



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)



# Lexington Avenue 2 Acres Residential Opportunity Easy Access To All Points In Lee County



Located east of Lexington Avenue and south of Palm Beach Blvd., this site allows residential use.

Zoned AG-2 the properties may be divided for individual parcel sale.



Information Last Updated 08/05/2011

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)



## Lexington 2 Acres Project Information

### **OWNERSHIP:**

Name: Rene  
Phone: 939-0033  
Address: Lexington Avenue  
Address:  
City:  
State:  
ZIP:  
Comments:

STRAP Number: 03-44-25-01-00063.0000  
STRAP Number:  
Assessed Value:  
Date Assessed:  
Millage Rate:  
Millage Code:  
Current Yr. Taxes:  
Spec. Assessments:

### **PROPERTY DESCRIPTION:**

Legal: TERRY TICE + VANDAWALKER  
BLK. 3, PB 1, PG 46, LOT PT 39  
LESS RD R/W East of Lexington Avenue  
Size in Acres: 2+  
Size in Sq. Ft.:  
Frontage: 670'  
Average Depth: 117' to 240'  
Natural Elevation:  
Finish Floor El:  
Flood Zone:  
Map Number: 225C  
Soil Class:

Comments: The information contained 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

### **UTILITIES:**

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

### **LAND USE INFORMATION:**

Zoning: AG-2  
Ordinance #:  
Prelim. Dev. Ord.:  
Expir. Date:  
Final Dev. Ord.:  
Expir. Date:  
Land Use Category: Suburban  
Spcl. Ordinances:  
Zoning Comments:  
Zoning Comments:  
Comm/Council Dist.:  
Who's District:

### **PRIMARY ACCESS:**

Primary Access: Lexington Ave.  
Number of Lanes: 2  
Right of Way:  
Road Ownership: Lee County  
Class: Collector  
Service Level: C  
Traffic Count:  
Date:  
Growth Rate:

### **SECONDARY ACCESS:**

Secondary Access: Palm Beach Blvd.  
Number of Lanes:  
Right of Way: 60'  
Road Ownership: State  
Class: Collector  
Service Level: B  
Traffic Count:

### **TAX INFORMATION:**

Information Last Updated 08/05/2011

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

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



## Lexington 2 Acres Project Information

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

**LISTING DATA:**

Offering Date:  
Offering Price: \$250,000  
Price Per Acre: \$125,000  
Price Per Front Foot:  
Price Per Square Foot:  
Terms:  
Comments:

**YOUR PERSONAL NOTES:**

Information Last Updated 08/05/2011

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.



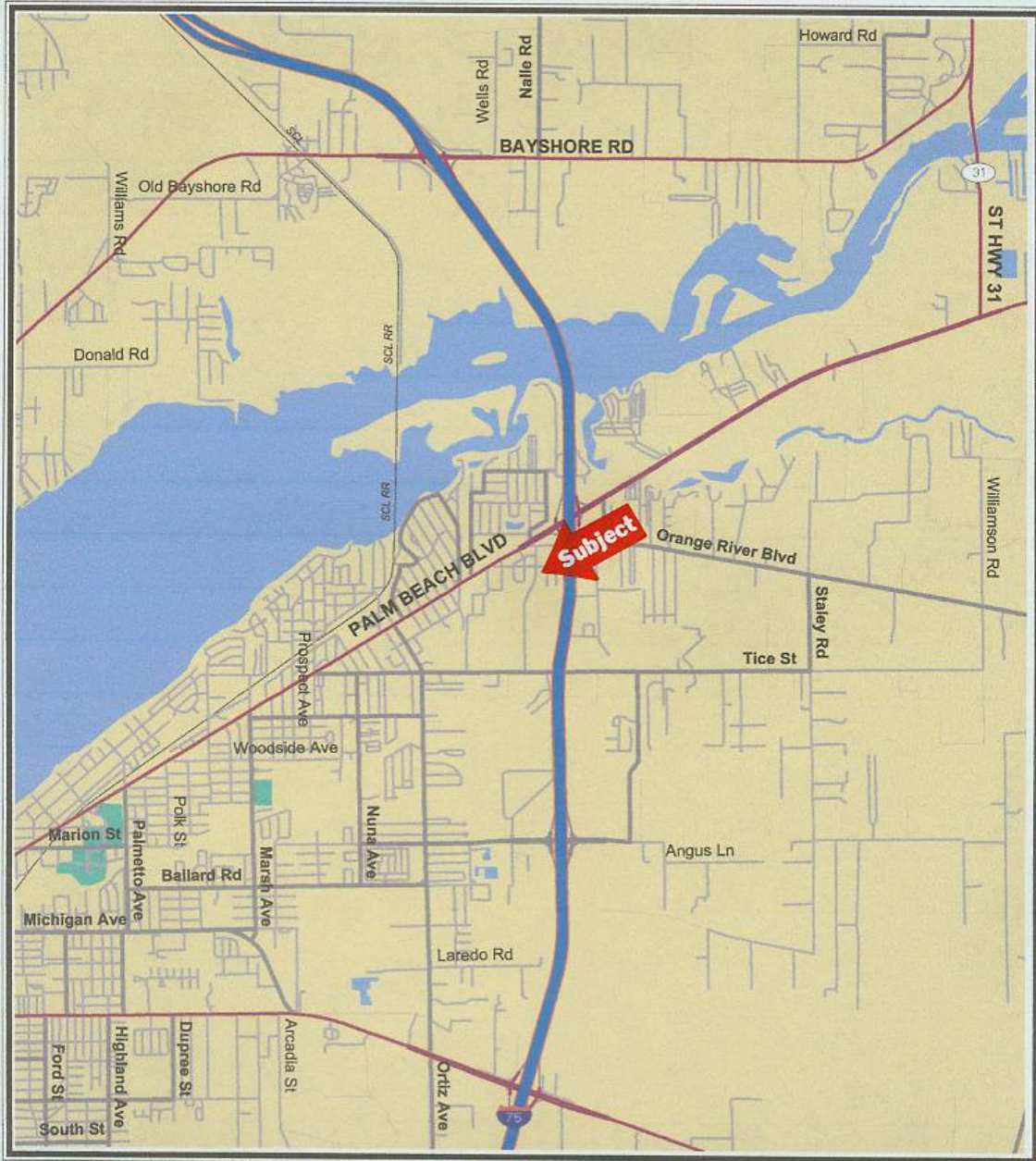
Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

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



# Lexington 2 Acres Project Information



Information Last Updated 08/05/2011

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.