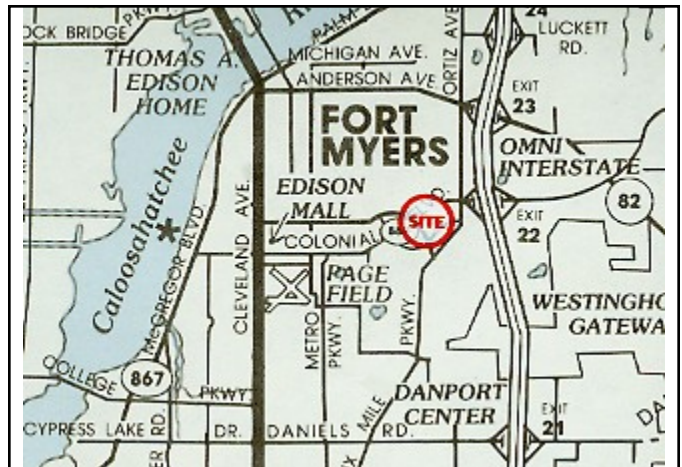




# Fort Myers Location Commercial Colonial Blvd. & Winkler Avenue Hotel-Self Storage-Office-Retail 3.8 Acres Traffic Counts Over 71,000 Cars Per Day



Located in the City of Fort Myers, the site is centrally located just off of I-75. Commercial zoning allows over 100 units for Hotel development and all retail, office, restaurant and residential uses. Water and Sewer are stubbed out to the site. Eight Big Box tenants and 22 restaurants within one mile! Wal-Mart, Publix, Lowes, BJ'S, Applebee's Road House Chili's. Easy access and a great location.



Information Last Updated 09/29/2020

The information herein is believed to be true and correct but is not warranted by the Broker.  
 This offering is subject to prior sale, price change or withdrawal without notice.



Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



## Colonial & Winkler 3.8 acres Commercial Project Information

### **OWNERSHIP:**

Name: Steven Weisberg  
Phone: 239-939-0033  
Address: 1500 Colonial Blvd., Suite 217  
Address:  
City: Fort Myers  
State: FL  
ZIP: 33907  
Comments:

### **PROPERTY DESCRIPTION:**

Legal: Upon request  
Legal:  
Size in Acres: 3.8+  
Size in Sq. Ft.: 165,528  
Frontage: 451'  
Average Depth:  
Natural Elevation: 17'-18'  
Finish Floor El:  
Flood Zone: B  
Map Number: 350B  
Soil Class: Hallandale & Boca  
Comments:

### **LAND USE INFORMATION:**

Zoning: CG  
Ordinance #:  
Prelim. Dev. Ord.:  
Expir. Date:  
Final Dev. Ord.:  
Expir. Date:  
Land Use Category:  
Spcl. Ordinances:  
Zoning Comments:  
Zoning Comments:  
Comm/Council Dist.:  
Who's District:

### **TAX INFORMATION:**

STRAP Number: 33-44-25-P1-00006.0010  
STRAP Number:  
Assessed Value:  
Date Assessed:

Millage Rate:  
Millage Code:  
Current Yr. Taxes:  
Spec. Assessments:  
Spec. Assessments:

### **UTILITIES:**

Water: Yes  
Line Size: 24"  
Capacity: Yes  
Dist. to Hydrant: 10'  
Sanitary Sewer: Yes  
Line Size: 24" Force Main with stub to existing lift station  
Capacity: Yes  
Gravity:  
Franchise Dist.: Fort Myers  
Power Company: FP&L  
Fire District:  
Drainage District:  
Comments:

### **PRIMARY ACCESS:**

Primary Access: Colonial Blvd  
Number of Lanes: 6  
Right of Way: 250'  
Road Ownership: City  
Class: Arterial Signalized  
Service Level: B  
Traffic Count: 71,000 TPD  
Date: 2015  
Growth Rate:

### **SECONDARY ACCESS:**

Secondary Access: Winkler  
Number of Lanes: 4  
Right of Way: 150  
Road Ownership: County  
Class:  
Service Level: B  
Traffic Count: 5500  
Date: 2015  
Direct Access: Yes

Information Last Updated 09/29/2020

The information herein is believed to be true and correct but is not warranted by the Broker.  
This offering is subject to prior sale, price change or withdrawal without notice.



