

RESIDENTIAL

3111 8th ST SW

3111 8th Street, Lehigh Acres, Florida, 33976, United States

Property Details

Type	**Residential**
MLS #	**226029233**
Lot size	**0.25 acres**
Neighborhood	**LA04 - Southwest Lehigh Acres**
Subdivision	**LEHIGH ACRES**

Description

PROMINENT SOUTH REAR EXPOSURE — PERFECT BUILDER OR INVESTMENT LOT IN SOUTHWEST LEHIGH ACRES! Secure your piece of Southwest Florida’s massive growth with this prime, oversized vacant residential lot located at 3111 8th St SW. PROPERTY HIGHLIGHTS: Optimal Orientation: Highly desirable South rear exposure ensures your future backyard pool, patio, or lanai receives gorgeous, consistent Florida sunlight all day long. Ready for Development: Zoned RS-1 (Single-Family Residential), providing the perfect canvas for a custom home or a profitable spec-build. Cost-Efficient Infrastructure: Located in Taxing District 048 (Lehigh Acres Fire & Light). This is a county-managed MSTU—meaning NO expensive Community Development District (CDD) bonds or restrictive, private HOA fees to eat into your margins. INVESTMENT & HISTORY VALUE: Lehigh Acres stands as one of Florida’s most historic and expansive pre-platted master communities, originally designed to offer accessible, open-subdivision living. Today, Southwest Lehigh Acres (MLS Area LA 04) is experiencing a historic surge in development and infrastructural demand. Positioned comfortably within Lee County’s unincorporated footprint, this specific section offers a rapid path to permitting. Utilities are available right at the street line via LCEC overhead poles, with future construction utilizing standard private well and septic configurations.Whether you are a developer looking for a premier, fast-tracked job site or a long-term investor looking to buy and hold in a booming Florida submarket, this quarter-acre gem offers unbeatable long-term equity potential. Drive by and submit your offer today!