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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)

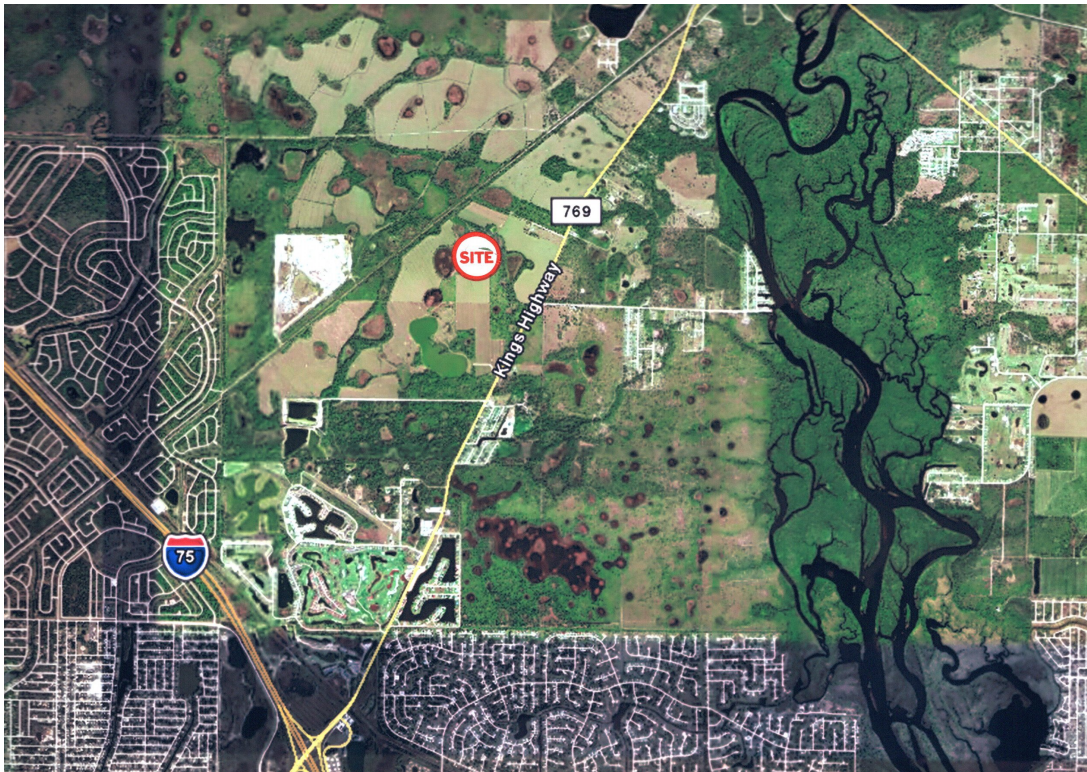


# D & G Cattle Co. 685 ACRES

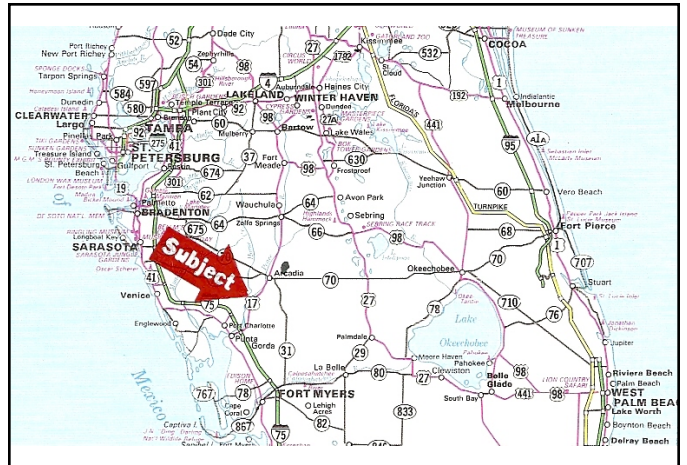
## Approximately 560 Upland Acres

### KINGS HIGHWAY DESOTO COUNTY

#### PRIME DEVELOPMENT SITE



This potential mixed use development site is just three miles northeast of the Walmart at the corner of Kings Highway and I-75 (Exit 170). In addition to Walmart, there is currently banking, dining, retail and a Winn Dixie Grocery that sits less than 1.5 miles to the west of the Interchange. With over two miles of frontage, the majority of the site is located in the proposed 2030 Conceptual Land Use Low Density Residential District. A comp plan and rezoning would be required to allow the sites full potential.



Information Last Updated 01/31/2024

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.



**RARCO**  
INVESTMENT PROPERTIES

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## D & G Cattle Co. 685 Acres Project Information

### **OWNERSHIP:**

Name: D & G Cattle Co.

