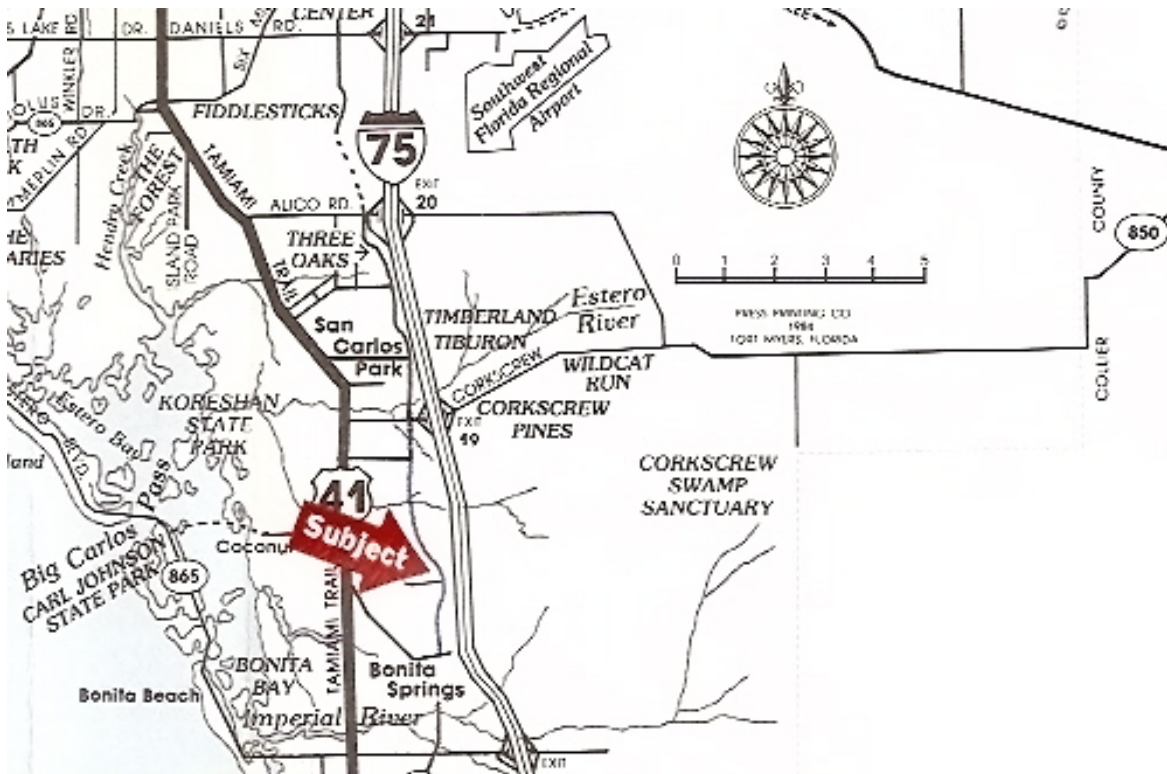
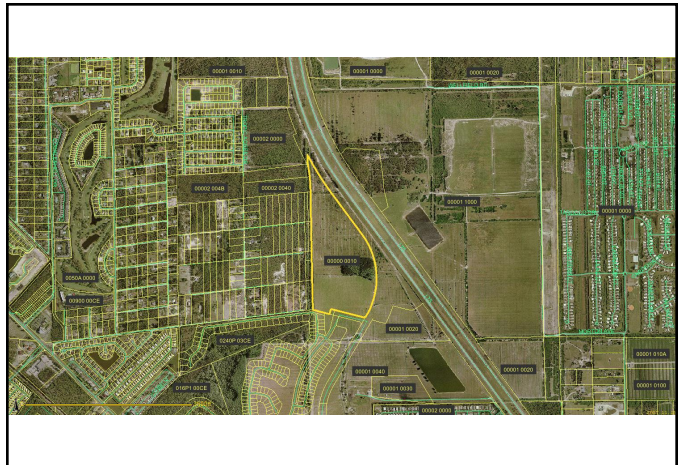




**Direct Access to/from the new
 Imperial Parkway
 77.62 Acres - 300 Unit Site
 Bonita Springs, FL 34135
 Bonita Springs Residential Development Opportunity**



Located North of East Terry Street, the site has easy access to the growing Bonita Springs area. With direct access to Estero Parkway, retail shopping and grocery needs are easily accessible to the north. Additionally, the Coconut Mall lies less than two miles to the north with restaurants, movie theatres and countless retail shops of all varieties. Check out the following link exhibiting the directory of the new Coconut Mall just minutes away. <http://www.simon.com/mall/directory.aspx?ID=1202>





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)



Bonita Springs 77.62 Acres Project Information

OWNERSHIP: TEX Development Corp.

Broker: Steven Weisberg
Phone: 239-939-0033
Address: 1500 Colonial Blvd. #217
City: Fort Myers
State: FL
ZIP: 33907
Comments:

Spcl. Assessments: None
Spec. Assessments:

UTILITIES:

Water: Yes
Line Size:
Capacity: Yes
Dist. to Hydrant:
Sanitary Sewer: Yes
Line Size:
Capacity:
Gravity:
Franchise Dist.: Bonita Springs Utilities
Power Company: FP&L
Fire District: Bonita Springs
Drainage District:
Comments:

PROPERTY DESCRIPTION:

Legal: Parl W of I-75 as desc in OR 4659, Pg. 2677
Size in Acres: 77.62
Frontage: 4400'+
Average Depth: 1200'+
Natural Elevation: 16+
Finish Floor El: As Required By Subdivision Regs.
Flood Zone: NA
Map Number: NA
Soil Class: Multiple
Comments:

PRIMARY ACCESS:

Primary Access: Imperial Parkway
Number of Lanes: 4
Right of Way: 150
Road Ownership: Lee County
Class: Arterial
Service Level: A
Traffic Count: Not available
Date:
Growth Rate: Not Available

LAND USE INFORMATION:

Zoning: RPD 300 Units
Ordinance #: See Hawthorne D.O.
Prelim. Dev. Ord.:
Expir. Date:
Final Dev. Ord.:
Expir. Date:
Land Use Category: New Community
Spcl. Ordinances:
Zoning Comments:
Zoning Comments:
Comm/Council Dist.:
Who's District:

YOUR PERSONAL NOTES:

TAX INFORMATION:

STRAP Number: 24-47-25-B4-00001.0010
STRAP Number: 23-47-25-B3-00002.0040
Assessed Value: \$
Date Assessed:
Millage Rate:
Millage Code:
Current Yr. Taxes: Agriculturally Exempt

Information Last Updated 08/06/2014

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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