

Lehigh Acres: Massive Public Investment Driving Growth

Overview: Growth Indicators & Development Outlook

- **Lehigh Acres has received over \$210M in capital improvements**, major public investment and rapid community growth.
- **Lee County's commercial real estate market now reaches into the multi-billion-dollar range**, strong economic momentum.
- **Active development, rising private-sector interest, and accelerating infrastructure upgrades**, a new phase of expansion.
- **The county's upcoming development pipeline is estimated at \$500M-\$1B+**
- **Positioning Lee County as one of Southwest Florida's fastest-growing and most dynamic markets.**

Lehigh Acres Community Development Report

Lehigh Acres is experiencing the kind of growth pattern that historically signals a powerful investment window: **the market is growing faster than its infrastructure**. This imbalance often becomes the moment when smart investors position themselves ahead of the next wave.

Today, the area is defined by: Rapid residential demand, Accelerated commercial expansion on the horizon and Strong long-term rental fundamentals

And now, the commercial wave that residents have been waiting for is finally beginning to take shape. Several major projects are underway, including:

- A large national retailer with an online pickup center
- A brand-new Lowe's • 7-Brew coffee & smoothie shop
- Chick-fil-A on Homestead Road
- Sunniland Town Center, a major mixed-use project adding both commercial and residential space to Lehigh's core

This combination, explosive residential growth today + incoming commercial development tomorrow, is exactly why more investors are entering Lehigh Acres now.

Families need housing right now, and the supporting amenities are on the way. For investors, that means:

- Faster lease-up
- Strong renter demand
- Long-term value appreciation
- A market transitioning from "underserved" to "high-growth hub"

At Florida Liberty Investments, we specialize in markets at this precise moment of transformation, where growth, timing, and opportunity align to create strong, long-lasting returns.

Source: [WINK News](#)

