
$16,000
RESIDENTIAL
16971 1st ST
16971 1st Street, Alva, Florida, 33920, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026040669**
View	**Landscaped, Partial Buildings**
Lot size	**0.14 acres**
Neighborhood	**FE04 - East Fort Myers Area**
Subdivision	**ALVA**

Description

Land in Lee County for $16,000, on a street where the homes are already built. This 0.14-acre residential lot (approx. 50 x 125) sits on paved, county-maintained First Street in the Charleston Park community of Alva, just south of SR 80 (Palm Beach Blvd). You get the quiet, open feel of rural East Lee County with a straight run west to Fort Myers and I-75. Your front yard looks west across open farmland. That means sunsets over the fields and no rooftops staring back at you. A sidewalk already runs along the frontage, and the Charleston Park lighting district keeps the street lit at night. Curbside garbage and recycling pickup comes every Friday. Neighboring lots have homes on them, so you are building into an established street instead of waiting years for a subdivision to fill in. Carrying costs are about as low as it gets. The 2025 tax bill was $113.96, with no HOA and no mandatory fees. Hold it while you save, or break ground when you're ready. Much of the early homework is done. A boundary survey has been completed by Nexgen Land Solutions. Per the seller's disclosure, there are no known wetlands or environmental issues on the lot. The seller also reports no encroachments or code violations. Zoned RS-1 for single-family residential on a platted lot. Owner-builders get a homesite without a big lot payment. A small builder gets an infill spec site where homes already stand. Investors get Lee County land that costs almost nothing to hold. Cash and conventional offers are welcome. Charleston Park, the county park just up the road, has covered basketball courts and a picnic pavilion. Alva's stretch of the Caloosahatchee River is a short drive for fishing and boating, and LaBelle is easy to reach to the east. Buyer due diligence: The lot is in FEMA Flood Zone AE (Panel 12071C0329G, effective 11/17/2022), so plan on elevated construction to avoid flood insurance. There is no public water or sewer at the site; a well and septic system will be needed. Lot dimensions come from a previous appraisal and Lee County Property Appraiser records. Buyer to verify zoning and permitting requirements with Lee County Community Development. Walk it, bring your builder,

and make your plan.