

NEW



## Caloosahatchee River Acreage

11.78 +/- Acres | Lee County, FL | \$1,720,000



### ADDRESS

2053 Cohn Road  
North Fort Myers, FL 33917

### LOCATION

From I-75 and Bayshore Road (Exit 143) in North Fort Myers, Florida travel west on Bayshore Road for 2.8 miles, left on Coon Road for 0.2 miles, and left on Donlad Road for 0.6 miles. The property is at the southwest corner of Cohn and Donald Roads.

### PROPERTY SUMMARY

This desirable waterfront property is located along the beautiful Caloosahatchee River that is approximately 1.3 miles wide. The site includes  $\pm 11.8$  acres, over 500 feet of river frontage, and a view of an island with a wood stork rookery. Build your custom home in this very private setting with boating, fishing, and recreational opportunities. Lee County owns conservation lands to the east that can never be developed. The property is conveniently located near I-75 and US 41. The site is less than a mile to a Publix Supermarket and other commercial services and is midway between the Southwest Florida International Airport and the Punta Gorda Airport. The site includes cleared areas, woodlands, and wetlands. The property is being sold "As Is" with no warranties. Due diligence is required by the buyer to determine the site suitability. No survey, environmental, or other reports are available.

[nationalland.com/listing/caloosahatchee-river-acreage](https://nationalland.com/listing/caloosahatchee-river-acreage)



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