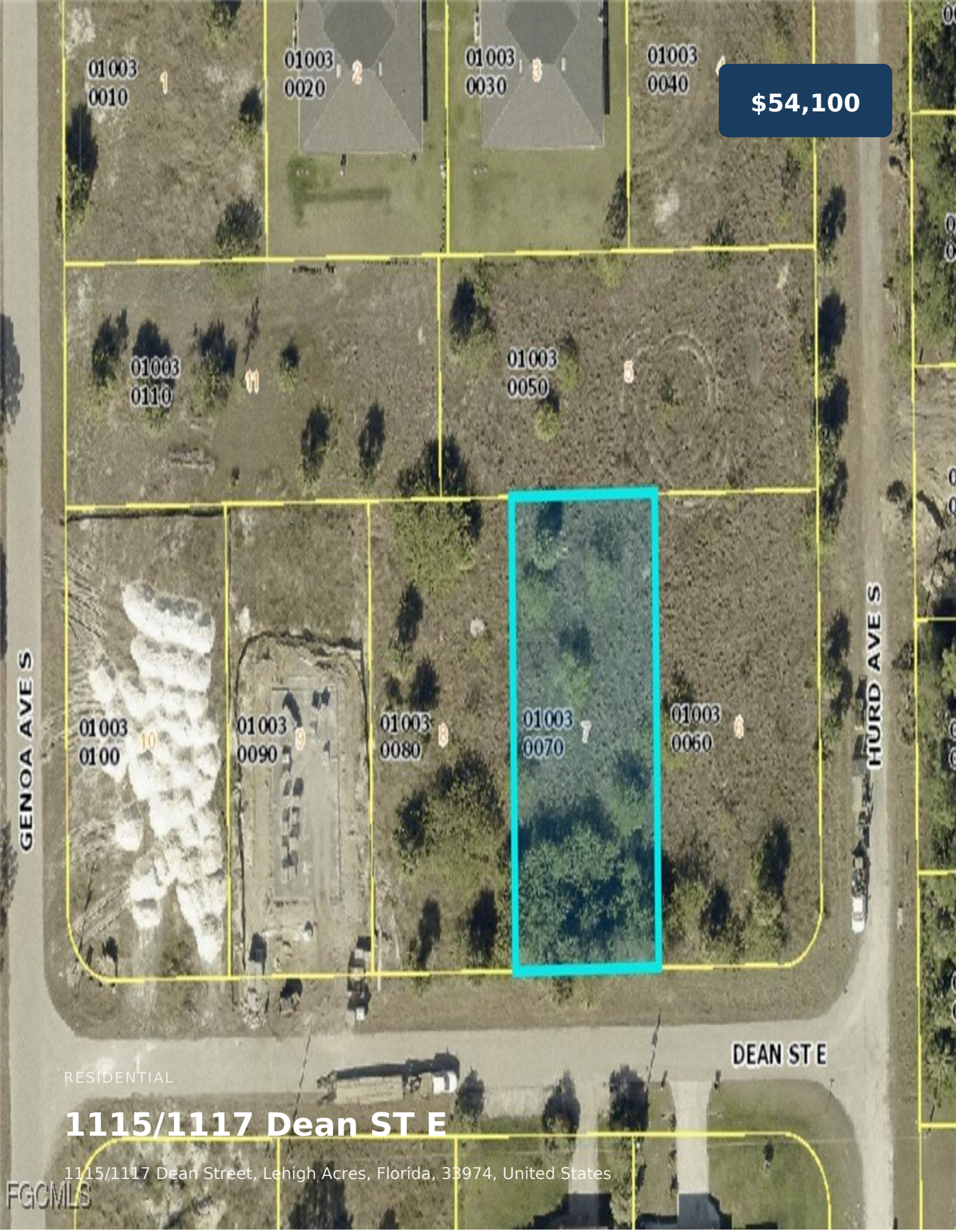


$54,100

RESIDENTIAL

1115/1117 Dean ST E

1115/1117 Dean Street, Lehigh Acres, Florida, 33974, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2025008986**
View	**Landscaped**
Lot size	**0.25 acres**
Neighborhood	**LA08 - Southeast Lehigh Acres**
Subdivision	**LEHIGH ACRES**

Description

This is a great opportunity to secure a DUPLEX or RESIDENTIAL HOMESITE in the tucked-away and peaceful Southeast section of Lehigh Acres. This lot is being offered alongside the property next door (separate purchase MLS# 2025008990). PURCHASING BOTH TOGETHER CREATES A MUCH LARGER BUILDING SITE, offering outstanding potential for a grand single-family residence, a multi-unit investment, or simply more land to enjoy. On its own, this parcel provides excellent potential for SINGLE-FAMILY OR DUPLEX CONSTRUCTION. The property is SIGNIFICANTLY CLEARED AND READY TO BUILD, saving you time and expense in site preparation. Located in an area with NICE SINGLE-FAMILY HOMES across the street and nearby, it supports long-term value while offering a welcoming neighborhood setting for your new home. An additional benefit is that the property is NOT LOCATED IN A FLOOD ZONE, giving peace of mind and reducing long-term ownership costs. The location is another highlight. Tucked off MILWAUKEE BOULEVARD in the Southeast section of Lehigh Acres, this homesite enjoys a quiet, off-the-beaten-path setting while still being within minutes of shopping, dining, schools, and parks. With convenient access to major roadways, you'll reach FORT MYERS, IMMOKALEE, and surrounding communities with ease. Lehigh Acres is a growing community known for its SPACIOUS LOTS, FAMILY-FRIENDLY ATMOSPHERE, and recreational amenities, including GOLF COURSES, PARKS, and COMMUNITY CENTERS. Whether you are ready to build right away or prefer to hold the property as a future investment, this site delivers the features today's buyers and builders want most—a cleared lot, flexible zoning, a quiet yet convenient location, and the opportunity to combine with the adjacent parcel for an expanded building site. Bring your builder, your blueprints, and your vision. The perfect opportunity to create your own piece of Southwest Florida living is waiting right here in Southeast Lehigh Acres. CALL YOUR REALTOR TODAY! For the convenience of all parties, Encore! Realty Services requests that all offers be submitted in writing on the MOST RECENT

FLORIDA REALTORS VACANT LAND CONTRACT and accompanied by PROOF OF FUNDS. NO VERBAL OFFERS WILL BE ACCEPTED. Parcel ID #13-45-27-L1-01003.0070
