



WATERFRONT MARINA CONDO PROJECT

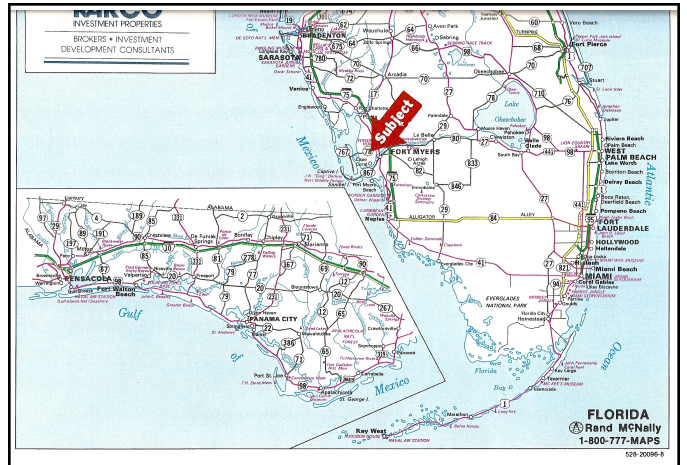
200 RESIDENTIAL UNITS

50 BOAT SLIPS

WATERFRONT CONDOMINIUM PROJECT



This deep water waterfront marina site is located close to shopping and near the downtown river and business districts. Fifty proposed boat slips make this site one of the last large waterfront sites available in the Fort Myers, Lee County area. Up to 200 residential units are allowed in the Residential Planned Unit District. Each unit also has the right to join the Moody River project recreational tennis workout facilities.





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)



Moody River Road Project Information

OWNERSHIP:

Name: MOODY DEVELOPMENT CORP
Phone: 239-939-0033
Site Address: 884 Moody Road
Address:
City: North Fort Myers
State: Florida
ZIP: 33903
Comments:

00-00047.0010

Assessed Value:

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

PROPERTY DESCRIPTION:

Legal:
Legal:
Size in Acres: 19.40 Total
Size in Sq. Ft.:
Frontage: 670'
Average Depth: 1500'
Natural Elevation: 3.8' to 6.8'
Finish Floor El: 8'
Flood Zone: AE
Map Number: 200
Soil Class:
Comments:

UTILITIES:

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

LAND USE INFORMATION:

Zoning: DCI
Ordinance #: Z-05-048
Prelim. Dev. Ord.:
Expir. Date:
Final Dev. Ord.:
Expir. Date:
Land Use Category: Suburban
Spcl. Ordinances:
Zoning Comments: Zoned RPD
Zoning Comments:
Comm/Council Dist.:
Who's District:

PRIMARY ACCESS:

Primary Access: Moody Road
Number of Lanes: 2
Right of Way: 60'
Road Ownership: Lee County
Class: Collector
Service Level: B
Traffic Count:
Date:
Growth Rate:

TAX INFORMATION:

STRAP Number: 10-44-24-00-01046.0000 10-44-24-00-00047.0000
STRAP Number: 10-44-24-00-01044.0000 10-44-24-

SECONDARY ACCESS:

Secondary Access: Hancock Bridge Parkway
Number of Lanes: 4
Right of Way:
Road Ownership:
Class:
Service Level:

Information Last Updated 10/24/2017

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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Moody River Road Project Information

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

LISTING DATA:

Offering Date: 05-1-09
Offering Price:
Price Per Acre:
Price Per Front Foot:
Price Per Square Foot:
Terms:
Comments:

