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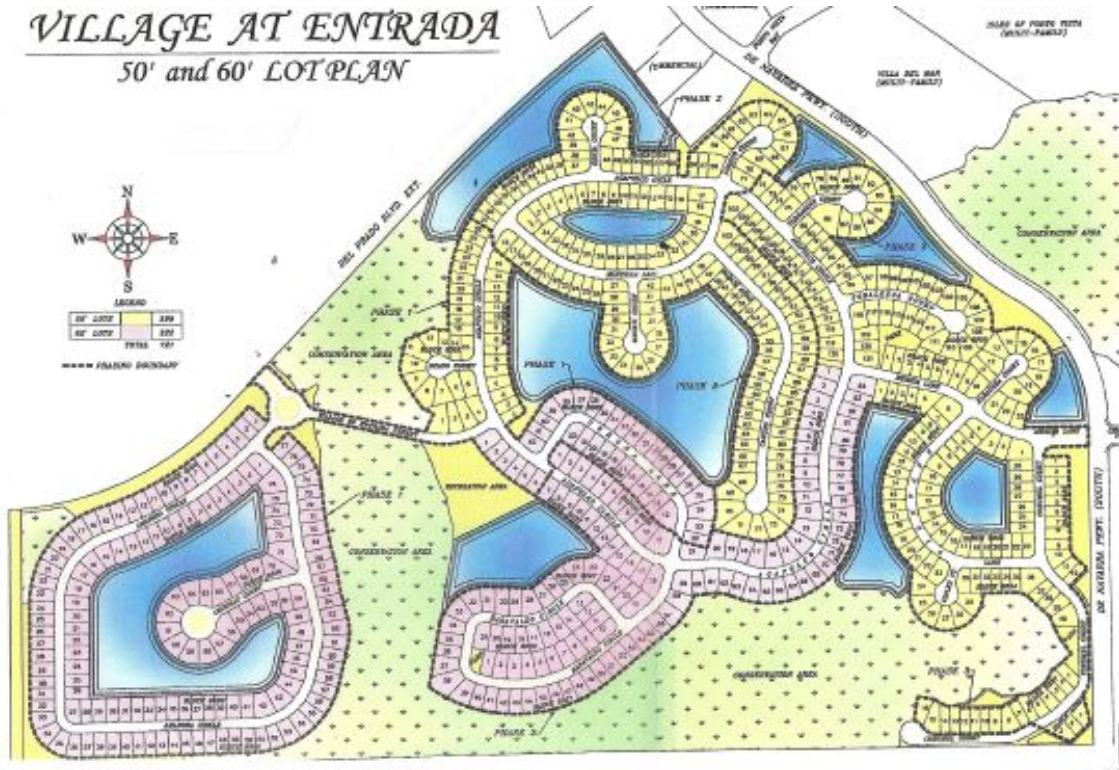
Web Site: www.rarco.com • Email: rarco@msn.com

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



BANK OWNED SINGLE FAMILY 721 LOT ENTRADA SUBDIVISION NEARLY COMPLETE LEE COUNTY FLORIDA

VILLAGE AT ENTRADA
50' and 60' LOT PLAN



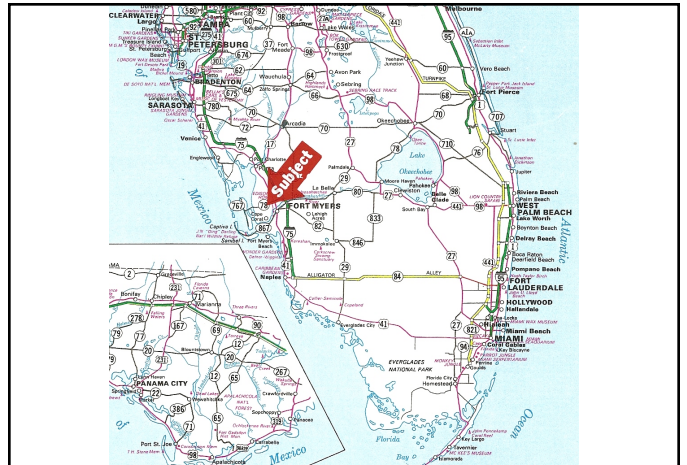
Developed in 2006 & 2007 this site consists of 721 nearly completed single family lot's. 399 50' lots and 322 60' lots.

A private gatehouse is allowed under the existing Development Order as well as many other granted development variances.

There have been no lot sales in the development giving the developer complete control of the site.

Average lot size has a depth of 125'.

There are several premium sized lots throughout the development. Most all lots front lakes or wetland reserve areas.



