
$1,650,000
LAZY LN
SLEEPY HOLLOW LN
OXBOW RD
RIVER FOREST DR
MINT WAY
ISLAND RD
MARQUETTE BLVD
MARINA PARK DR
QUEEN ANNE DR
BIGELOW RD
BARCELONA AVE
ANDROS AVE
RIVER OAK LN
RIVER PINE DR
MARILYN LN
IRIS WAY
VIRGINIA AVE
RIVERSIDE
OLD OLGA RD
CARIBBEAN BLVD
NASSAU ST
NEVIS DR
TRINIDAD ST
PONCE CIR
ST KITTS DR
CRISTOBAL ST
MONTEGO DR
GRENADA WAY
WEBER BLVD
TOBAGO CIR
DOMINICA
TROPIC AVE
FOURTH ST
RESIDENTIAL
2330 Lazy River LN
2330 Lazy River Lane, Fort Myers, Florida, 33905, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026025921**
View	**River, Trees Woods, Water**
Waterfront	**River**
Lot size	**9.98 acres**
Neighborhood	**FE07 - East Fort Myers Area**
Subdivision	**FORT MYERS SHORES**

Description

Exceptional 10-acre riverfront opportunity on the Caloosahatchee River in Fort Myers, offering approximately 320 feet of direct waterfront below the Franklin Lock with unrestricted boating access to the Gulf of Mexico. Surrounded by majestic oaks and pines, this rare property combines breathtaking river views, exceptional privacy, and outstanding investment potential. Currently zoned RS-1 Suburban, the property offers the potential to develop up to 60 residential units, subject to county approvals and infrastructure requirements, making it an extraordinary opportunity for developers, investors, and builders seeking to create a premier waterfront community. Plans could include premium riverfront homesites with private dock potential, while additional residences may enjoy river access through a community boat ramp and dock. Central water and sewer are available, further enhancing the property's development appeal. For those seeking a private estate, this remarkable property provides the perfect setting to create a custom riverfront retreat with ample room for barns, garages, workshops, guest houses, and other outbuildings while preserving the natural beauty of the landscape. A private boat ramp may also be added, and the protected waterfront location behind an oxbow island helps shield boats and docks from heavy wave action. A generous 25-foot building setback from the river's edge allows future construction to maximize the spectacular water views and embrace the ultimate Southwest Florida waterfront lifestyle. Parcel 20-43-26-02-00002.0010 is included in the sale. Opportunities of this size, location, flexibility, and development potential are exceptionally rare on one of Southwest Florida's most desirable waterways.