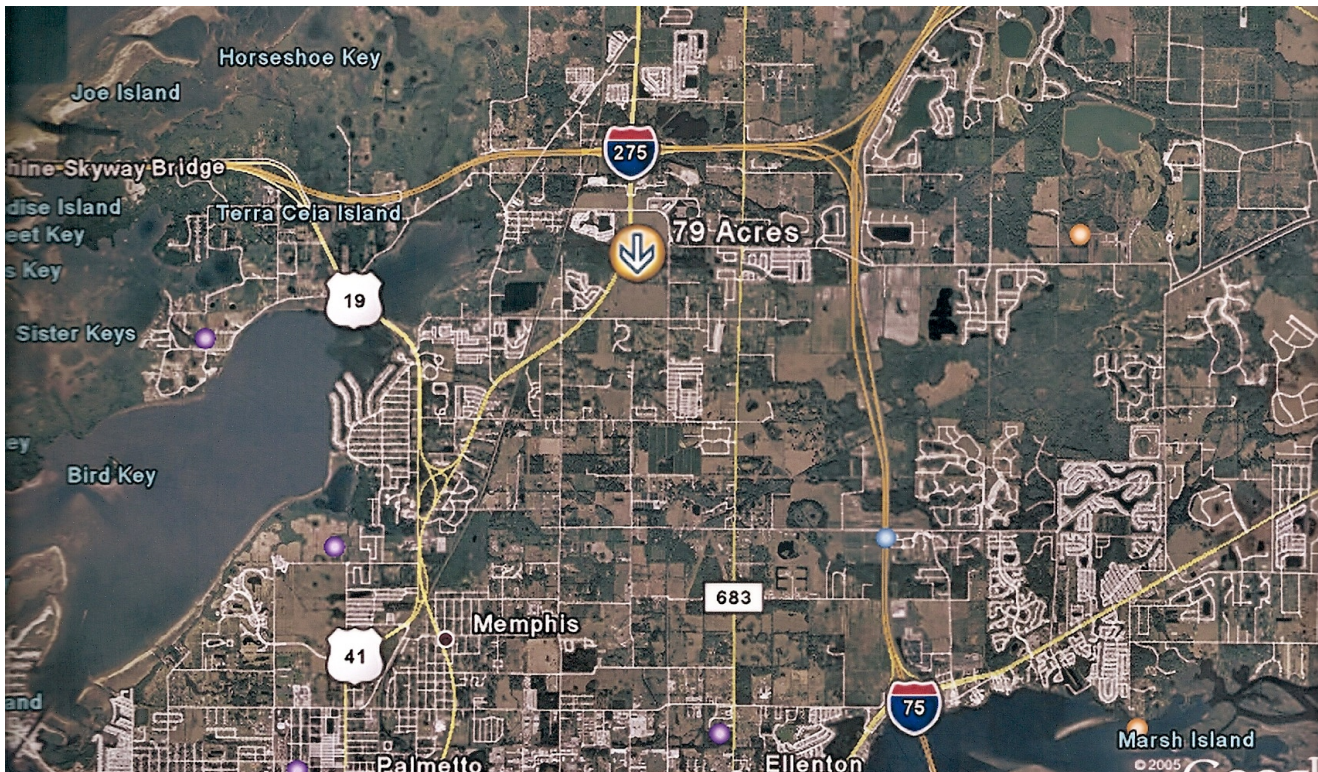
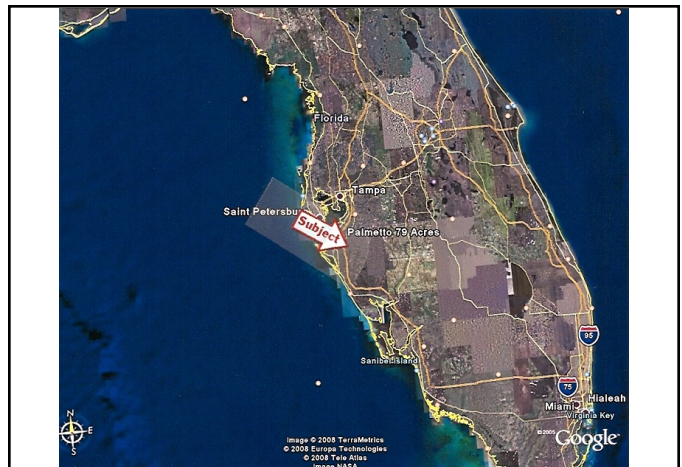




**PALMETTO 79+ ACRES
COMMERCIAL CORNER POTENTIAL
CORNER OF US-41 & PALM VIEW ROAD near Tampa
OVER 2100 FEET OF US-41 FRONTAGE
DEVELOPER OPPORTUNITY**



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.



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 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:

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:

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:

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-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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Palmetto 79+ Acres Project Information

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

YOUR PERSONAL NOTES:

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Palmetto 79+ Acres Project Information



Aerial Photo

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Palmetto 79+ Acres Project Information



Proposed Site Plan