**$54,000**



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FGCMLS

## Property Details

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|---|---|
| Type | **Residential** |
| MLS # | **2026030492** |
| View | **Trees Woods** |
| Lot size | **0.29 acres** |
| Neighborhood | **LA05 - West Lehigh Acres** |
| Subdivision | **LEHIGH ACRES** |

## Description

Prime duplex-zoned lot (BUILDING PLANS AND SITE PLANS ALREADY APPROVED BY COUNTY WILL BE INCLUDED) in one of Lehigh Acres’ fastest-growing corridors — perfect for investors, builders, or anyone looking to create long-term rental income. This property sits in a highly accessible area with strong demand for multi-family housing. Property Highlights Duplex-zoned lot — ideal for building income-producing units Generous lot size with plenty of design flexibility Strong rental demand in this part of Lehigh Acres Convenient access to SR-82, making commuting simple and appealing for future tenants Close to schools, parks, shopping, and everyday essentials Growing neighborhood with new construction all around No HOA and no deed restrictions High-and-dry Florida living with easy utility access in the area Location Benefits Minutes from Fort Myers, Gateway, and major employers Quick drive to Publix, Walmart, restaurants, and daily conveniences Surrounded by new duplex builds, boosting property value and rental potential Ideal for long-term investment in a rapidly developing part of SW Florida Why This Lot Stands Out This stretch of Leonard Blvd S is known for its steady growth, strong rental market, and consistent new construction activity. Investors love this area for its high occupancy rates, easy access, and future appreciation potential. Whether you’re building to rent or building to sell, this lot checks all the boxes.