



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)



SOLD

17.85 Acres 1280 Feet of US-41 Frontage

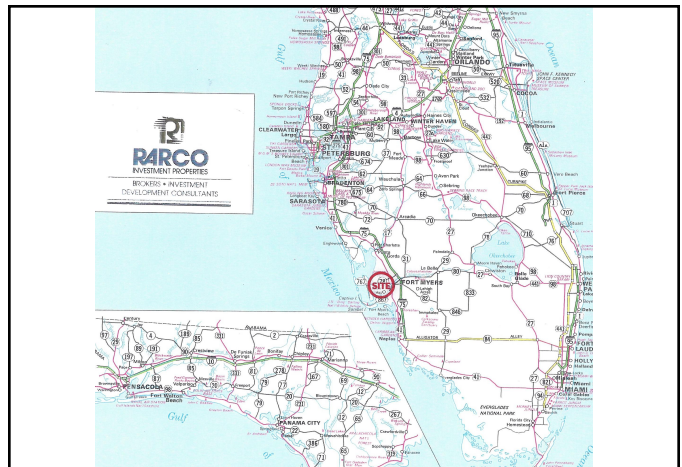
Two Full Median Access Points

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.



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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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