Information Last Updated 08/21/2013

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ENTRADA Project Information

OWNERSHIP:

Name: HEARTWOOD PARTNERS 2 LLC
Phone: 239-939-0033
Address: 1500 Colonial Blvd
Address: Suite 217
City: Fort Myers
State: FL
ZIP: 33907
Comments:

PROPERTY DESCRIPTION:

Legal: See Survey
Legal: STRAP 21-43-24
Size in Acres: 317+
Size in Sq. Ft.:
Frontage: Over 1500'
Average Depth:
Natural Elevation: 16'
Finish Floor El: 17' & 18'
Flood Zone: AE
Map Number: 0258 Jan 2011 Version 1-3-11
Soil Class: 42 Wabasso 98% 74 Boca Ine Sand 1.2%
Comments:

LAND USE INFORMATION:

Zoning: R-1B
Ordinance #: PDP 03-00800013
Prelim. Dev. Ord.:
Expir. Date: 2015
Final Dev. Ord.:
Expir. Date:
Land Use Category: Suburban
School District: 4
School Choice Zone: West Zone & West Zone 1
Zoning Comments:
Comm/Council Dist.: Tammy Hall
Who's District:

TAX INFORMATION:

STRAP Number: 21-43-24-C1-0090L.05CE
STRAP Number: Multiple
Assessed Value:
Date Assessed:

Millage Rate: 22.36
Millage Code: 057 City Of Cape Coral
Current Yr. Taxes:
Spcl. Assessments:
Spec. Assessments:

UTILITIES:

Water: Existing
Line Size: 4" -12"
Capacity: Yes
Dist. to Hydrant: As required
Sanitary Sewer: Existing
Line Size: 6" to 18"
Capacity: Yes
Gravity & Force Main
Franchise Dist.: City Of Cape Coral
Power Company: LCEC
Fire District: Cape Coral Drainage District:
Comments:

PRIMARY ACCESS:

Primary Access: Del Prado Extension
Number of Lanes: 4
Right of Way: 200'
Road Ownership: Lee County
Class: Arterial
Service Level: A
Traffic Count: 4600
Date: 2010
Growth Rate:

SECONDARY ACCESS:

Secondary Access:
Number of Lanes:
Right of Way:
Road Ownership:
Class:
Service Level:
Traffic Count:
Date:
Direct Access:
Dist. to Median:
Signalized:

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Project Information

Dist. to Inter.:

LISTING DATA:

Offering Date:

Offering Price:

Price Per Lot:

Price Per Front Foot:

Price Per Square Foot:

Terms:

Comments: The site has over 3.8 Million in paid up water, sewer and reuse water impact and connection fees.

YOUR PERSONAL NOTES:

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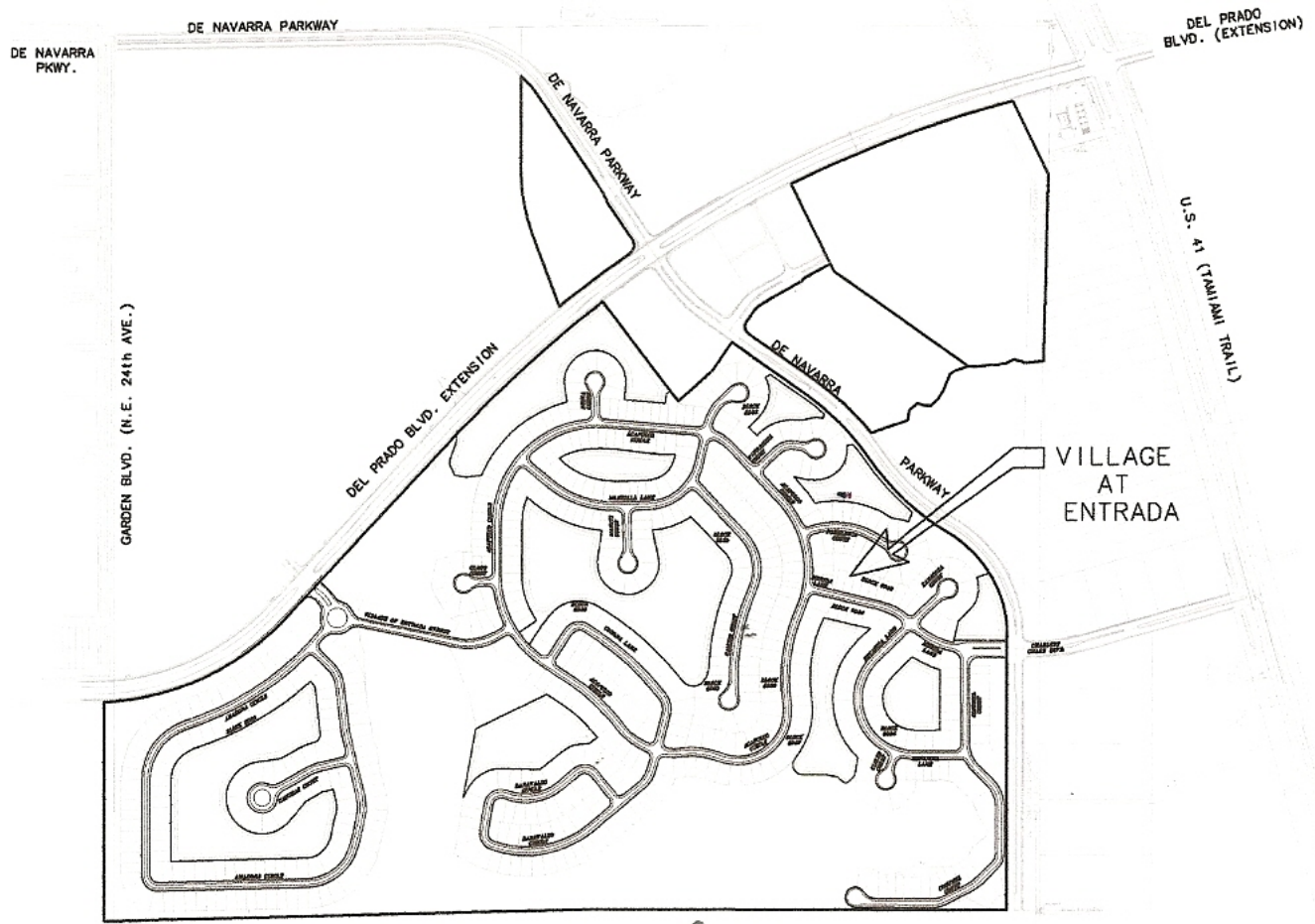
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ENTRADA Project Information