Developers • Brokers • Investment Consultants

Web Site: [www.rarco.com](http://www.rarco.com) • Email: [rarco@msn.com](mailto:rarco@msn.com)

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



## Colonial & Winkler 3.8 acres Commercial Project Information

Dist. to Median: On site

Signalized: no

Dist. to Inter.:

### **LISTING DATA:**

Offering Date: 3-20-17

Will Sell Sites Separately

Parcel 1 3.82 Acres

Offering Price: \$1,350,000.00

Price Per Acre: \$

Price Per Square Foot: \$6.58

Parcel 2 2.0 Acres

Offering Price: \$573,000.00

Price Per Sq. Ft.: \$6.58

Terms: Cash

Comments:

### **YOUR PERSONAL NOTES:**

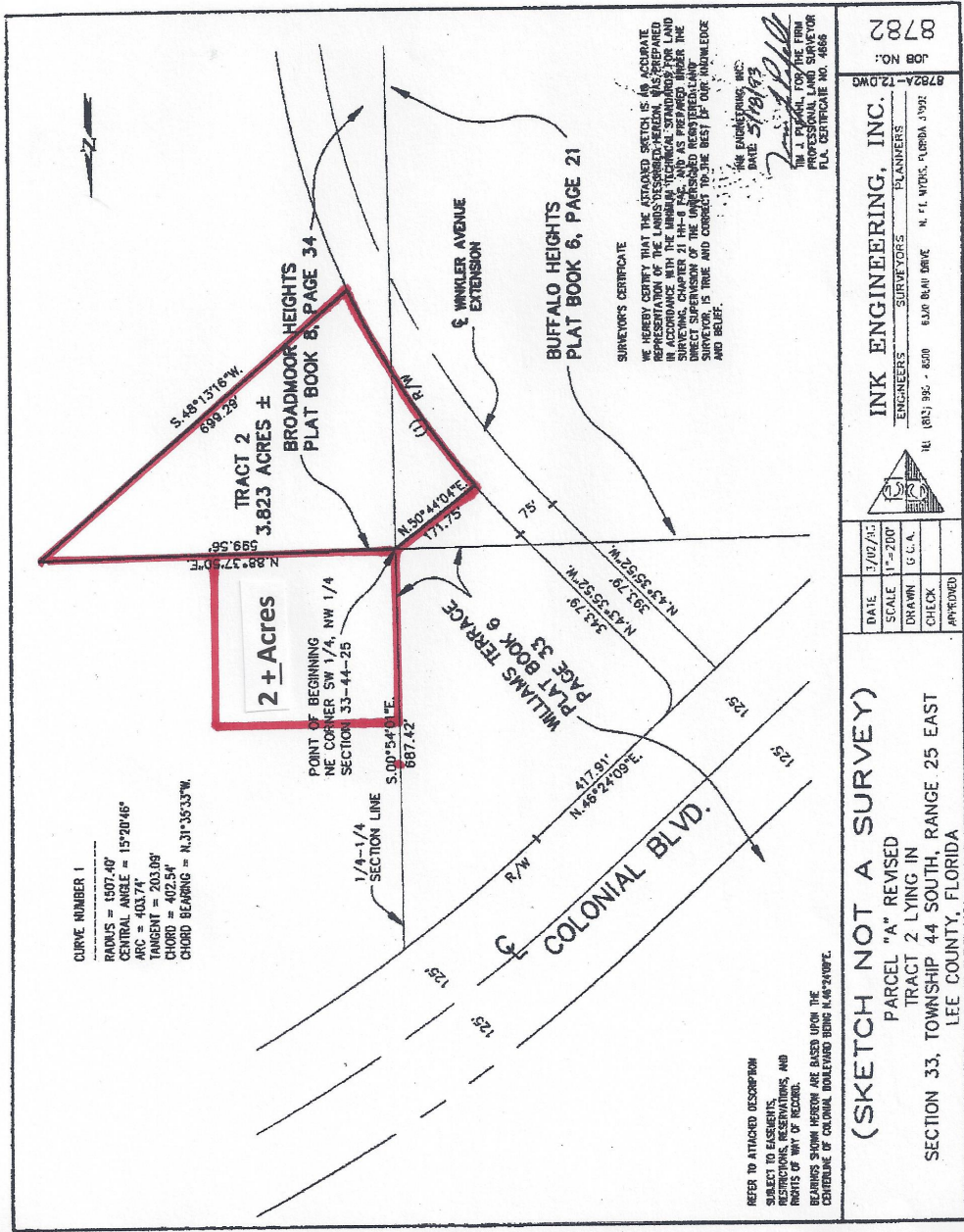
Information Last Updated 09/29/2020

The information herein is believed to be true and correct but is not warranted by the Broker.  
This offering is subject to prior sale, price change or withdrawal without notice.