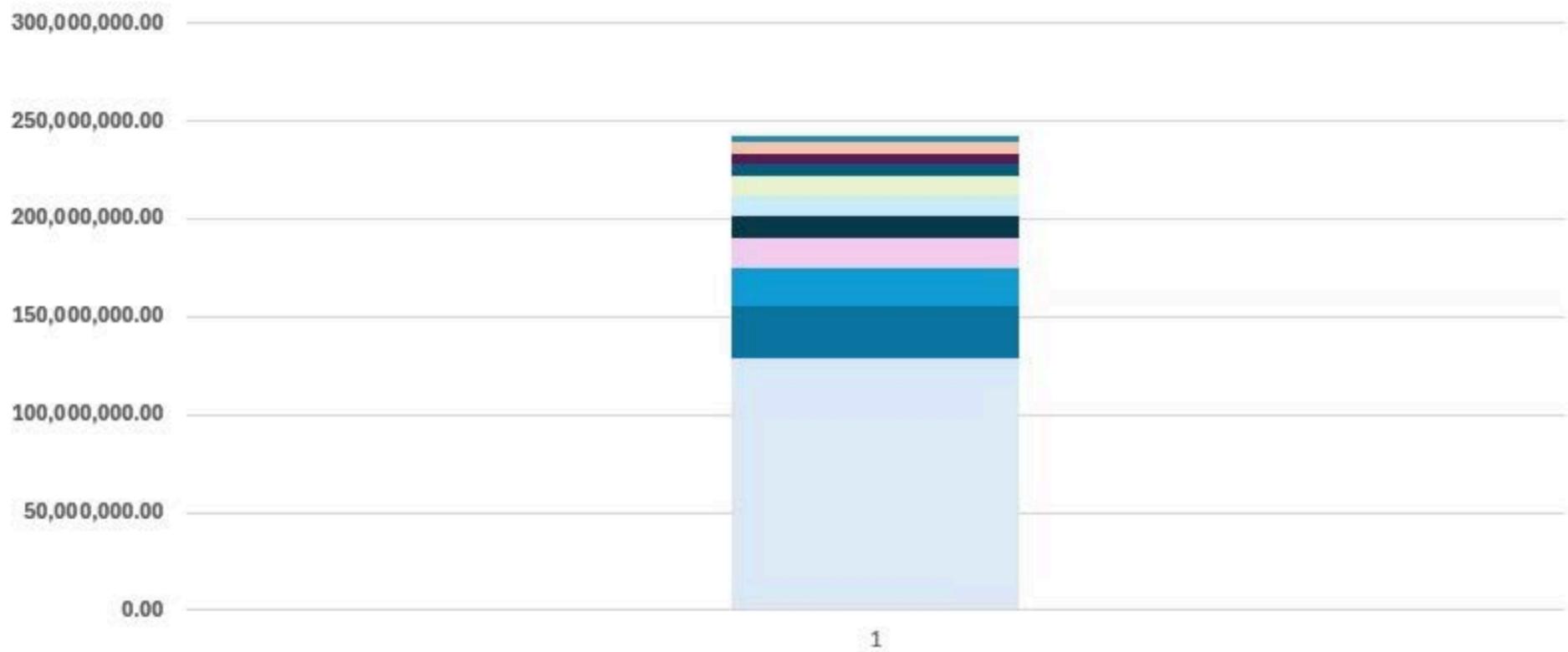


Lehigh Acres: Massive Public Investment Driving Growth

Lee County's unprecedented investment in Lehigh Acres infrastructure demonstrates the area's transformation from rural community to major growth hub

Total specific capital improvements and operating investments in Lehigh Acres over the past 3 years = \$210,144,296.75

Investment into Community



- Transportation
- Facilities Management
- Human & Veteran Services
- Parks & Recreation
- County Government Center
- Code Enforcement
- Natural Resources
- Community Development
- Animal Services
- Library System
- Transit (LeeTran)
- Solid Waste

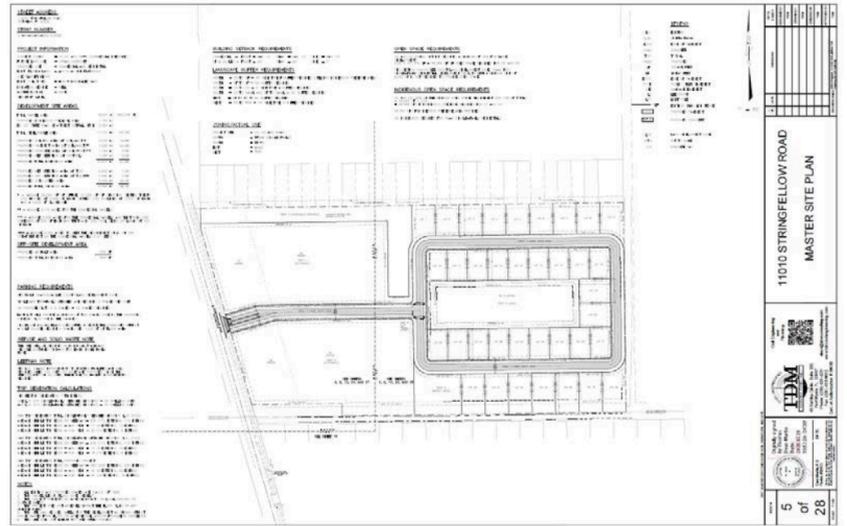
Upcoming Developments in Lee County (More than 100 Projects Under Construction)

Beyond the projects already announced, Lee County is entering one of its largest commercial expansion phases in years. More than a hundred new developments are currently in planning, permitting, or construction, a clear sign of what's coming. Here are some of the listed projects in the [Lee County Economic Development](#).