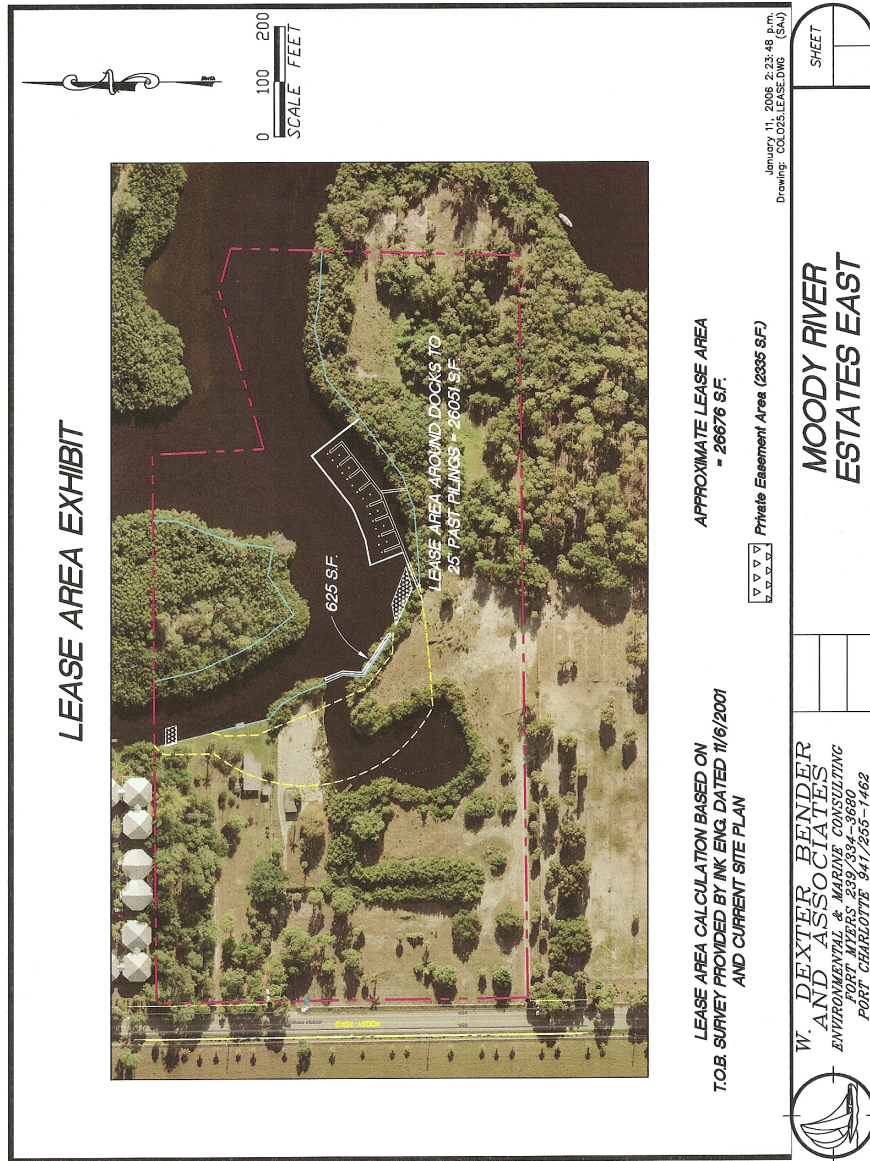
YOUR PERSONAL NOTES:

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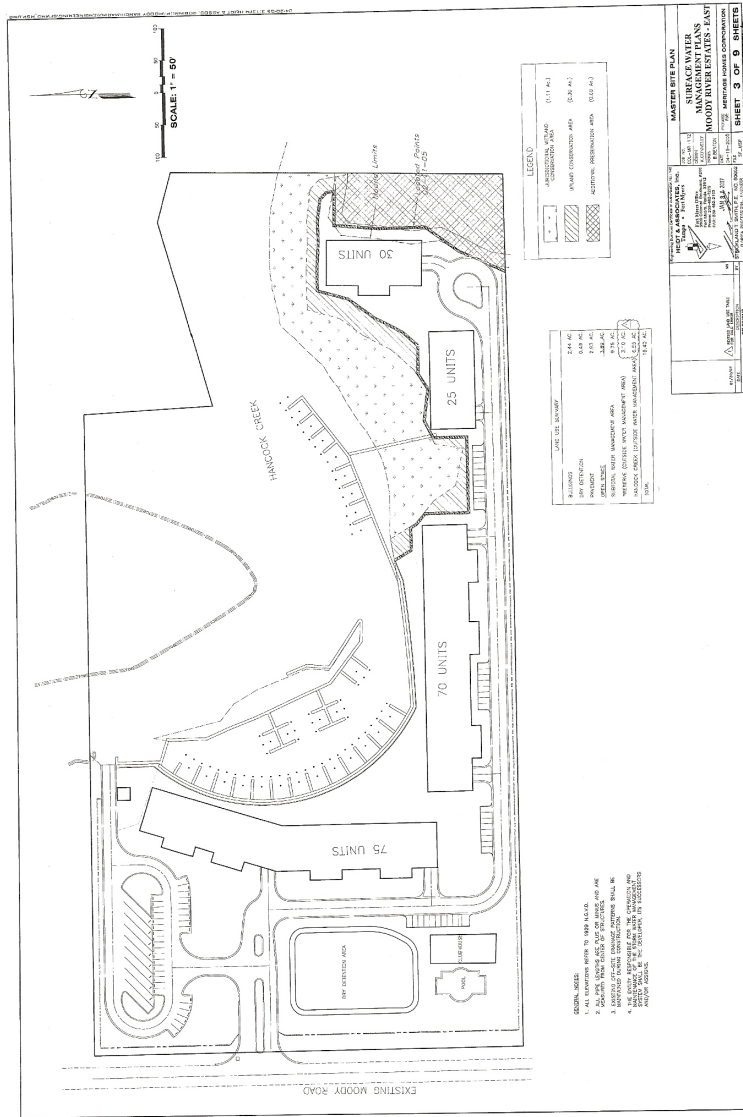
Moody River Road Project Information



Existing & Proposed Maina Plan



Moody River Road Project Information



Proposed Site Plan 200 Units