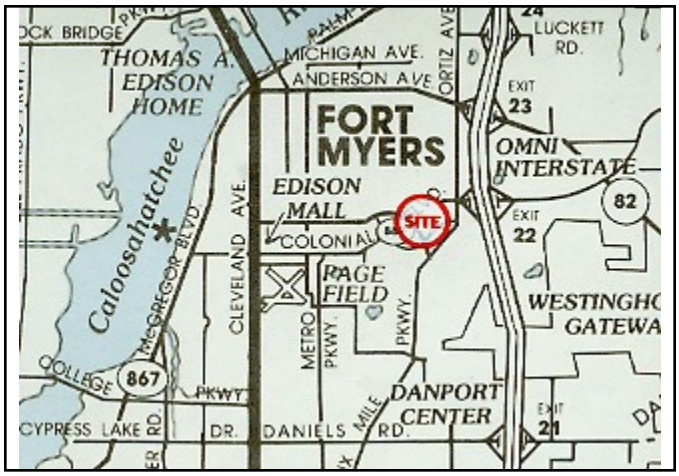
RARCO
INVESTMENT PROPERTIES
Developers • Brokers • Investment Consultants
Web Site: www.rarco.com • Email: rarco@msn.com
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)

Fort Myers Location Commercial
Colonial Blvd. & Winkler Avenue
Hotel-Self Storage-Office-Retail 3.8 Acres
Traffic Counts Over 71,000 Cars Per Day



Located in the City of Fort Myers, the site is centrally located just off of I-75. Commercial zoning allows over 100 units for Hotel development and all retail, office, restaurant and residential uses. Water and Sewer are stubbed out to the site. Eight Big Box tenants and 22 restaurants within one mile! Wal-Mart, Publix, Lowes, BJ'S, Applebee's Road House Chili's. Easy access and a great location.



Information Last Updated 09/29/2020
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
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)



Colonial & Winkler 3.8 acres Commercial
Project Information

OWNERSHIP:
Name: Steven Weisberg
Phone: 239-939-0033
Address: 1500 Colonial Blvd., Suite 217
Address:
City: Fort Myers
State: FL
ZIP: 33907
Comments:

PROPERTY DESCRIPTION:
Legal: Upon request
Legal:
Size in Acres: 3.8+
Size in Sq. Ft.: 165,528
Frontage: 451'
Average Depth:
Natural Elevation:17'-18'
Finish Floor El:
Flood Zone: B
Map Number: 350B
Soil Class: Hallandale & Boca
Comments:

LAND USE INFORMATION:
Zoning: CG
Ordinance #:
Prelim. Dev. Ord.:
Expir. Date:
Final Dev. Ord.:
Expir. Date:
Land Use Category:
Spcl. Ordinances:
Zoning Comments:
Zoning Comments:
Comm/Council Dist.:
Who's District:

TAX INFORMATION:
STRAP Number: 33-44-25-P1-00006.0010
STRAP Number:
Assessed Value:
Date Assessed:
Millage Rate:
Millage Code:
Current Yr. Taxes:
Spec. Assessments:
Spec. Assessments:

UTILITIES:
Water: Yes
Line Size: 24"
Capacity: Yes
Dist. to Hydrant: 10'
Sanitary Sewer: Yes
Line Size: 24" Force Main with stub to existing lift station
Capacity: Yes
Gravity:
Franchise Dist.: Fort Myers
Power Company: FP&L
Fire District:
Drainage District:
Comments:

PRIMARY ACCESS:
Primary Access: Colonial Blvd
Number of Lanes: 6
Right of Way: 250'
Road Ownership: City
Class: Arterial Signalized
Service Level: B
Traffic Count: 71,000 TPD
Date: 2015
Growth Rate:

SECONDARY ACCESS:
Secondary Access: Winkler
Number of Lanes: 4
Right of Way: 150
Road Ownership: County
Class:
Service Level: B
Traffic Count: 5500
Date: 2015
Direct Access: Yes