<p style="text-align: center;">1</p>	<p style="text-align: center;">2</p>	<p style="text-align: center;">3</p>
<p>Stringfellow Project</p> <p>A new commercial development project with multiple retail/commercial spaces planned along Stringfellow Road.</p>	<p>McGregor Boulevard Residential Project</p> <p>11480 McGregor Blvd - Planning/Zoning request to rezone 3.6± acres from Residential Single-Family (RS-1) to Residential Planned Development (RPD) to allow for a maximum of 10 single-family dwelling units. This is a residential development that will add housing options to the area.</p>	<p>Metro Parkway Office/Warehouse</p> <p>12550 Metro Pkwy - A 12,000 sq ft office/warehouse building with parking, landscaping, and utility infrastructure.</p>
<p style="text-align: center;">4</p>	<p style="text-align: center;">5</p>	<p style="text-align: center;">6</p>
<p>Metropolis Avenue</p> <p>13811 Metropolis Avenue - Permitting for development of this parcel into a two-story 9,581 square feet building (4,266 SF on the first floor and 5,315 SF on the second floor) with associated surface parking, landscaping, storm water detention, and utility infrastructure.</p>	<p>Lee Boulevard Project</p> <p>1390 Lee Blvd - Development Order to propose development of vacant parcel into two (2) 3,825 SF office/retail buildings (Total of 7,650 SF). This is a commercial development that will add office and retail space to the area.</p>	<p>Metropolis Avenue Medical Center</p> <p>14230 Metropolis Avenue - Permitting approved for one-phase construction of infrastructure to support one maximum 11,187-SF two-story commercial building for a medical/dental office use on an approximate 0.64-acre site with direct access to Metro Pkwy. This medical/healthcare development will add important healthcare services to the area.</p>
<p style="text-align: center;">7</p>	<p style="text-align: center;">8</p>	<p style="text-align: center;">9</p>
<p>14580 Flex Use Development</p> <p>Development Order for proposed construction of a 19,800 square foot flex building and all related site improvements on a vacant parcel.</p>	<p>14590 Metro LLC Hotel</p> <p>Development Order for proposed construction of a four-story hotel with 115 units, a two-story office building 22,800 SF, and a two-story medical building 24,300 SF.</p>	<p>16203-16209 San Carlos Blvd</p> <p>Development Order to redevelop this parcel into a retail plaza, with associated surface parking, landscaping, storm water detention, and utility infrastructure.</p>
<p style="text-align: center;">10</p>	<p style="text-align: center;">11</p>	<p style="text-align: center;">12</p>
<p>17081 Tamiami Trail</p> <p>Development Order for construction of a 5,400 sq ft commercial building with associated parking, and infrastructure.</p>	<p>2307-2309 Laurel Lane</p> <p>Development Order for proposed development of an indoor and open storage facility with associated landscaping, surface parking, utility infrastructure, and storm water management infrastructure.</p>	<p>2555 Crystal Drive</p> <p>Development Order approved for the one-phase construction of infrastructure to support one maximum 16,242-SF one-story building for a general light industrial use on an approximate 2.62-acre site with direct access to Crystal Dr.</p>

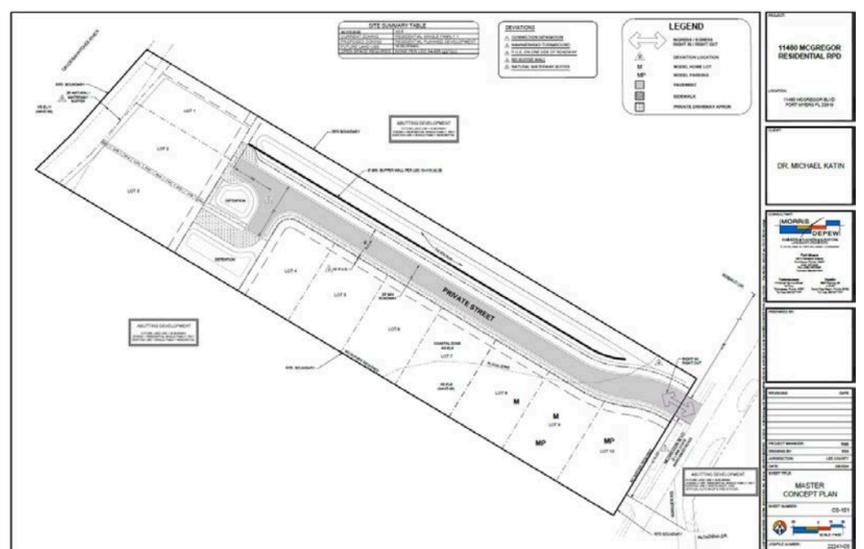
Stringfellow Project

The Stringfellow Project is a significant commercial development project with multiple retail and commercial spaces planned along Stringfellow Road. Based on technical drawings, this development is set to include various retail and commercial outlets, aiming to provide more diverse and accessible shopping and service options for Lehigh Acres residents.



