



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)



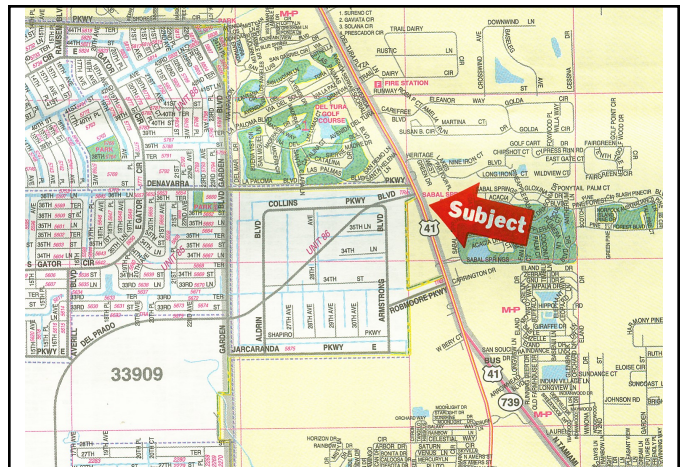
7+ ACRES US 41 & DEL PRADO COMMERCIAL CORNER 400' FRONTAGE



Located at the intersection of the Del Prado extension, this road is slated to be the next connection to I-75 via an approved Florida Department of Transportation interchange.

Located on US 41, this site has 400' of frontage, full utilities and is priced below any comparably located property in the area.

Close proximity to the newly developed Publix Supermarket, 16 multiplex AMC movie theater, Kmart, and Wal-Mart facilities.



Information Last Updated 07/24/2013
 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.



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)



US 41 & Del Prado Blvd. Project Information

OWNERSHIP:

Name:
 Phone: 939-0033
 Address:
 Address:
 City:
 State:
 ZIP:
 Comments:

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

PROPERTY DESCRIPTION:

Legal: Lots 3 thru 6 Tamiami City
 Legal: Block 2, PB 9, PG 6, Less ROW
 Size in Acres: 7.05+
 Size in Sq. Ft.: 307,000
 Frontage: 400
 Average Depth: 700
 Natural Elevation: 17'to 18'
 Finish Floor El: Out of
 Flood Zone:
 Map Number:
 Soil Class: Bocca & Isles
 Comments:

UTILITIES:

Water: Yes
 Line Size: 16"
 Capacity: Yes
 Dist. to Hydrant:
 Sanitary Sewer: Yes
 Line Size: 12" Force Main
 Capacity: Yes
 Gravity:
 Franchise Dist.: Lee County North Ft. Myers
 Power Company: FP&L
 Fire District: North Fort Myers
 Drainage District: Powell Creek
 Comments:

LAND USE INFORMATION:

Zoning: AG
 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: 3

PRIMARY ACCESS:

Primary Access: US 41
 Number of Lanes: 4
 Right of Way: 200'
 Road Ownership: US
 Class: Arterial
 Service Level: C
 Traffic Count: 24,700
 Date: 2004
 Growth Rate:

TAX INFORMATION:

STRAP Number: 22-43-24-01-00002.0030
 Assessed Value:
 Date Assessed:
 Millage Rate:

SECONDARY ACCESS:

Secondary Access:
 Number of Lanes:
 Right of Way:
 Road Ownership:
 Class:
 Service Level:
 Traffic Count:
 Date:
 Direct Access:
 Dist. to Median:
 Signalized:



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)



US 41 & Del Prado Blvd. Project Information

Dist. to Inter.:

LISTING DATA:

Offering Date:

Offering Price:

Price Per Acre:

Price Per Front Foot:

Price Per Square Foot:

Terms:

Comments:

YOUR PERSONAL NOTES:

Information Last Updated 07/24/2013

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.