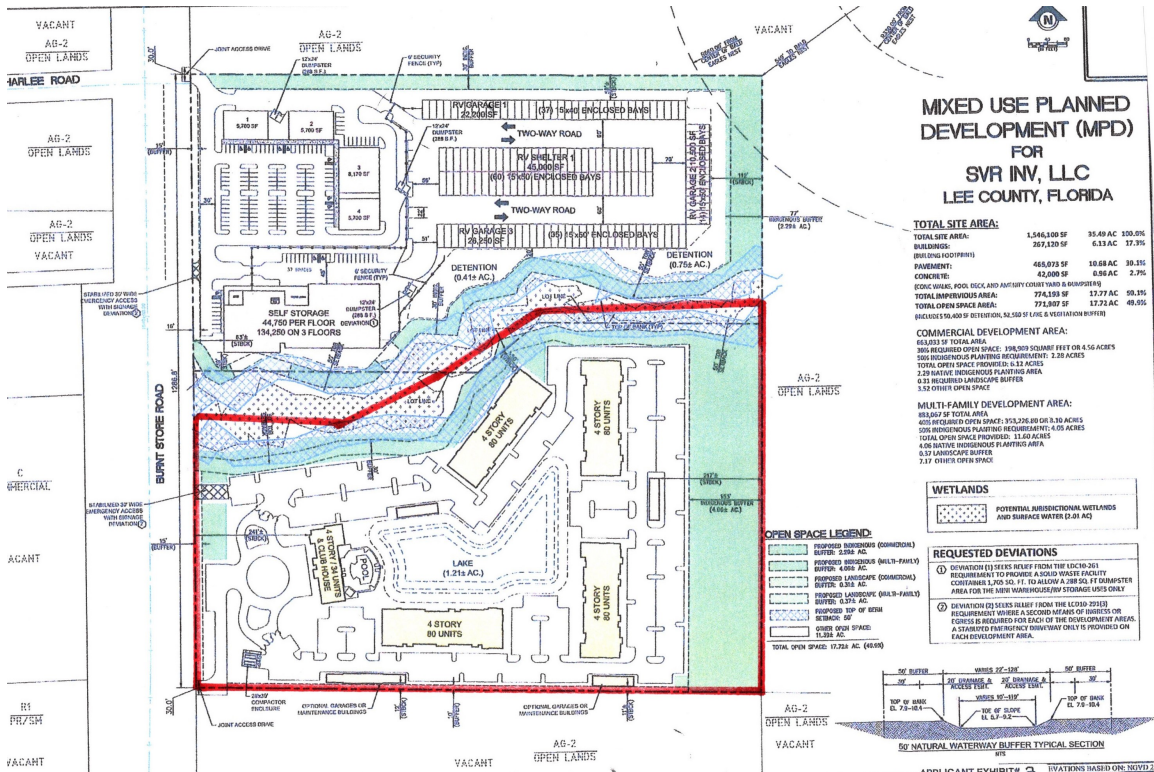


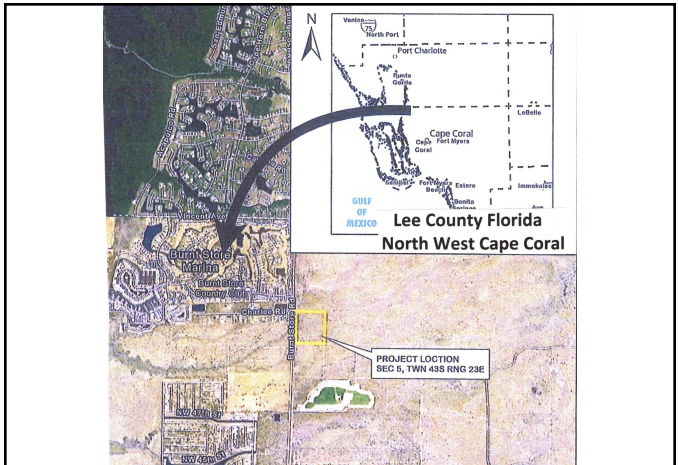


20+ Acres Burnt Store Road Site Zoning for 354 Multifamily Units Full Utilities, Out of the Flood Plain In Lee County Apartment Gap Location Burnt Store Multifamily Site



Six new single family Developments surround this site, one half under construction in one of the newest growth corridors located in both Lee and Charlotte Counties.

Grocery and drug across the street from the site. The small Strip Center 1.5 miles to the north has a Subway, Pizza and Seafood Restaurant. There is a Publix Walmart Super Center, Home Depot Circle K Auto Zone, Wells Fargo, etc. at the corner of US-41 approximately 9 miles to the north and another Publix, Walgreens McDonald etc. about 7.5 miles to the south.