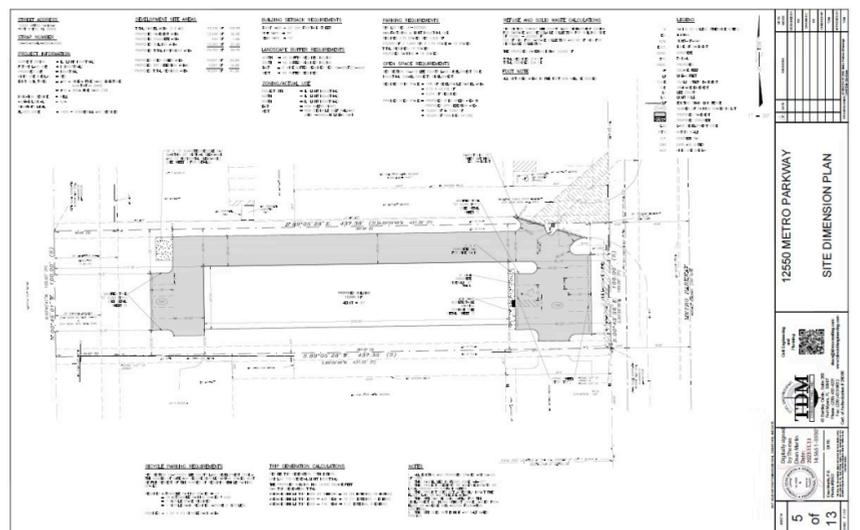
McGregor Boulevard Residential Project

The McGregor Boulevard Residential Project involves a Planning/Zoning request to rezone approximately 3.6 acres from Residential Single-Family (RS-1) to Residential Planned Development (RPD). This will allow for the development of a maximum of 10 new single-family dwelling units at 11480 McGregor Blvd, providing additional housing options in the area.



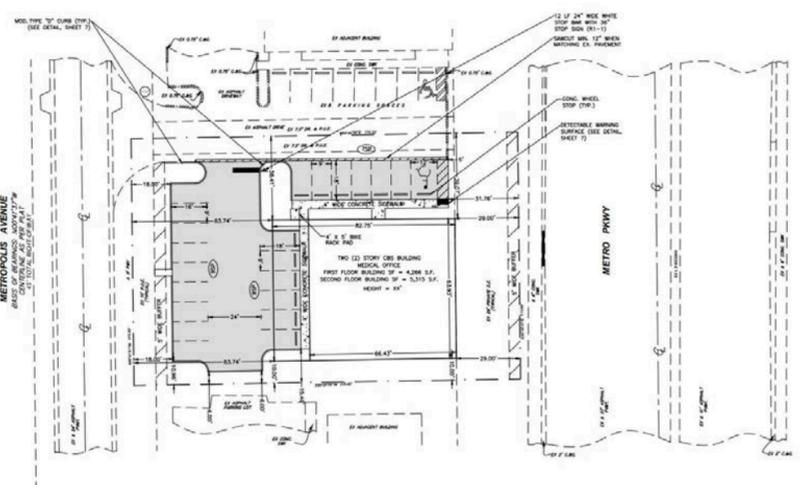
Metro Parkway Office/Warehouse

The Metro Parkway Office/Warehouse project at 12550 Metro Pkwy involves developing a vacant parcel into a 12,000 square foot office/warehouse building. This commercial development will include associated surface parking, landscaping, storm water detention, and utility infrastructure, creating new business and employment opportunities for the area.



