



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



# **SOLD**

## **17.85 Acres 1280 Feet of US-41 Frontage**

### **Two Full Median Access Points**

### **Suburban Community Designation**

**No Wetlands 5Year SEWMD Determination**



With over 1280 feet of frontage this site is priced for an investor with a huge up side moving forward. Water and sewer are available, and the Lee County future land use map support commercial development zoning.



Information Last Updated 09/22/2023

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.



**RARCO**  
INVESTMENT PROPERTIES

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## Us-41 Frontage Project Information

### **OWNERSHIP:**

Name:

Phone:

Address: North Fort Myers US-41

Address:

City: Lee County

State: FL

ZIP:

Comments:

Franchise Dist.: Lee County Utilities

Power Company: LCEC

Fire District: North Fort Myers

Comments:

### **PROPERTY DESCRIPTION:**

STRAP# 09-43-24-00-00003.0000

Size in Acres: 17.85

Size in Sq. Ft.: 785,380

Frontage: 1280

Average Depth: 640

Natural Elevation:

Finish Floor El: 21'

Flood Zone: A

Map Number: 0075

Soil Class: 42 Wabasso Sand

Comments:

### **PRIMARY ACCESS:**

Primary Access: US 41

Number of Lanes: 4

Right of Way: 250'

Road Ownership: US

Class: Arterial

Service Level: B

Traffic Count: 20,000+

Date:

Growth Rate:

### **SECONDARY ACCESS:**

Secondary Access: Nalle Grade

Number of Lanes: 2

Right of Way: 100'

Road Ownership: Lee County

Class: Collector

Service Level: A

Traffic Count: NA

Direct Access: yes

Dist. to Median:

Signalized: No

Dist. to Inter.: 0'

### **LAND USE INFORMATION:**

Zoning: AG-2

Land Use Category: Suburban and Wetlands

Spcl. Ordinances: N/A

Comm/Council Dist.: Hamman

### **TAX INFORMATION:**

STRAP Number: 09-43-24-00-00003.0000

Current Yr. Taxes: \$2,200

Spcl. Assessments: NA

### **LISTING DATA:**

**Offering Price: \$1,825,000**

Price Per Acre: \$102,240

Price Per Square Foot: \$2.29

Terms: Cash

Comments:

### **UTILITIES: Lee Count Utilities**

Water: Yes 1200' North

Line Size: 12"

Capacity: Yes

Sanitary Sewer: Florida Government Utility Authority

Line Size: 8" Force Main

Capacity: Yes

### **YOUR PERSONAL NOTES:**

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