Information Last Updated 09/29/2020
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
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)



Colonial & Winkler 3.8 acres Commercial
Project Information

Dist. to Median: On site
Signalized: no
Dist. to Inter.:

LISTING DATA:
Offering Date: 3-20-17
Will Sell Sites Separately
Parcel 1 3.82 Acres
Offering Price: $1,350,000.00
Price Per Acre: $
Price Per Square Foot: $6.58
Parcel 2 2.0 Acres
Offering Price: $573,000.00
Price Per Sq. Ft.: $6.58
Terms: Cash
Comments:

YOUR PERSONAL NOTES:

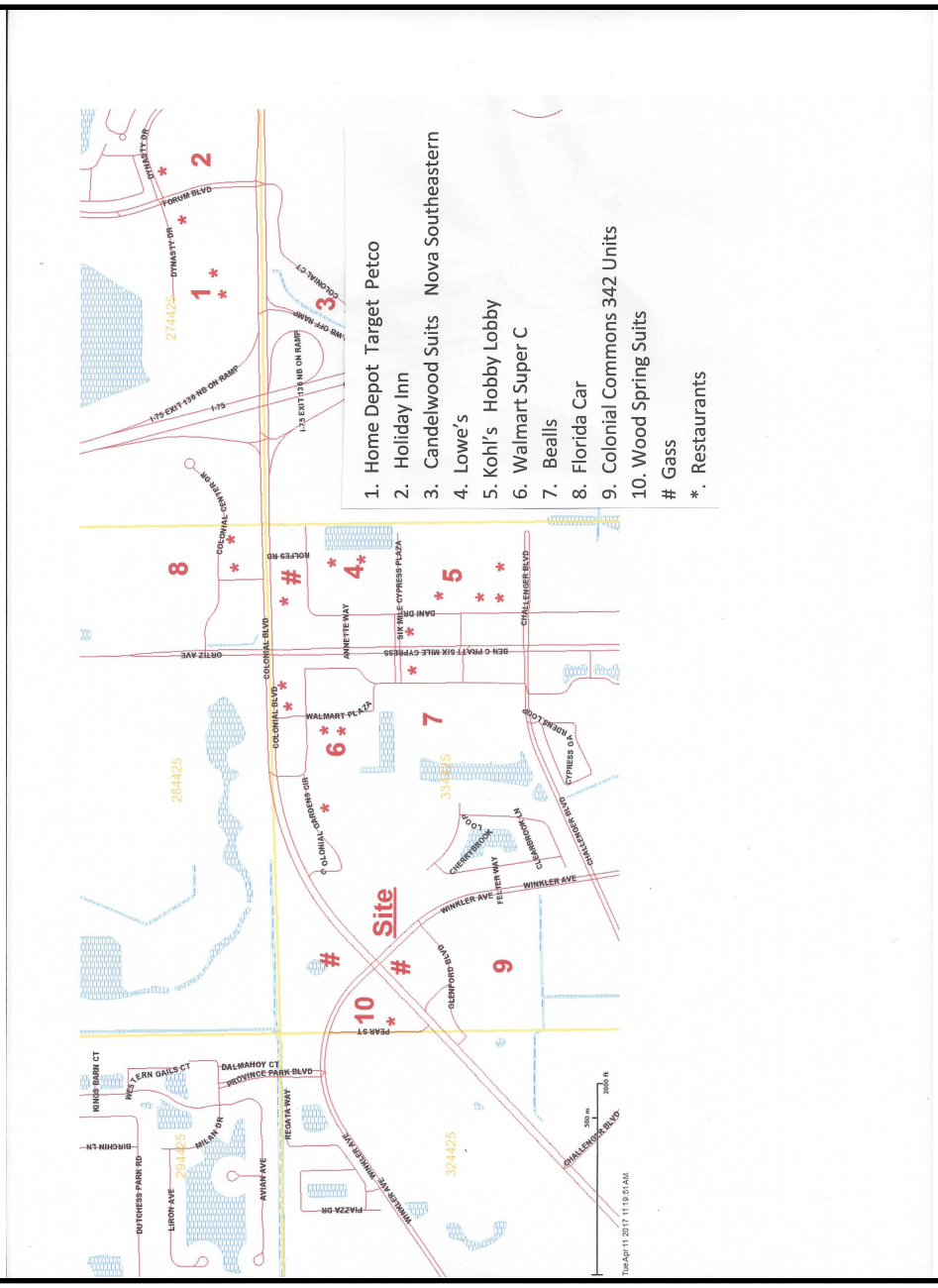
The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.