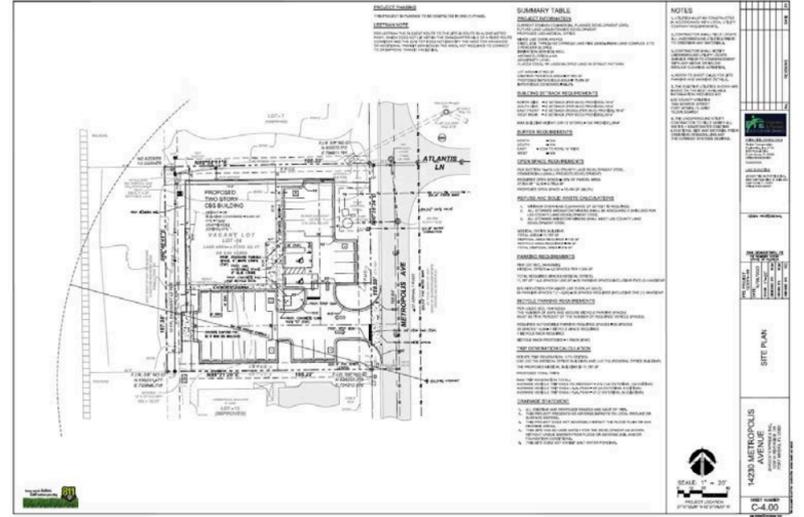
Metropolis Avenue

The Metropolis Avenue project at 13811 Metropolis Avenue involves permitting for the development of a two-story, 9,581 square foot building (4,266 SF on the first floor and 5,315 SF on the second floor). This commercial development will include associated surface parking, landscaping, storm water detention, and utility infrastructure, adding more business space to the area.



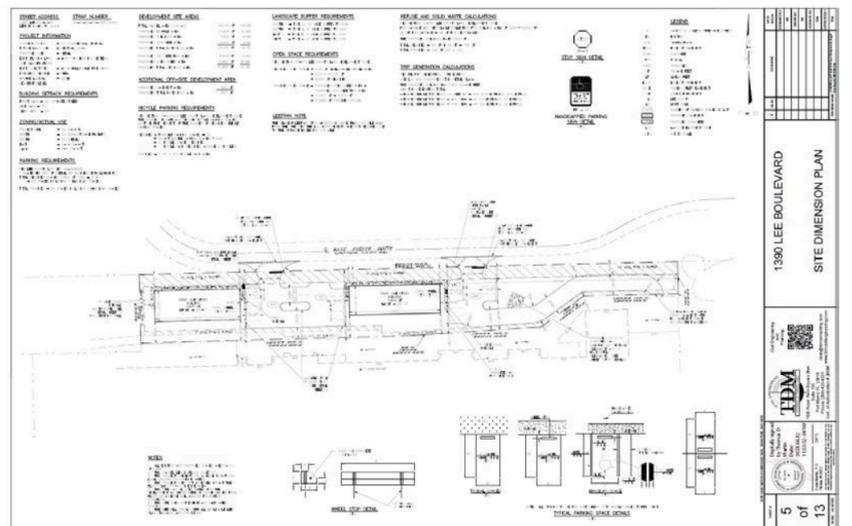
Metropolis Avenue Medical Center

The Metropolis Avenue Medical Center project at 14230 Metropolis Avenue has permitting approved for one-phase construction of infrastructure to support one maximum 11,187-SF two-story commercial building for a medical/dental office use on an approximate 0.64-acre site with direct access to Metro Pkwy. This medical/healthcare development will add important healthcare services to the area.



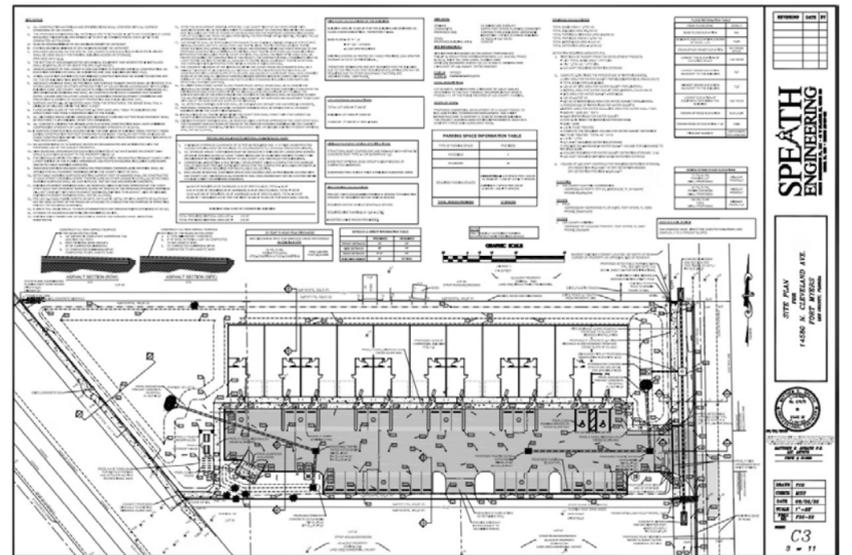
Lee Boulevard Project

The Lee Boulevard Project at 1390 Lee Blvd proposes the development of a vacant parcel into two (2) 3,825 SF office/retail buildings, totaling 7,650 SF. This commercial development will add much-needed office and retail space to the area, addressing current gaps in local amenities.