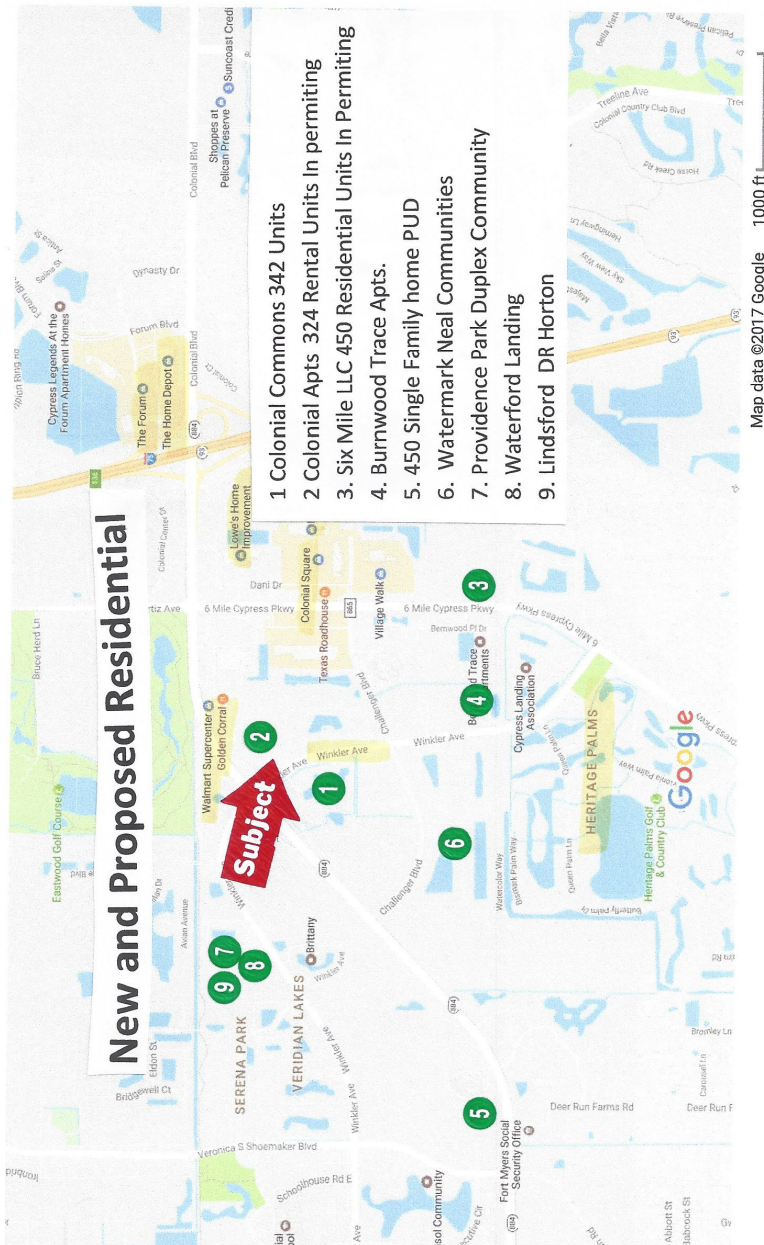


## Colonial & Winkler 3.8 acres Commercial Project Information





## Colonial & Winkler 3.8 acres Commercial Project Information



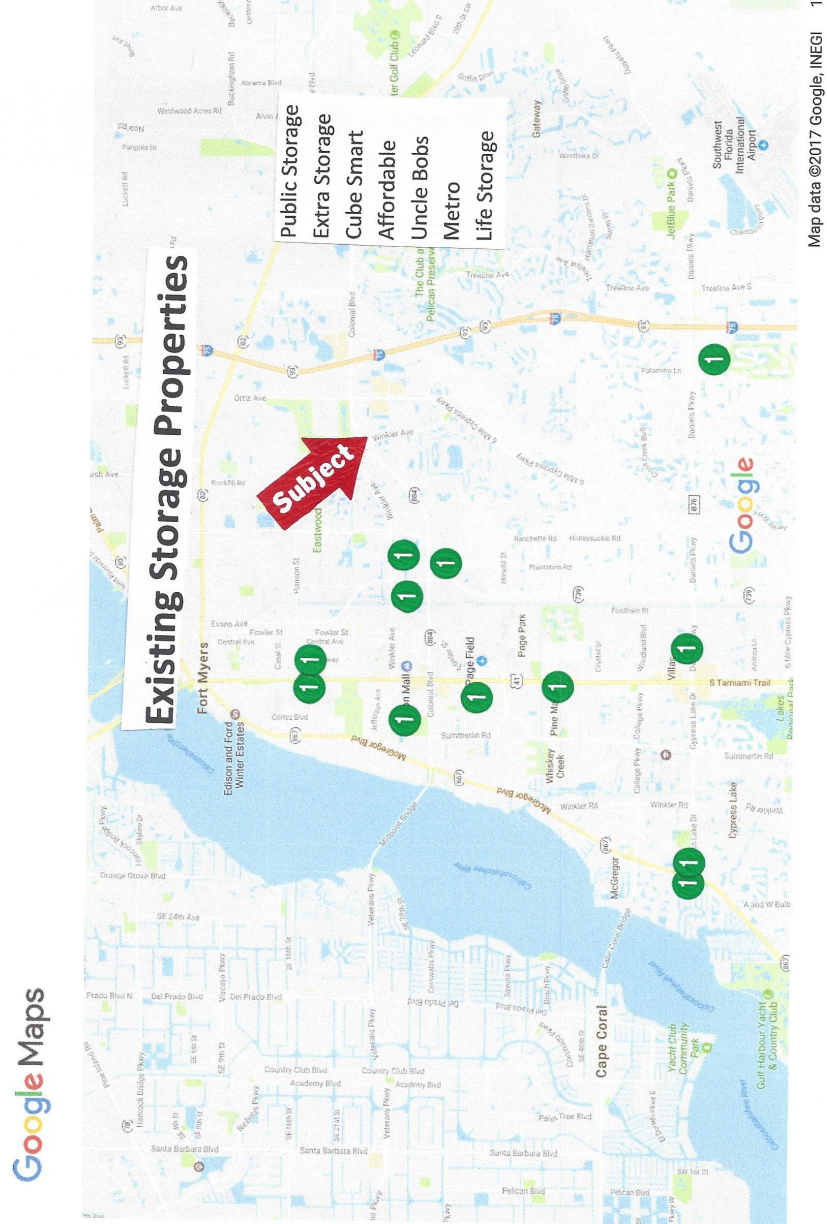
### New Residential Projects



Developers • Brokers • Investment Consultants  
 Web Site: www.rarco.com • Email: rarco@msn.com  
 6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



## Colonial & Winkler 3.8 acres Commercial Project Information



Existing Storage Facilities

Information Last Updated 09/29/2020  
 The information herein is believed to be true and correct but is not warranted by the Broker.  
 This offering is subject to prior sale, price change or withdrawal without notice.