



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)



# FORT MYERS, FLORIDA

## I-75 & SR-82

### 185+ ACRES

SR-82 185 Acres



Located in the City Of Fort Myers, this I-75 Interchange and State Road 82 location has fantastic zoning, full access to utilities and a primary location. Many existing entitlements and great highway access. Eight miles from the South West Florida International Airport.



Information Last Updated 01/06/2024

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

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## SR-82 185 Acres Project Information

### **OWNERSHIP:**

Name: Multiple  
Phone: 239-939-0033  
Address:  
Address:  
City: Fort Myers  
State: Florida  
ZIP: 33919  
Comments:

### **PROPERTY DESCRIPTION:**

Legal: See Survey  
Legal:  
Size in Acres: 185+  
Size in Sq. Ft.:  
Frontage:  
Average Depth:  
Natural Elevation:  
Finish Floor El:  
Flood Zone: Zone B out of the Flood Plain  
Map Number: 225-B  
Soil Class: Multiple  
Comments:

### **LAND USE INFORMATION:**

Zoning: CI Commercial Intensive  
Ordinance #: City Of Fort Myers  
Prelim. Dev. Ord.:  
Expir. Date:  
Final Dev. Ord.:  
Expir. Date:  
Land Use Category:  
Spcl. Ordinances:  
Zoning Comments:  
Zoning Comments:  
Comm/Council Dist.: Ward 6  
Who's District:

### **TAX INFORMATION:**

STRAP Number: Multiple  
STRAP Number:  
Assessed Value: Agriculture Exemption  
Date Assessed:

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

### **UTILITIES:**

Water: Yes  
Line Size:  
Capacity: Yes  
Dist. to Hydrant:  
Sanitary Sewer: Yes  
Line Size:  
Capacity: Yes  
Gravity:  
Franchise Dist.:  
Power Company: FP&L  
Fire District:  
Drainage District:  
Comments:

### **PRIMARY ACCESS:**

Primary Access: SR-82  
Number of Lanes: 2  
Right of Way:  
Road Ownership: State  
Class: Arterial  
Service Level:  
Traffic Count: West of I-75 @ 39,000  
Date: 2006  
Growth Rate:

### **SECONDARY ACCESS:**

Secondary Access: Buckingham Road  
Number of Lanes:  
Right of Way:  
Road Ownership: Lee County  
Class: Arterial  
Service Level: B  
Traffic Count:  
Date:  
Direct Access:  
Dist. to Median: One full medians

Information Last Updated 01/06/2024

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Signalized: One potential signalized intersection  
Dist. to Inter.:

Water Management: Presently the site has an approved South Florida Water Management permit.

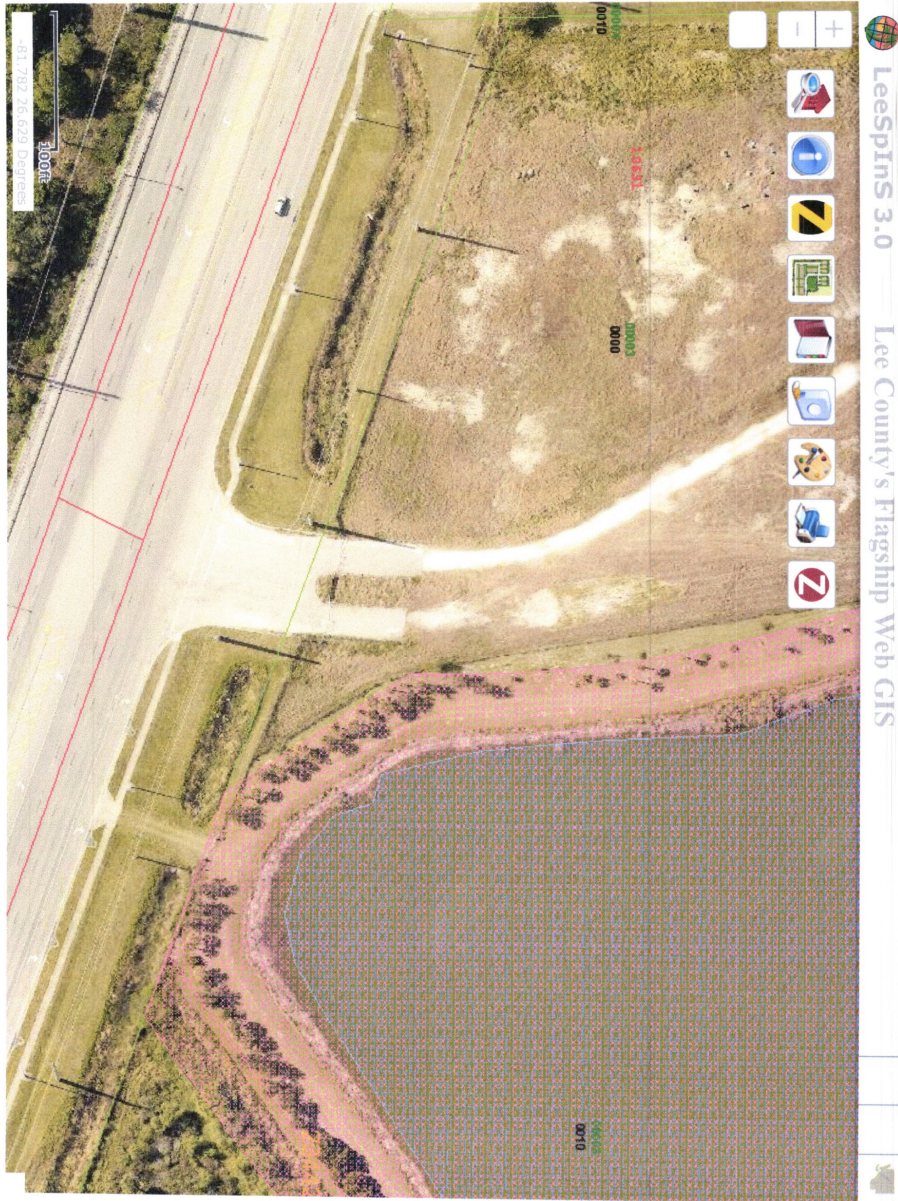
YOUR PERSONAL NOTES:

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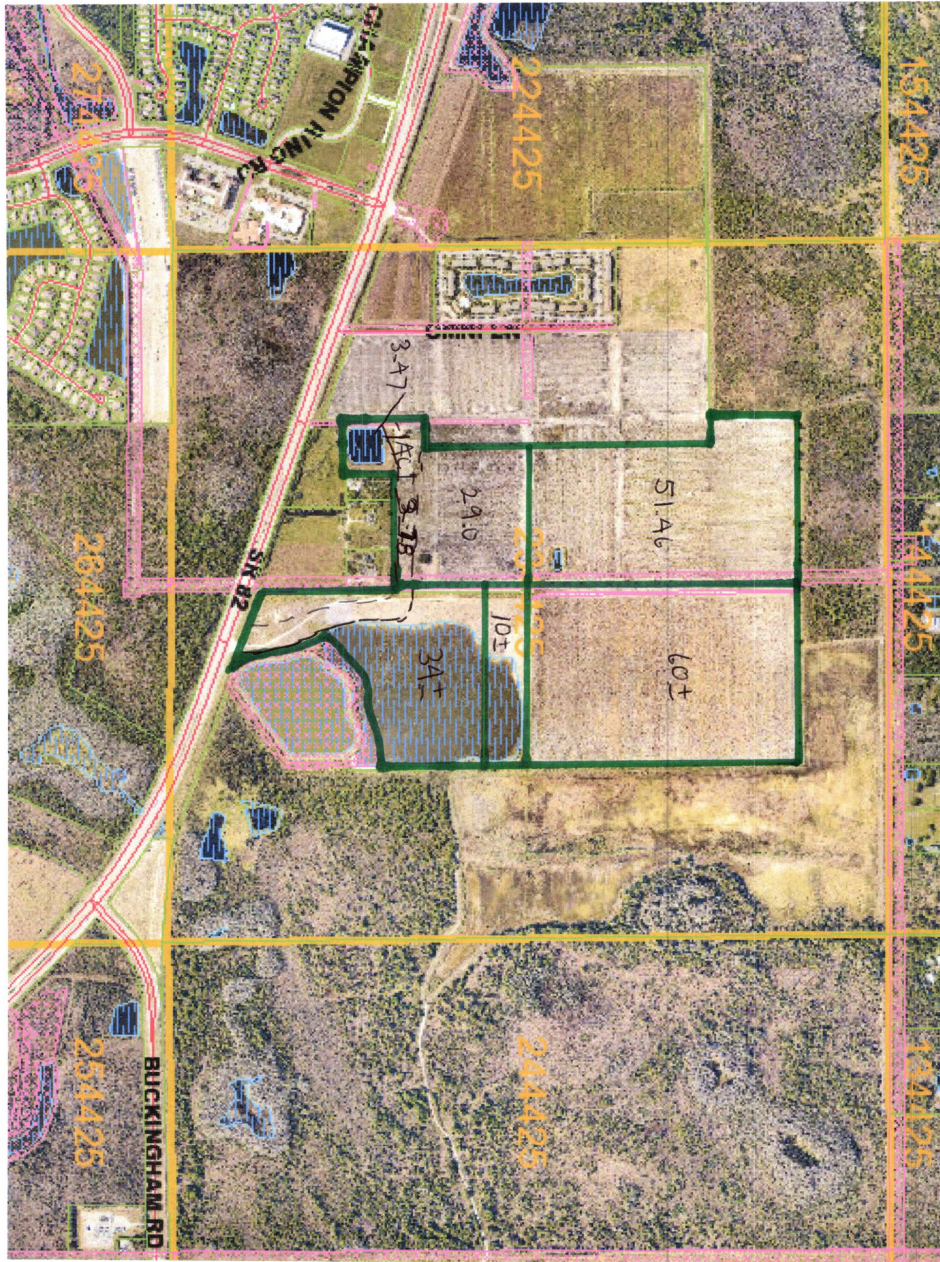
Median SR-82

Information Last Updated 01/06/2024

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Site Location

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