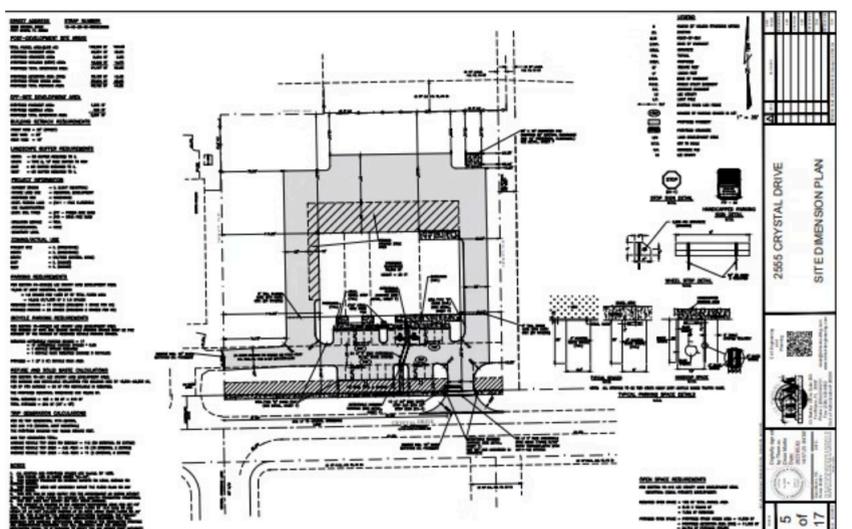
14580 Flex Use Development

The 14580 Flex Use Development involves the proposed construction of a 19,800 square foot flex building and all related site improvements on a vacant parcel. This flexible-use commercial development will provide versatile space that can accommodate various business needs, from light industrial to office uses, adding important commercial capacity to the area.



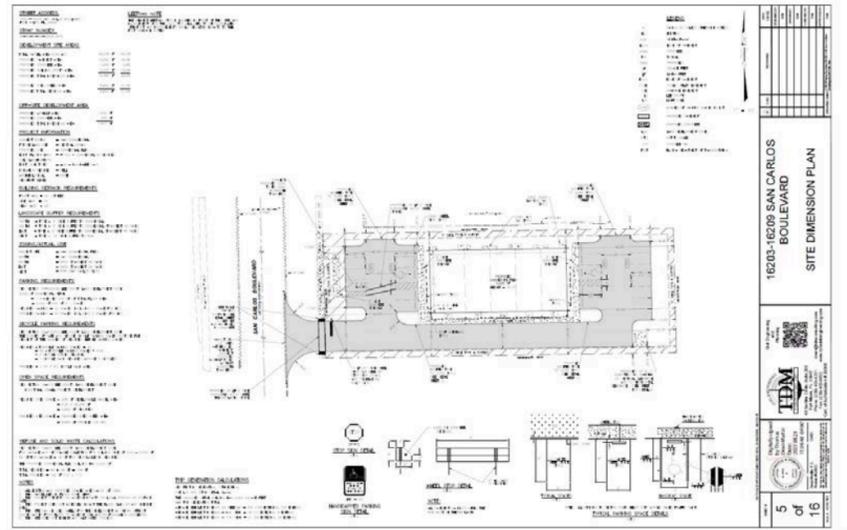
14590 Metro LLC Hotel

The 14590 Metro LLC Hotel Development represents a significant mixed-use project featuring a four-story hotel with 115 units, a two-story office building totaling 22,800 SF, and a two-story medical building spanning 24,300 SF. This comprehensive development will bring much-needed hospitality services to Lehigh Acres while adding substantial commercial and medical office space to serve the growing



