

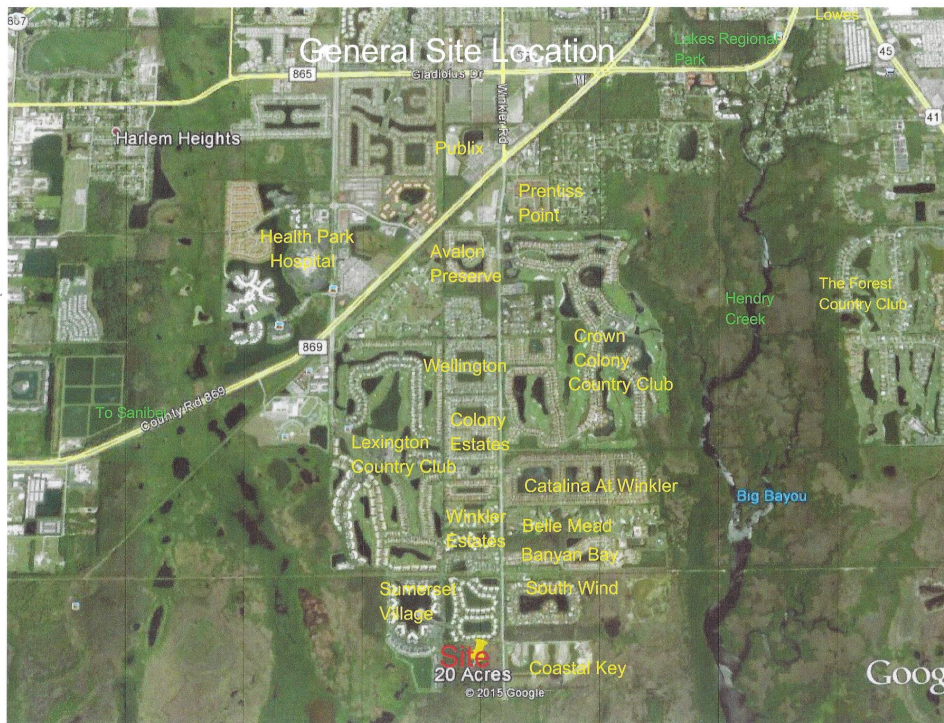


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Web Site: [www.rarco.com](http://www.rarco.com) • Email: [rarco@msn.com](mailto:rarco@msn.com)  
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



# Winkler Road Residential Site 62 Zoned and Permitted Single Family Home Sites

Winkler Road 19.24 Acres



19.24 residential zoned acres in South Fort Myers. The site is approved for 62 single family units. See the attached site plan. The property has a Army Corps permit and Eagle management plan approved.



Information Last Updated 05/19/2020

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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INVESTMENT PROPERTIES

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## Winkler Road 19.25 Acres Project Information

### **OWNERSHIP:**

Name: Heartwood23, LLC

Phone: 239-939-0033

### **PROPERTY DESCRIPTION:**

Legal: SEMINOLE GARDENS PB 4 PG 65 LOT 50  
LESS R/W OR 260 PG 438

Legal: SEMINOLE GARDENS PB 4 PG 65 LOT 51  
LESS R/W OR 260 PG 438

Size in Acres: 19.25

Size in Sq. Ft.:

Frontage: 660'

Average Depth: 1260'

Natural Elevation:

Finish Floor El:

Flood Zone:

Map Number:

Soil Class:

Comments:

### **LAND USE INFORMATION:**

Zoning:

Ordinance #:

Prelim. Dev. Ord.:

Expir. Date:

Final Dev. Ord.:

Expir. Date: 2022

Land Use Category:

Spcl. Ordinances:

Zoning Comments:

Zoning Comments:

Comm/Council Dist.:

Who's District:

### **TAX INFORMATION:**

STRAP Number:

STRAP Number:

Assessed Value:

Date Assessed:

Millage Rate:

Millage Code:

Current Yr. Taxes:

Spcl. Assessments:

Spec. Assessments:

### **UTILITIES:**

Water: Lee Co Utilities

Line Size:

Capacity: Yes

Dist. to Hydrant:

Sanitary Sewer: Lee County Utilities

Line Size:

Capacity:

Gravity:

Franchise Dist.:

Power Company: FP&L

Fire District: Iona McGregor

Drainage District:

Comments:

### **PRIMARY ACCESS:**

Primary Access: Winkler Road

Number of Lanes: 2

Right of Way: 100'