CAPE CORAL, FLORIDA



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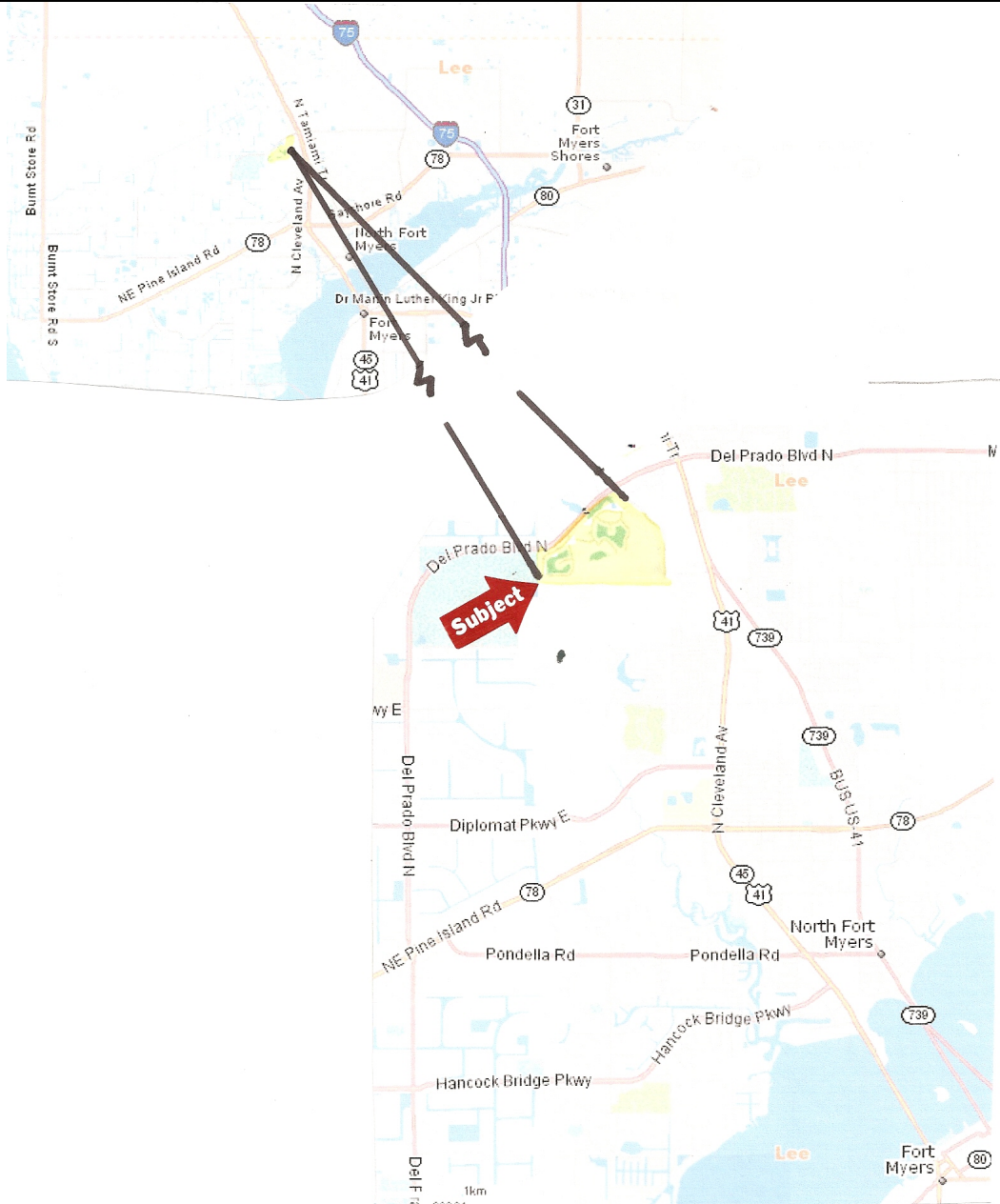
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ENTRADA

Project Information



Aerial Photo

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