



RARCO
INVESTMENT PROPERTIES

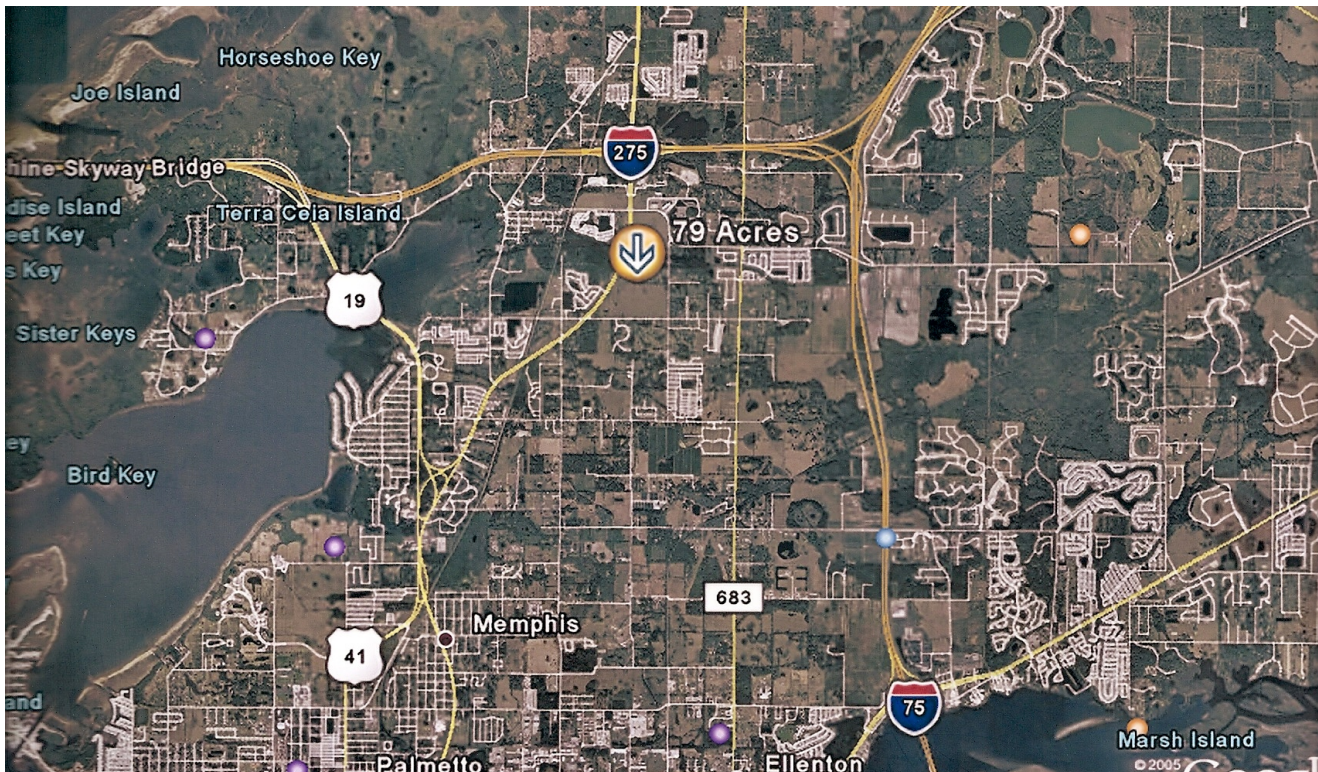
Developers • Brokers • Investment Consultants

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

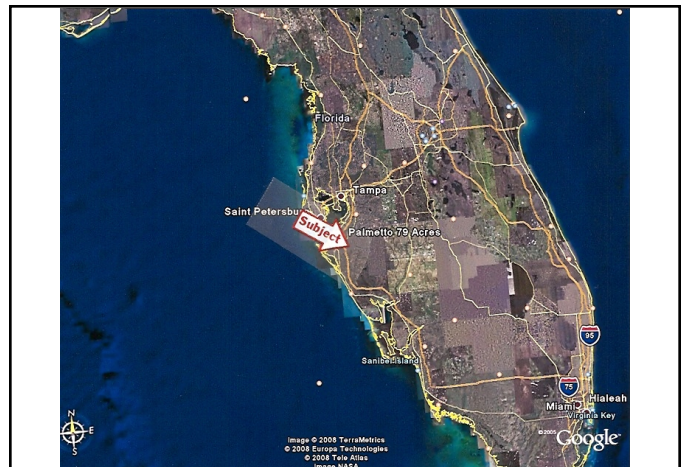
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



PALMETTO 79+ ACRES COMMERCIAL CORNER POTENTIAL CORNER OF US-41 & PALM VIEW ROAD near Tampa OVER 2100 FEET OF US-41 FRONTAGE DEVELOPER OPPORTUNITY



Fantastic mixed-use development opportunity just minutes away from Tampa. Possible commercial corner. Over 2100 feet of US-41 frontage. Zoned RES-6 residential. Located on US-41, this site has quick access to all points. Just minutes from SR-595, and Interstate I-75. Entitlement process underway, allowing quicker starting dates. Priced to sell!



Information Last Updated 11/15/2021

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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Palmetto 79+ Acres Project Information

CONTACT: Name: Steven M. Weisberg

Phone: 239-939-0033

Address: 1500 Colonial Blvd. Suite 217

City: Fort Myers

State: FL

ZIP: 33907

Comments:

PROPERTY DESCRIPTION:

Legal: See Parcel Number

Legal: S30, 31 T33 R18

Size in Acres: 79.1

Size in Sq. Ft.:

Frontage: 2300'

Average Depth: 2500'

Natural Elevation: 16.5 to 5.0

Finish Floor El: Varies

Flood Zone: 4E Base 9' AE, X, X5

Map Number: 120153-0183C

Soil Class:

Comments:

Millage Rate:

Millage Code:

Current Yr. Taxes:

Spcl. Assessments:

UTILITIES:

Water: Yes

Line Size: Jackson Road has 8" water, Palm View Drive has 6" water, US 41 west side 20"

Capacity: Yes

Dist. to Hydrant:

Sanitary Sewer: 24" - Jackson and Palm View

Line Size: Jackson Road 24" gravity

Capacity: Yes

Gravity: Yes

Franchise Dist.:

Power Company: FP&L

Fire District: North River

Drainage District:

Comments:

Site Address 1915 61ST ST E NCT

LAND USE INFORMATION:

Zoning: A1

Ordinance #:

Prelim. Dev. Ord.:

Expir. Date:

Final Dev. Ord.:

Expir. Date:

Land Use Category: Res-6 ROR

Spcl. Ordinances: AFHD SUBURBAN-B

Zoning Comments: GRAZING, CLASS I

Comm/Council Dist.: Gwen Brown

Who's District:

TAX INFORMATION:

Parcel ID:

STRAP Number:

Parcel ID: 694600059

Assessed Value:

Date Assessed:

Impact Fee District B - NW

PRIMARY ACCESS:

Primary Access: US 41

Number of Lanes: 4

Right of Way: 200'

Road Ownership: US Owned

Class: Arterial

Service Level: A A-B

Traffic Count:

Date:

Growth Rate:

SECONDARY ACCESS:

Secondary Access: Palm View Road and Jackson

Number of Lanes: 2

Right of Way: 50'

Road Ownership: County

Class: Local Road

Service Level: A

Traffic Count:

Date:

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

YOUR PERSONAL NOTES:

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Aerial Photo

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Proposed Site Plan