

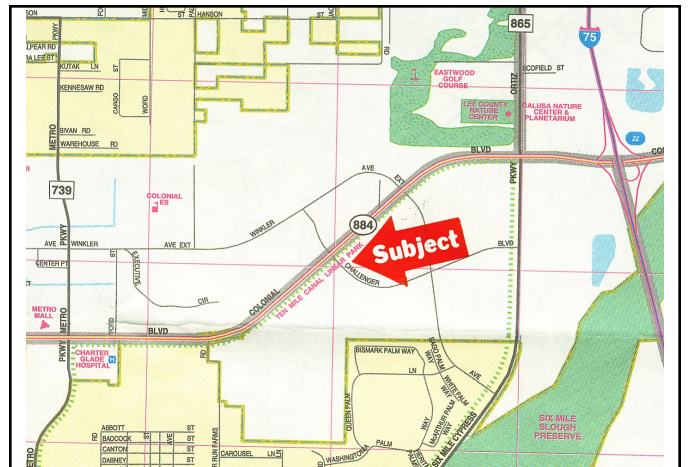


COLONIAL 20.19 ACRES COLONIAL & CHALLENGER CORNER COMMERCIAL B-1 / CITY ZONED



With over 540' of frontage on Colonial Blvd., this property is located in the City of Fort Myers and is zoned B-1 commercial. This category allows a wide variety of uses ranging from offices, retail, to high density multifamily units including apartments or condos.

Easy access via Challenger Blvd., the site has two full median breaks giving it easy access to Colonial and all points north, south, east and west.



Information Last Updated 03/26/2018

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: steve@rarco.com

1500 Colonial Blvd., Suite 217 • Fort Myers, FL 33907 • 239-939-0033 (Phone) • 239-275-4909 (FAX)



Colonial & Challenger Project Information

OWNERSHIP:

Name: RARCO Investment Properties
Phone: 239-939-0033
Address: 1500 Colonial Boulevard
Address: Suite 217
City: Fort Myers
State: Florida
ZIP: 33907
Comments: Steven M. Weisberg, Licensed FL Real Estate Broker

PROPERTY DESCRIPTION:

Legal: 32-44-25-P3-00011.0020 32-44-25-P3-00011.0010
Legal: 32-44-25-P3-00011.0030
Size in Acres: 20.19+
Size in Sq. Ft.: 879,400
Frontage: 490'
Average Depth: 900
Natural Elevation: 18'
Finish Floor El:
Flood Zone: B
Map Number:
Soil Class:
Comments:

LAND USE INFORMATION:

Zoning: B-1
Ordinance #:
Prelim. Dev. Ord.:
Expir. Date:
Final Dev. Ord.:
Expir. Date:
Land Use Category: Commercial
Spcl. Ordinances:
Zoning Comments:
Zoning Comments:
Comm/Council Dist.:
Who's District:

TAX INFORMATION:

STRAP Number: 32-44-25-P3-00011.0020, 32-44-25-P3-00011.0010,

STRAP Number: 32-44-25-P3-00011.0030

Assessed Value:
Date Assessed:
Millage Rate:
Millage Code:
Current Yr. Taxes:
Spcl. Assessments:
Spec. Assessments:

UTILITIES:

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

PRIMARY ACCESS:

Primary Access: Colonial
Number of Lanes: 6
Right of Way: 250'
Road Ownership: Lee County
Class: Arterial
Service Level: C-D
Traffic Count: 60,500 TPD
Date: 2004
Growth Rate:

SECONDARY ACCESS:

Secondary Access: Challenger Blvd.
Number of Lanes: 4
Right of Way: 150
Road Ownership: Fort Myers
Class: Arterial
Service Level: B
Traffic Count:

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Colonial & Challenger Project Information

Date:
Direct Access:
Dist. to Median:
Signalized:
Dist. to Inter.:

LISTING DATA:

Offering Date:
Offering Price: \$
Price Per Acre: \$
Price Per Square Foot: \$
Terms: Cash
Comments:

YOUR PERSONAL NOTES:

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