RARCO INVESTMENT PROPERTIES
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)



Colonial & Winkler 3.8 acres Commercial

Project Information



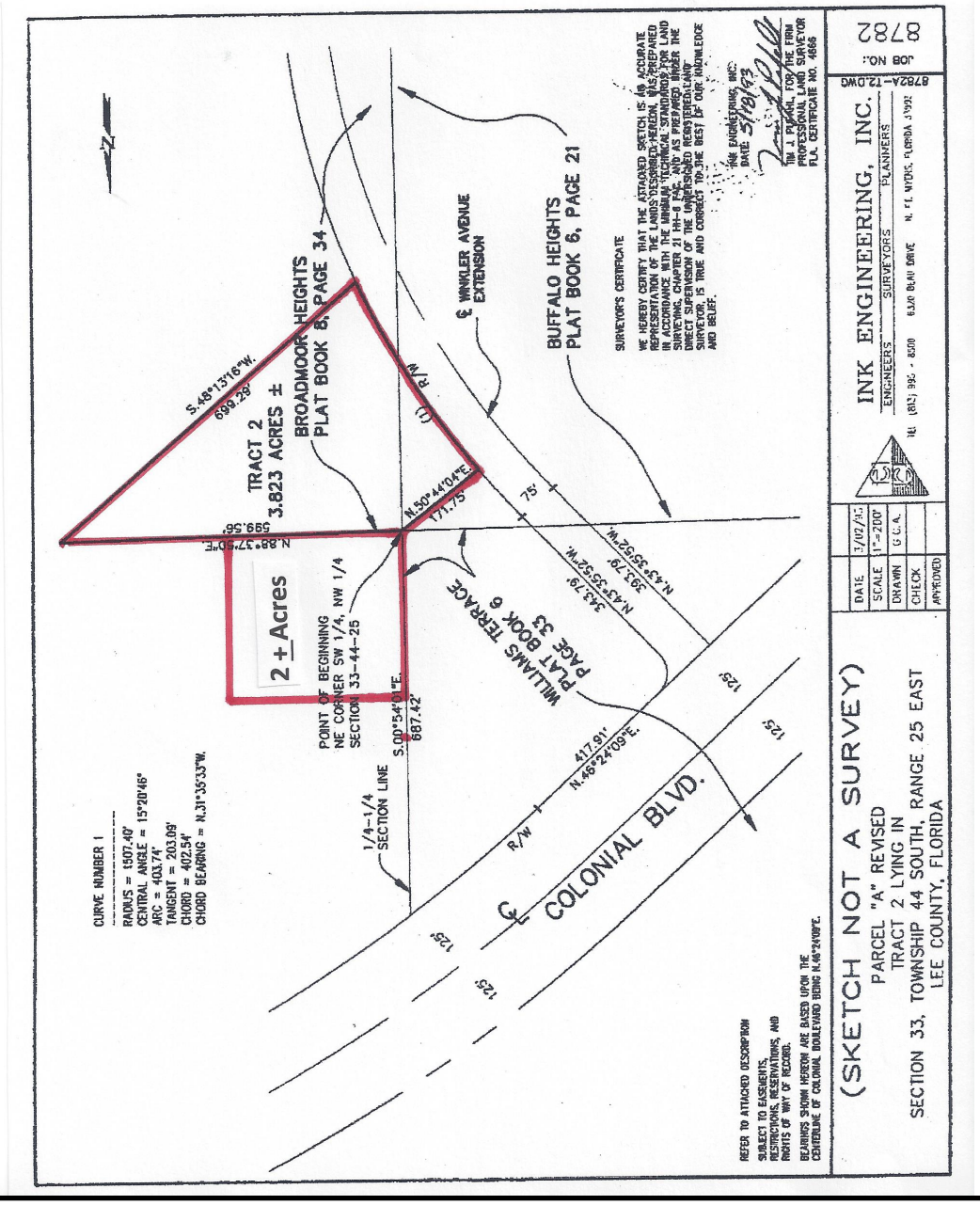
The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.

