
$40,000
RESIDENTIAL
759 Kirkman AVE
759 Kirkman Avenue, Lehigh Acres, Florida, 33974, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026037668**
Lot size	**0.23 acres**
Neighborhood	**OA01 - Out of Area**
Subdivision	**ACREAGE**

Description

Prime 0.23-acre residential opportunity in Lehigh Acres, Lee County, offering approximately 10,206 square feet of land in a relaxed, low-density setting. The neighborhood features a pleasant mix of homes and open land, with native pines and palmettos creating a natural, private feel while maintaining convenient access to major corridors such as SR 82 and I-75. The parcel offers a practical footprint for a future residence or land investment, subject to applicable zoning and development requirements. Its location provides a balance between a peaceful residential atmosphere and connectivity to surrounding communities, shopping, services, and employment centers throughout the greater Fort Myers area. Zoned RS-1, the property is intended primarily for residential development, subject to Lee County regulations and applicable site requirements. Buyers should verify permitted uses, minimum lot requirements, setbacks, building requirements, lot coverage, utility availability, access, and all other applicable development standards with Lee County prior to purchase. The property is located in Flood Zone X, which is generally considered an area of minimal flood hazard under current FEMA flood maps. Buyers should independently verify the current flood zone designation, flood insurance requirements, drainage conditions, building regulations, and any applicable development restrictions with FEMA and the appropriate local authorities. The property is identified by Parcel ID 234527L2070390020. Buyers should independently verify zoning, dimensions, access, utilities, flood zone information, development potential, and all other property details prior to purchase. The property is available for a self-guided tour. Subleasing is not permitted. This property is not available for rent or lease.