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)



Burnt Store Multifamily Site Project Information

OWNERSHIP: SVR INV, LLC

Contact Steven Weisberg 239-939-0033

PROPERTY DESCRIPTION:

Site Address: 4933 Burnt Store Road Cape Coral, FL 33993

Legal: 05-43-23-00-00003.0000

Legal:

Size in Acres: 20

Frontage: 600+

Average Depth: 1269

Natural Elevation: 10.5' to 12.5'

Flood Zone: X Out of the Flood Plain

Panel: 12071C0070G

Comments:

LAND USE INFORMATION:

Zoning: Commercial Mixed Use Planned

Development MPD

Ordinance #: DCI 2022-00039

Prelim. Dev. Ord.: No

Land Use Category: Central Urban

TAX INFORMATION:

STRAP Number: 05-43-23-00-00003.0000

Current Yr. Taxes:

Spcl. Assessments: None

:

UTILITIES:

Water: Yes

Line Size: 16"

Capacity: Yes

Dist. to Hydrant: 75'

Sanitary Sewer: 75'

Line Size: 10" Force Main

Capacity: Yes

Franchise Dist.: Charlotte County

Power Company: FP&L

Fire District: Burnt Store Area Fire Protection

Water District: SFWMD

PRIMARY ACCESS:

Primary Access: Burnt Store Road

Number of Lanes: 2

Right of Way:

Road Ownership:

Class: Arterial

Service Level: B

Traffic Count: 13,400

Date: 2023

Growth Rate: Over 15% annually for last three years years

LISTING DATA: Please call to discuss

Offering Date:

Offering Price: \$5,133,000 \$14,500/Unit

Price Per Acre:

Price Per Front Foot:

Price Per Square Foot:

Terms:

Comments:

YOUR PERSONAL NOTES:

Information Last Updated 03/04/2025

The information herein is believed to be true and correct but is not warranted by the Broker.

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Burnt Store Multifamily Site Project Information

CHARLOTTE COUNTY
 PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN

COMMITTED DEVELOPMENTS - (ACTIVE PD CONCEPT PLAN)

1. SIMPLE LIFE (230 UNITS)
2. CORAL CREEK (999 UNITS)
3. BURNT STORE 2007 (1,440 UNITS)
4. BURNT STORE 2007 (1,440 UNITS)
5. EAGLE CREEK (1,000 UNITS)

VESTED DEVELOPMENTS - APPROVED FINAL DETAIL SITE PLAN AND DRI

1. HERITAGE LANDING DRI (a.k.a. TERNBAY) (1,810 UNITS + 20,000 SQ. FT. OFFICE + 111,500 SQ. FT. RETAIL + 150 ROOMS HOTEL)
2. HERITAGE STATION (130 UNITS)

VESTED DEVELOPMENT RIGHTS

1. VACANT PLATTED RESIDENTIAL LOTS (2,499 UNITS)
2. VACANT SUBSTANDARD PARCELS (112 UNITS)
3. VACANT PARCELS (136 UNITS)


 Vacant Substandard Parcels (112 Units)
 Vacant Parcels (136 Units - 1 unit/10 acres)

Proposed Projects

Information Last Updated 12/06/2024
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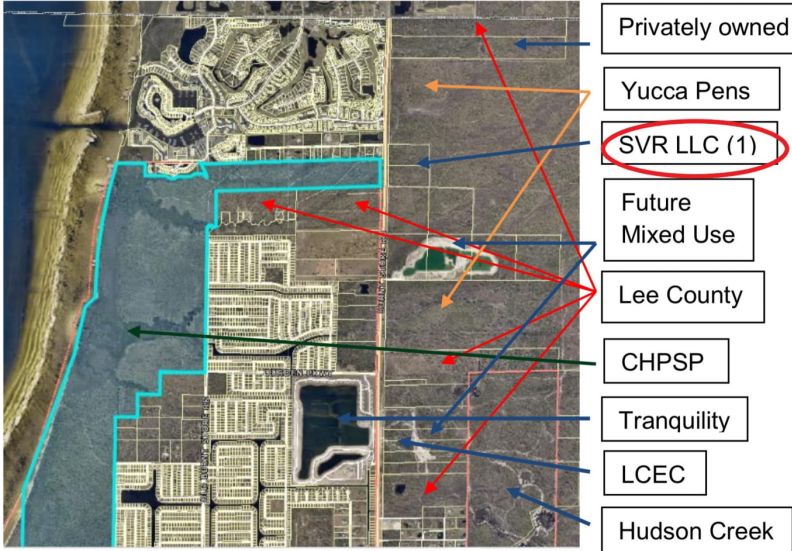


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Burnt Store Multifamily Site Project Information



Map 2 – Charlotte Harbor Preserve S.P. and Other nearby Parcels

Information Last Updated 12/06/2024

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