides of Donald Road and the east and west sides of Cohn Road.

PROPERTY SUMMARY

This property includes 51± acres along the Caloosahatchee River. There are approximately 1,400 feet of river frontage with beach areas. This is a desirable waterfront residential development property with boating, fishing, and recreational opportunities. The site is located close to both I-75 and US 41. The property is less than one mile from Publix Supermarket and other commercial services. Southwest Florida International Airport and the Punta Gorda Airport are nearby. Most of the site is located within the suburban future land use designation that allows up to six homes per acre. Custom estate homes could also be developed. Public water services are located along the road frontage. There are publicly owned conservation lands along the eastern part of the property adding to the privacy. The five existing homes can provide rental income until the site is redeveloped. Well-located large riverfront development properties such as this are in short supply.

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