RARCO INVESTMENT PROPERTIES
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)



Colonial & Winkler 3.8 acres Commercial

Project Information

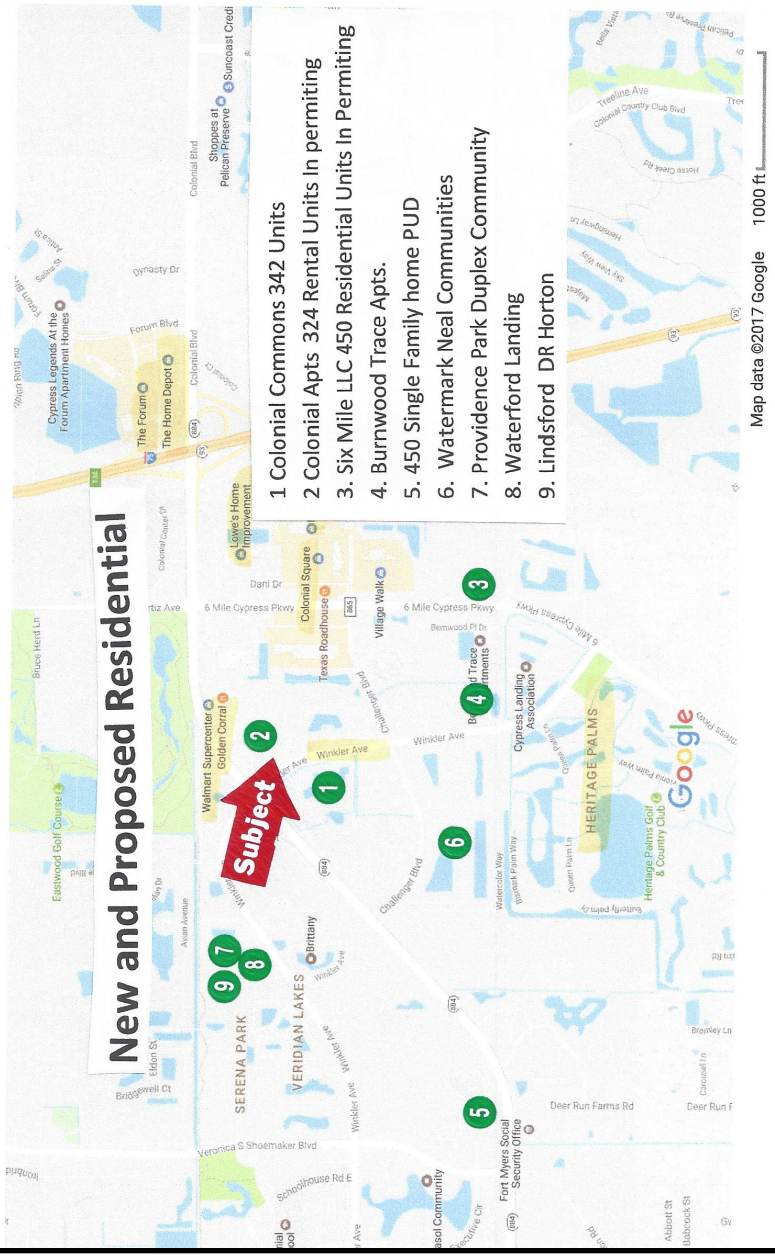


Information Last Updated 09/29/2020
The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.