### **PROPERTY DESCRIPTION:**

Legal: See Survey (pages 5, 6, 7)

Legal:

Size in Acres: 685

Frontage: 10,600'

Average Depth: 3500'

### **LISTING DATA:**

Price:

Offering Date:

Offering Price: Please call Steve (239) 939-0033

### **YOUR PERSONAL NOTES:**

### **LAND USE INFORMATION:**

Zoning: AG-10

Prelim. Dev. Ord.: N/A

Land Use Category: Low Density Residential

Zoning Comments: A-10

Zoning Comments:

Comm/Council Dist.: 1

### **TAX INFORMATION:**

STRAP Number: 16-39-23-0000-0016-0000

19-39-23-0000-0010-0000

20-39-23-0000-0010-0000

21-39-23-0000-0010-0000

### **UTILITIES:**

Water: Yes

Line Size: 24"

Capacity: yes

Sanitary Sewer: Yes

Capacity: TBD

Line Size: 16" Force Main

Capacity: TBD

Power Company: FP&L

Fire District: Station #2

Drainage District: None

### **PRIMARY ACCESS:**

Primary Access: Kings Highway CR 769

Number of Lanes: 2

Road Ownership: County

Class: Minor Arterial

Service Level: C

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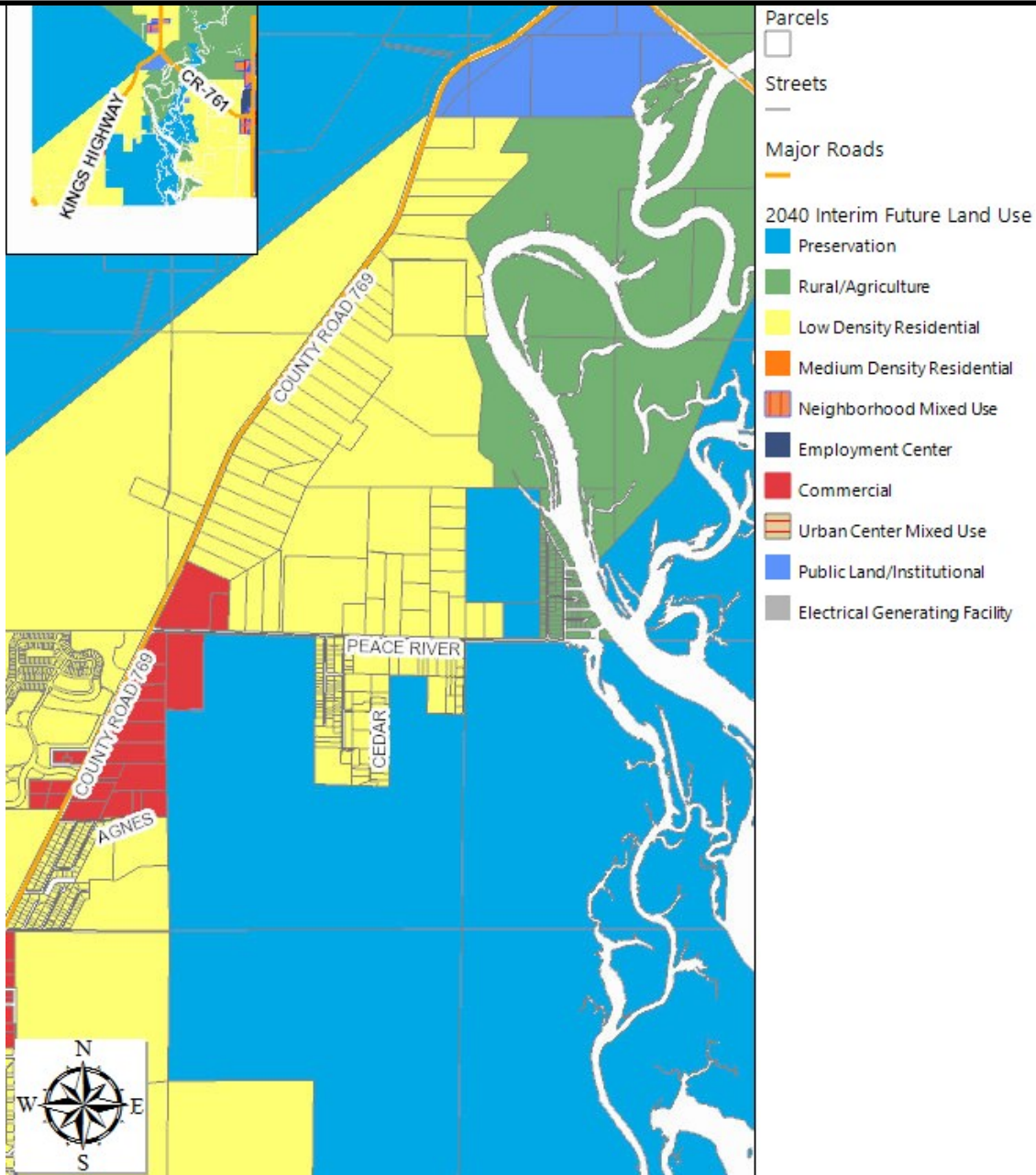
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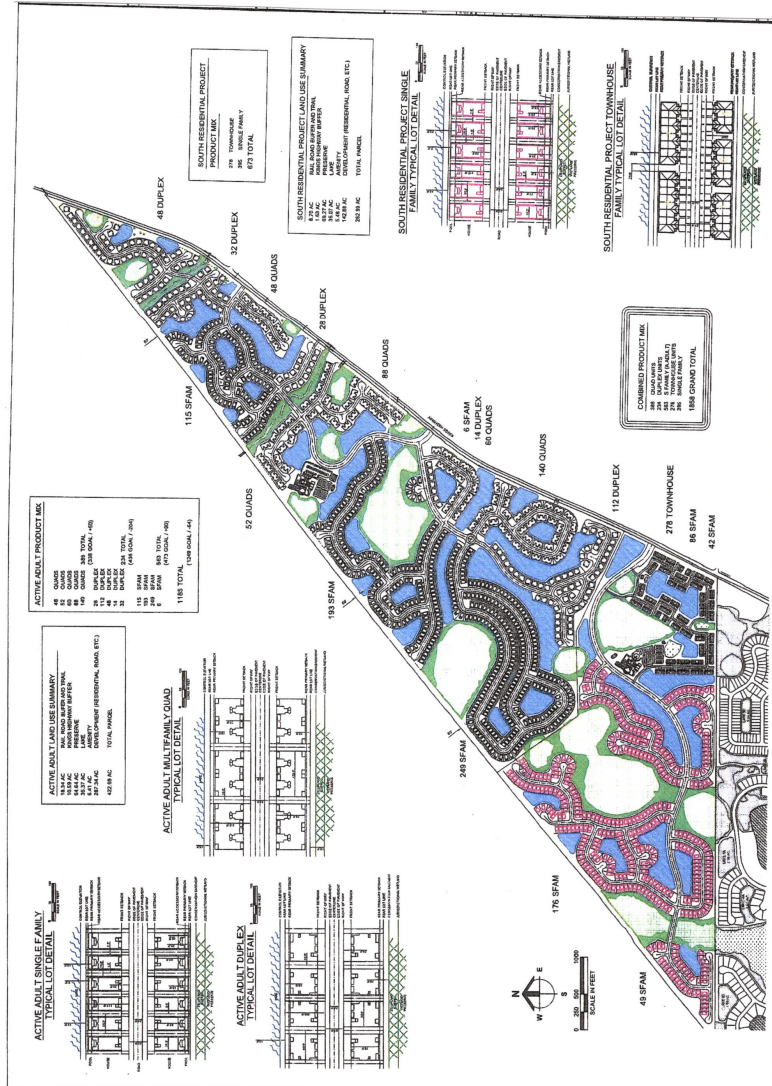
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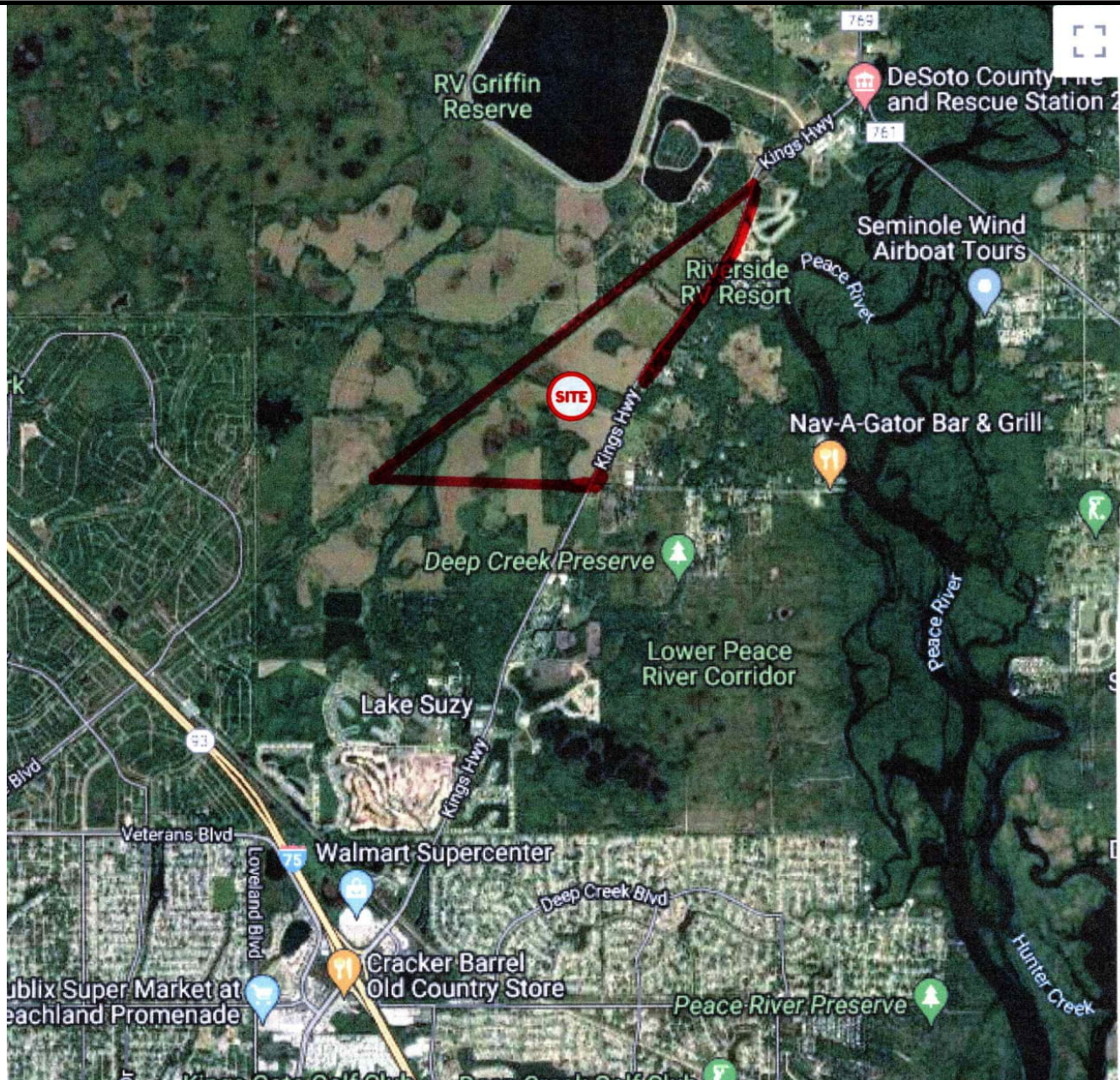
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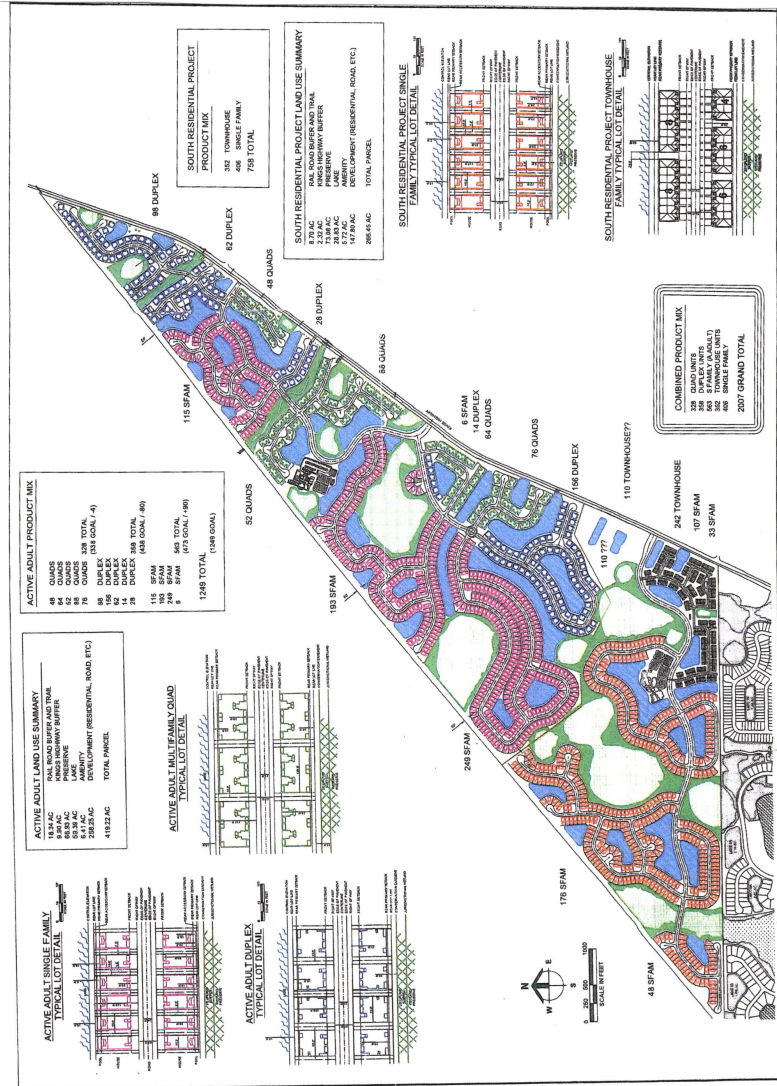
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