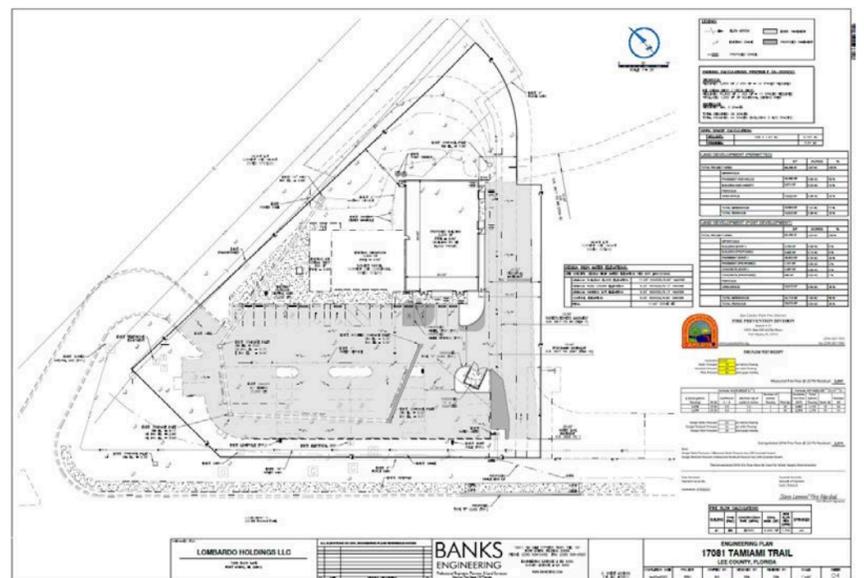
16203-16209 San Carlos Blvd

The 16203-16209 San Carlos Blvd Development involves redeveloping an existing parcel into a modern retail plaza. This commercial redevelopment will include associated surface parking, landscaping, storm water detention, and utility infrastructure. The project will revitalize this section of San Carlos Boulevard and provide new retail opportunities for the community.



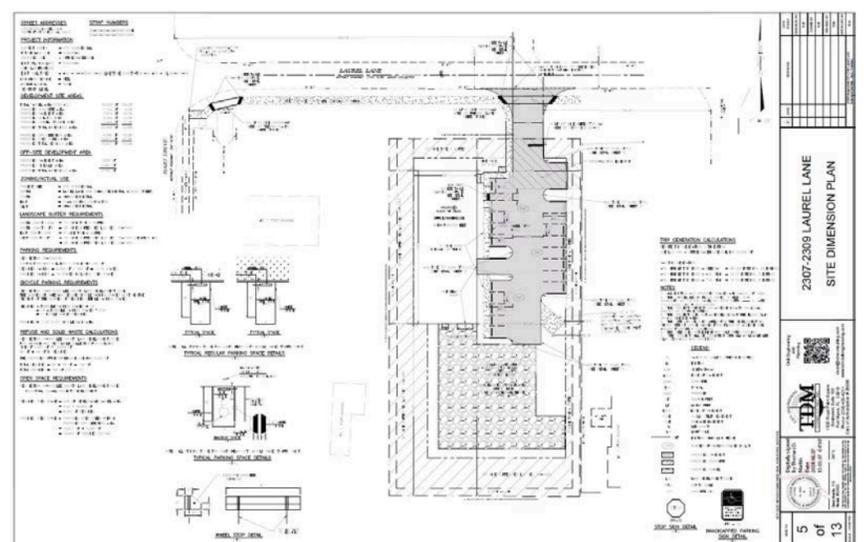
17081 Tamiami Trail

The 17081 Tamiami Trail Development involves the construction of a 5,400 square foot commercial building with associated parking and infrastructure. This commercial development will add new business space along the important Tamiami Trail corridor, providing additional retail and service opportunities for the community.