RARCO INVESTMENT PROPERTIES
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)

Colonial & Winkler 3.8 acres Commercial

Project Information



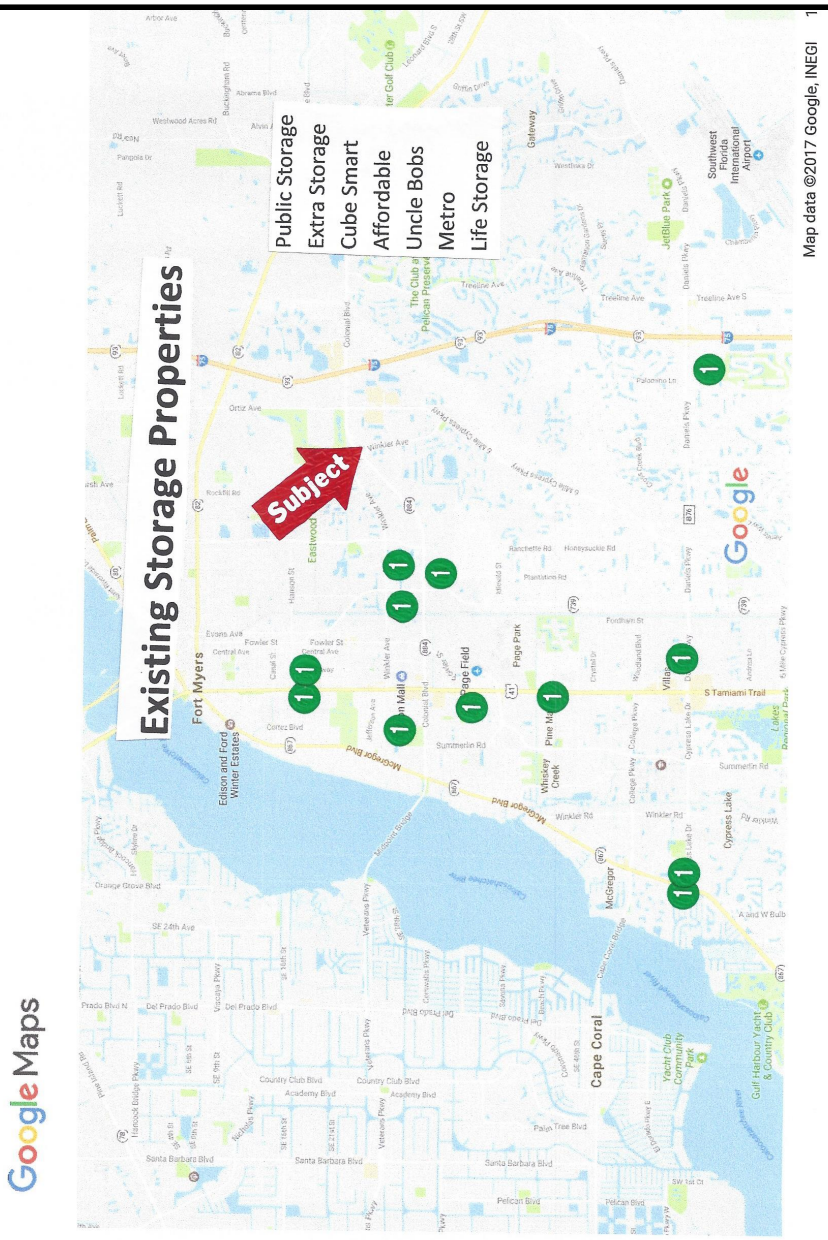
New Residential Projects

Information Last Updated 09/29/2020
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
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)

Colonial & Winkler 3.8 acres Commercial

Project Information



Existing Storage Facilities