



**RARCO**  
INVESTMENT PROPERTIES

Developers • Brokers • Investment Consultants

Web Site: [www.rarco.com](http://www.rarco.com) • Email: [rarco@msn.com](mailto:rarco@msn.com)

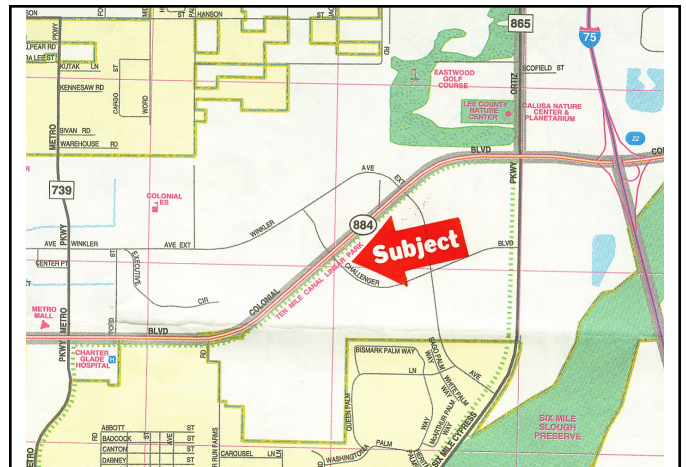
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



## 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 11/15/2021

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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## 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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