



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)



BURNT STORE ROAD 11.6 ACRE RESIDENTIAL SITE

424 Feet of Burnt Store Road Frontage



Just 10 minutes from the Shopping Center at pine Island Road, this site is perfect for an estate lot or single family subdivision. With 424 feet of frontage on Burnt Store Road the site is presently zoned for a large lot single family home subdivision with a minimum requirement of 20,000 sq. feet for each lot. The site is just 1.5 miles from the entrance to Burnt Store Marina.



Information Last Updated 08/01/2018

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.



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BURNT STORE ROAD 11.6 ACRES Project Information

Address: Burnt Store Road

Address:
City: Cape Coral
State: Florida
ZIP: 33993
Comments:

Water: Well
Line Size:
Capacity:
Dist. to Hydrant:
Sanitary Sewer: Septic
Line Size:
Capacity:
Gravity:
Franchise Dist.: City Of Cape Coral
Power Company: LCEC
Fire District: Cape Coral Burnt Store Fire District
Drainage District:
Comments:

PROPERTY DESCRIPTION:

Legal: STRAP # 07-43-23-C3-00010.0010
Legal:
Size in Acres: 11.6
Size in Sq. Ft.: 506,167
Frontage: 330'
Average Depth: 1235'
Natural Elevation:
Finish Floor El: 8'
Flood Zone: B
Map Number: 125095 Panel 0005 Version C
Soil Class:
Comments:

PRIMARY ACCESS:

Primary Access: Burnt Store Road
Number of Lanes: 2
Right of Way:
Road Ownership: Lee County
Class: Principal Arterial
Service Level:
Traffic Count:
Date:
Growth Rate:

LAND USE INFORMATION:

Zoning: R1-A Existing requires 20,000 Sq. Ft per lot
Ordinance #: 61-90
Prelim. Dev. Ord.:
Expir. Date:
Final Dev. Ord.:
Expir. Date:
Land Use Category: SM By PDP
Spcl. Ordinances:
Zoning Comments:
Zoning Comments:
Comm/Council Dist.: Tim Day
Who's District:

LISTING DATA:

Offering Date:
Offering Price: \$220,000
Price Per Acre: 18,852
Comments:

TAX INFORMATION:

STRAP Number: 07-43-23-C3-00010.0010
STRAP Number:
Current Yr. Taxes: \$1574.00
Spcl. Assessments:

YOUR PERSONAL NOTES:

UTILITIES:

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