



**RARCO**  
INVESTMENT PROPERTIES

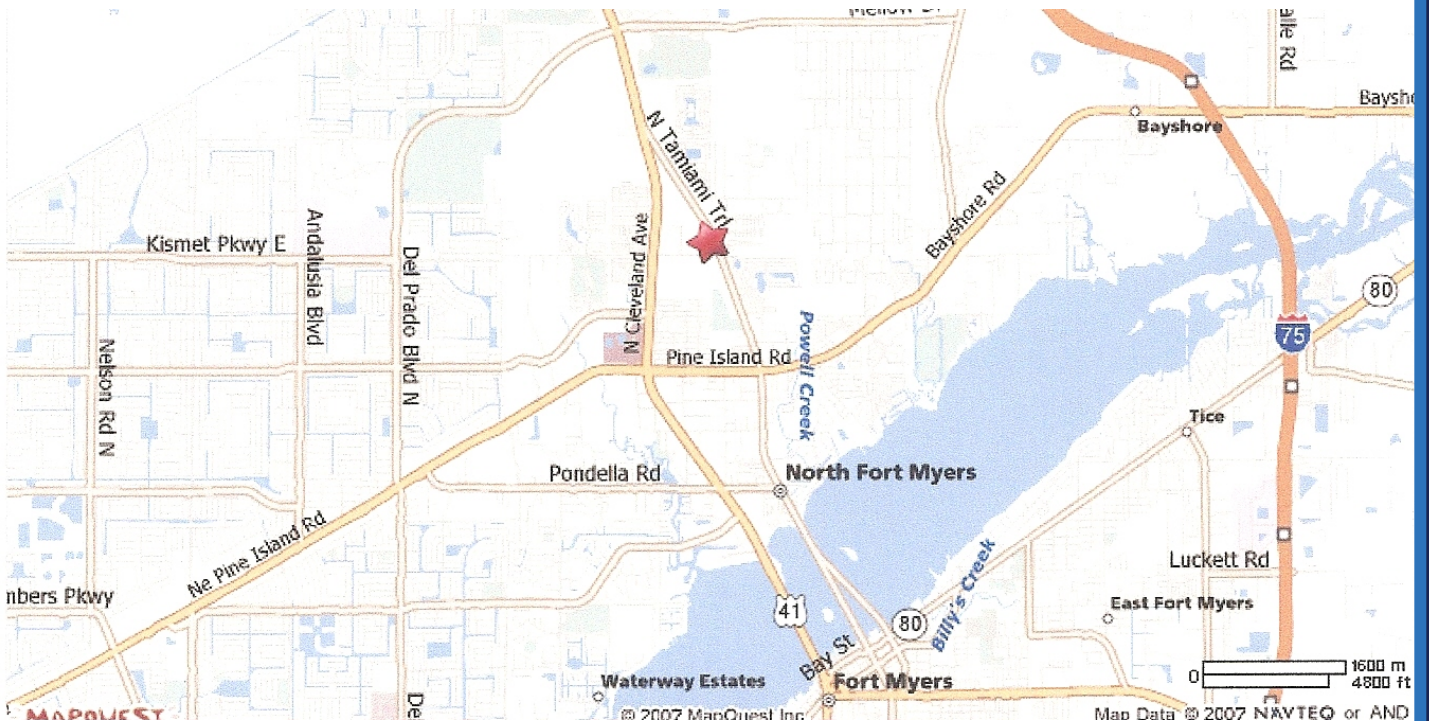
Developers • Brokers • Investment Consultants

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)



## OLD US-41 SITE 40,000+ SQUARE FEET 305' OF FRONTAGE OLD US-41 SITE



Located on Old US-41 in North Fort Myers, this site would be a great location for any type of retail or office use. Easy access to all points of the county, the site has a large population within two miles. The site sits as an outparcel to a brand new modern storage facility.



Information Last Updated 12/19/2023

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.



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## OLD US-41 SITE

### Project Information

#### **OWNERSHIP:**

Name:  
Phone: 239-939-0033  
Address:  
Address:  
City:  
State:  
ZIP:  
Comments:

Sanitary Sewer: Yes  
Line Size:  
Capacity: Yes  
Gravity:  
Franchise Dist.: North Fort Myers Utilities

#### **PROPERTY DESCRIPTION:**

STRAP #:26-43-24-00-00048.0030  
Legal:  
Size in Acres: .91+  
Size in Sq. Ft.: 40032  
Frontage: 305'  
Average Depth: 150'  
Natural Elevation:  
Finish Floor El:  
Flood Zone:  
Map Number:  
Soil Class:  
Comments:

#### **PRIMARY ACCESS: US-41**

Primary Access:  
Number of Lanes: 4  
Right of Way: 200'  
Road Ownership:  
Class:  
Service Level: B  
Traffic Count:  
Date:  
Growth Rate:

#### **LISTING DATA:**

**Offering Price: \$105,000**

#### **LAND USE INFORMATION:**

Zoning: AG-2

Land Use Category: Central Urban

#### **YOUR PERSONAL NOTES:**

#### **TAX INFORMATION:**

STRAP Number: 26-43-24-00-00048.0030  
STRAP Number:  
Assessed Value: ,2033900  
Date Assessed: 2016

Current Yr. Taxes: \$ 361

#### **UTILITIES:**

Water: Yes  
Line Size: 12"  
Capacity: Yes  
Dist. to Hydrant:

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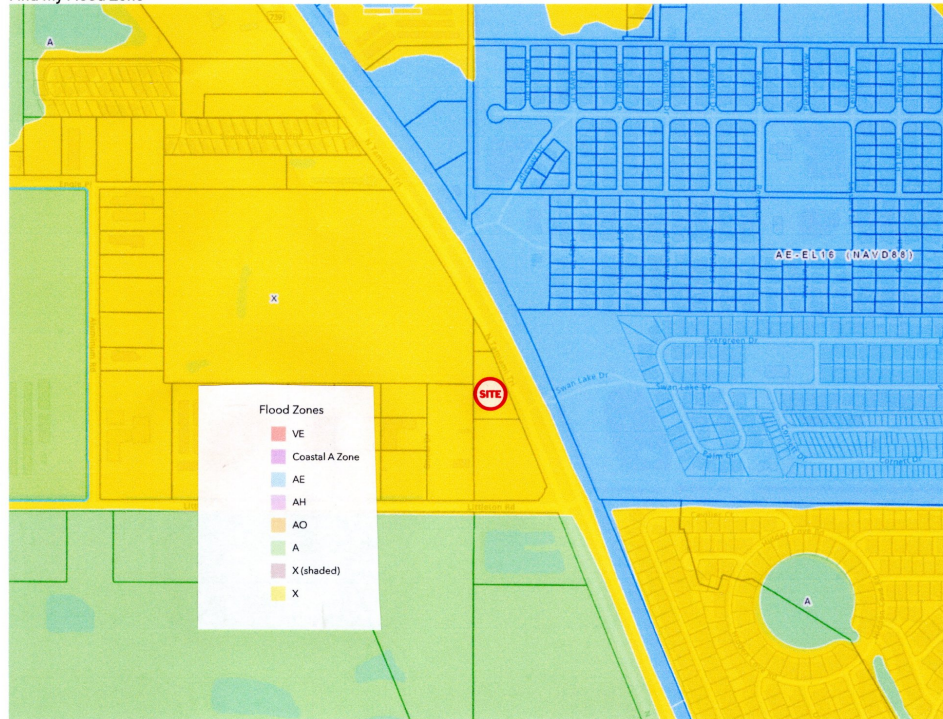
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## OLD US-41 SITE Project Information

Find My Flood Zone



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