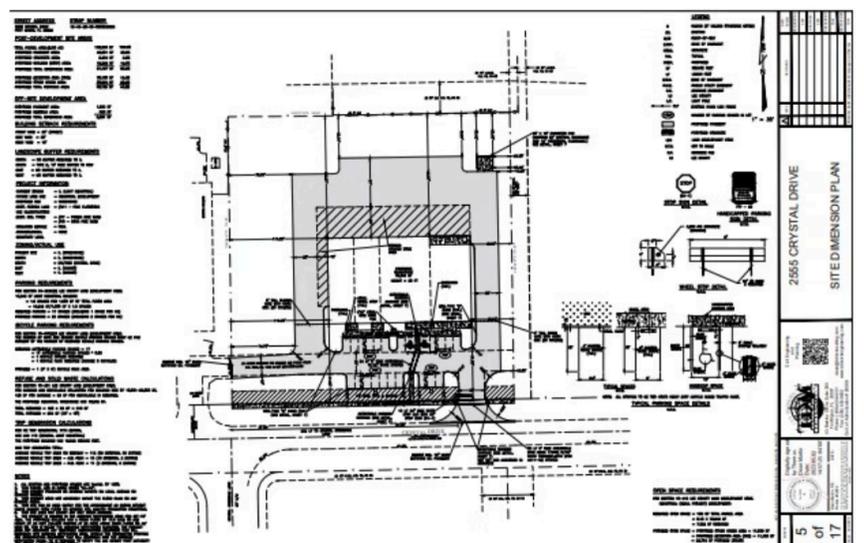
2307-2309 Laurel Lane

The 2307-2309 Laurel Lane Development involves the proposed development of an indoor and open storage facility with associated landscaping, surface parking, utility infrastructure, and storm water management infrastructure. This storage facility will provide much-needed storage solutions for residents and businesses in the Lehigh Acres area.



2555 Crystal Drive

The 2555 Crystal Drive Development has been approved for one-phase construction of infrastructure to support a maximum 16,242-SF one-story building for general light industrial use on an approximate 2.62-acre site with direct access to Crystal Drive. This light industrial development will provide important manufacturing and distribution space to support the growing business needs of Lehigh Acres.



Educational Infrastructure Boom: 10 Schools in 10 Years

Lee County is embarking on its most ambitious educational expansion to date, with a comprehensive capital plan designed to meet the demands of explosive population growth and provide state-of-the-art facilities for its students.

Lee County School District approved a **10-year capital plan** with unprecedented investment.

10 new schools planned over **10 years**, with **8 of them specifically in East Lee County** due to explosive growth.

Student enrollment surge: normally **1,300 new students per year**, now **1,700 new students annually**.

84% of new students live in **East Lee County**, driving the focus on eastern expansion.

11,000 new school seats will be created over the next decade.

Total investment estimated at **\$1.48 billion** for the capital plan.

Elementary L, the School District's newest elementary school, will open in **August 2026** at a temporary campus located at **900 Gunnery Rd. North in Lehigh Acres**, between Lehigh Senior High School and Varsity Lakes Middle School. Construction of the permanent campus at **17250 State Road 82 in Lehigh Acres** will begin in **2027** and be ready to welcome **1,000 students** in **August 2028**.

A naming survey is underway for Elementary L with three finalists: **Bright Elementary** (representing the student body), **Green Meadow Elementary** (representing the road next to the school), and **Lucky Lee Elementary** (named after the ranch developed into Lehigh Acres).

New school locations include: **3 schools on State Road 82, 2 in Alva, 1 in Savannah Lakes, 1 on Treeline Avenue**.

A middle school is also planned at the same location as Elementary L in **2028**, with a high school expected to follow in **2032**.

This represents the **largest educational infrastructure expansion** in Lee County's history.



This unprecedented investment in educational infrastructure is crucial for supporting Lee County's transformation into a major growth hub, ensuring that new residents have access to top-tier educational facilities for their children.

Sources: [10 SCHOOLS IN 10 YEARS: Lee School District will build 8 in East Lee County](#)

[School District approves 10-year capital plan | News, Sports, Jobs - Lehigh Acres Citizen](#)

[Elementary L - Lee County Schools](#)

Why Invest with Florida Liberty Real Estate Investments?



Quality Construction

Our properties are built to the highest standards with quality materials and craftsmanship.



Market Expertise

Deep knowledge of the Lehigh Acres market and growth trends to maximize your investment.



Customization Options

Flexible investment options to meet your specific goals and budget requirements.



Full-Service Support

From acquisition through property management, we provide comprehensive support.

Strategic Partnerships & Trusted Affiliates

Our success is built on collaboration with established partners who bring proven expertise and professionalism to every project:

[Best-Investing Real Estate](#)

[Nathan's Homes](#)



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