
$47,995
RESIDENTIAL
425 Bell BLVD S
425 Bell Boulevard, Lehigh Acres, Florida, 33974, United States
SWFLAMLS

Property Details

Type	**Residential**
MLS #	**226016984**
View	**City**
Lot size	**0.23 acres**
Neighborhood	**LA08 - Southeast Lehigh Acres**
Subdivision	**LEHIGH ACRES**

Description

Duplex zoning (RM-2): gives you a true income-property path (build 2 units) instead of being limited to a single-family build. Survey already done: reduces boundary surprises and helps with early site planning (setbacks/easements/driveway placement). No HOA mentioned: fewer restrictions and no monthly dues. Main-road access (Bell Blvd): convenient for getting around and for tenants, though it’s a tradeoff with traffic noise and driveway/turn-in considerations. Lower flood-zone concern: it appears outside FEMA special flood hazard zones, which can matter for design and insurance planning. The “special” downside to keep in mind: because it’s land-only, the real value hinges on buildability—utilities (water/sewer vs. well/septic), drainage/fill needs, and driveway/culvert requirements off Bell Blvd.