



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)



# Price Reduction Again For Quick Sale State Road 80 Commercial Corner Was \$169,000 Now \$155,000 175' Frontage

12208 Palm Beach Blvd., Fort Myers, FL 33905



This site is located in Lee County and is zoned C-1, which allows a large variety of commercial uses. Too many to list, here are just a few: Professional Offices, Banks, Day Care Centers, Drug Stores, Model Home Center, Convenience Store, Package Store, Pet Services, Restaurants and many more.

Offering Price: \$155,000

Size in Sq. Ft.: 31,100+

Frontage: 175'

Average Depth: 150'



Information Last Updated 08/15/2017

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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## State Road 80 Commercial Land Project Information

### **OWNERSHIP:**

Name: Murphy Trustee  
Phone: 239-939-0033  
Address: 12208 Palm Beach Blvd.  
City: Fort Myers  
State: FL  
ZIP: 33905

### **PROPERTY DESCRIPTION:**

Legal: Ft. Myers Shores, Unit 1, Blk. 6, Plat Book 9,  
Pg 151, Lots 1 Thru 7  
Size in Sq. Ft.: 31,100+  
Frontage: 175'  
Average Depth: 150'  
Natural Elevation: 8'  
Flood Zone: B  
Soil Class: Immokalee

### **LAND USE INFORMATION:**

Zoning: Lee County C-1  
Land Use Category: Suburban

### **TAX INFORMATION:**

STRAP Number: 30-43-26-01-00006.0010

### **UTILITIES:**

Water: Yes  
Line Size: 24"  
Capacity: Yes  
Sanitary Sewer: Yes  
Capacity: Yes  
Gravity: Yes  
Franchise Dist.: Lee County  
Power Company: FP&L

### **PRIMARY ACCESS:**

Primary Access: SR-80  
Number of Lanes: 5  
Right of Way: 150'  
Road Ownership: State  
Class: Arterial  
Service Level: C  
Traffic Count: 29400

### **SECONDARY ACCESS:**

Secondary Access: West Road & First Street  
Number of Lanes: 2  
Right of Way: 60'  
Road Ownership: Lee County  
Class: Local  
Service Level: A  
Direct Access: Yes  
Dist. to Median: N/A

### **LISTING DATA:**

Offering Price: \$155,000  
Terms: Cash

### **YOUR PERSONAL NOTES:**

Information Last Updated 08/15/2017

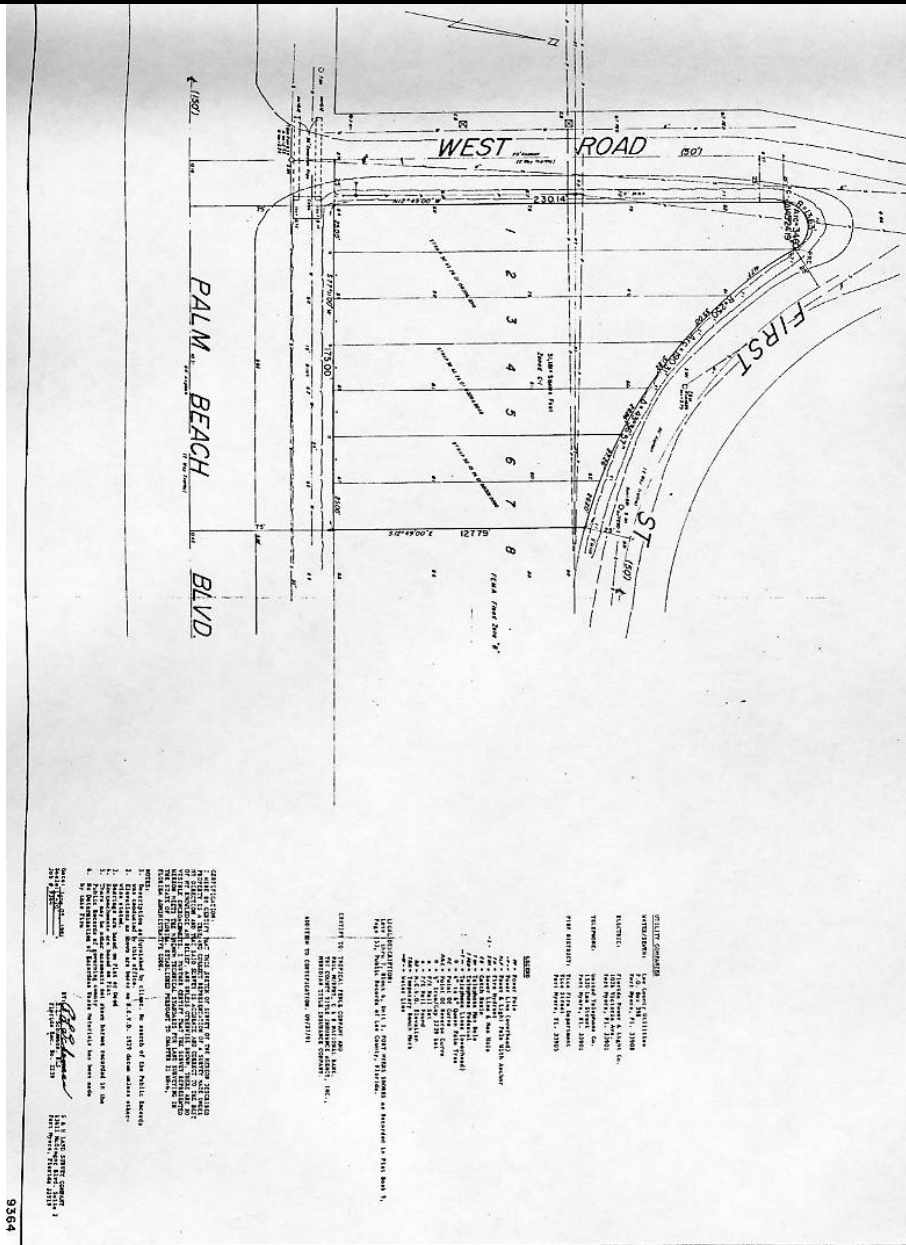
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