Road Ownership: County

Class: Collector

Service Level: C

Traffic Count: 9200

Date: 2011

Growth Rate:

### **SECONDARY ACCESS:**

Secondary Access: Summerlin Road

Number of Lanes: 6

Right of Way: 240'

Road Ownership: Florida State Road

Class: Arterial

Service Level: B

Traffic Count: 42,000

Date: 2005

Direct Access:

Dist. to Median:

Signalized:

Dist. to Inter.:

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## Winkler Road 19.25 Acres Project Information

### **LISTING DATA:**

Offering Date:

Offering Price:

Price Per Acre:

Price Per Front Foot:

Price Per Square Foot:

Terms:

Comments:

### **YOUR PERSONAL NOTES:**

Information Last Updated 05/19/2020

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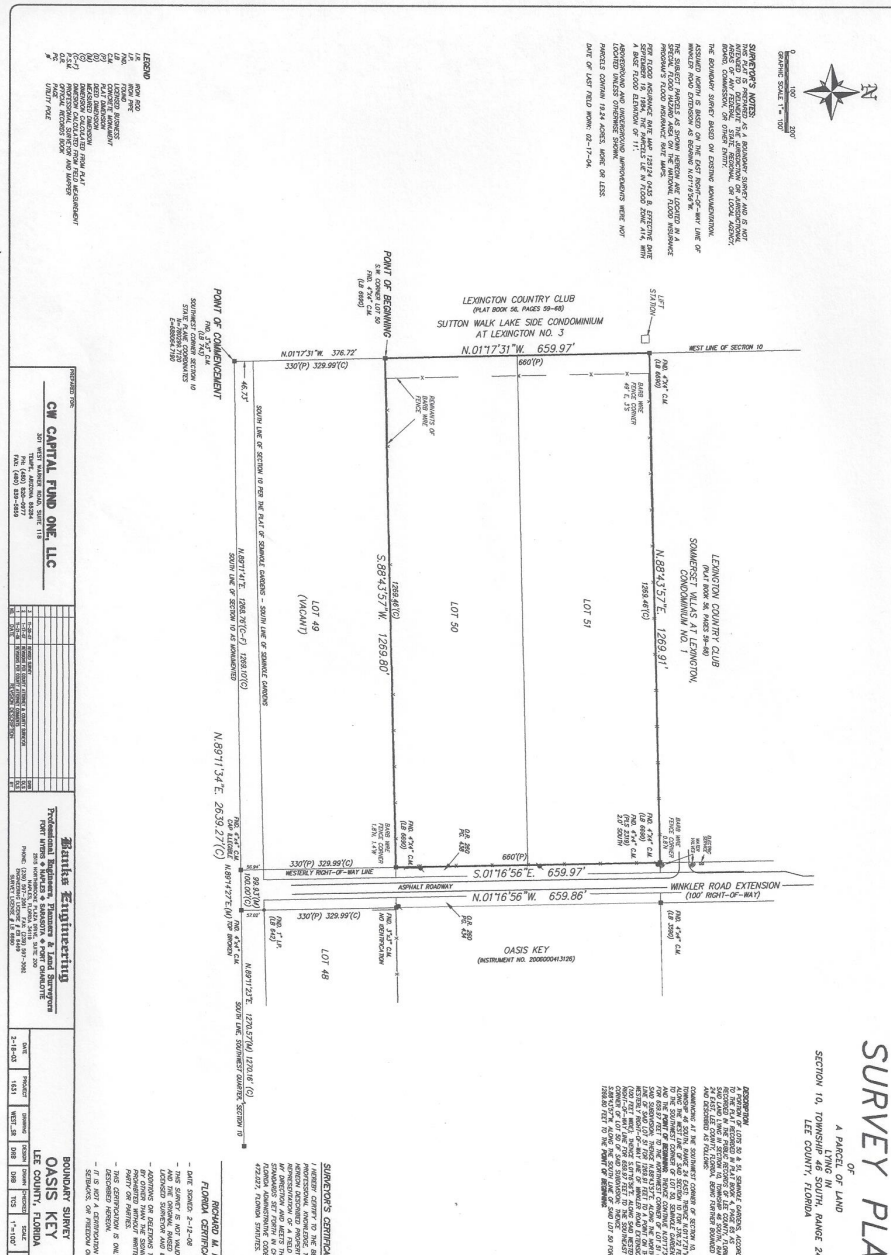


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# Winkler Road 19.25 Acres

## Project Information



## Survey

Information Last Updated 05/19/2020

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