

RESIDENTIAL

7144 Vassar DR

7144 Vassar Drive, Fort Myers, Florida, 33908, United States

Property Details

Type	**Residential**
MLS #	**2025020670**
View	**Trees Woods**
Lot size	**0.23 acres**
Neighborhood	**FM15 - Fort Myers Area**
Subdivision	**WILDWOOD ADDITION**

Description

Enjoy the best of SW Florida living on this prime buildable 10,193 sq ft (.23 acre) cleared and filled lot in the highly desirable Iona area—just minutes from Sanibel Island, Fort Myers Beach, shopping, dining, and quick access to McGregor Blvd. Nestled in a quiet, established neighborhood with no HOA, this lot offers a peaceful coastal lifestyle surrounded by sunshine and sandy beaches. This parcel at 7144 Vassar Drive is one of three vacant lots on the street. Buyers may purchase individually or explore the potential to combine the neighboring parcels at 7168 and 7176 Vassar Drive as an assemblage, subject to Lee County approval. Note: This property is within the 660’ buffer of protected bald eagle nest LE-071B. Drone photography is temporarily restricted while the nest is active; aerial images will be added once permitted. Buyers are encouraged to verify any building, setback, and wildlife-related guidelines with Lee County and FWC.