



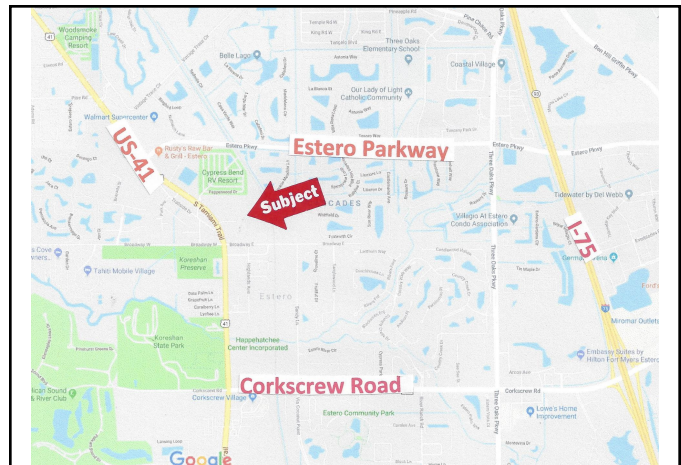
Developers • Brokers • Investment Consultants
Web Site: www.rarco.com • Email: rarco@msn.com
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



US-41 34 ACRE SITE ESTERO FLORIDA 750' OF FRONTAGE COMMERCIAL RETAIL HOTEL & MULTI-FAMILY URBAN COMMUNITY CENTER Downtown Estero Project



Located on US-41, just north of Corkscrew Road, this site is zoned for 310 residential units, 115,000 sq. ft of retail, 125 room hotel, and a tremendous variety of additional



Information Last Updated 11/15/2021

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Estero 34 ACRES Project Information

PROPERTY DESCRIPTION:

Zip Code: 33928
Size in Acres: 34+
Frontage: 750
Average Depth: 1500'
Natural Elevation: 14'
Flood Zone: B
Map Number: 475B
Soil Class: Immokalee & Pineda Sands
Comments:

LAND USE INFORMATION:

Zoning: MPD
Ordinance #: Z-10-017
Land Use Category: Urban Community
Spcl. Ordinances:
Zoning Comments: Substantial Permitted use list
Zoning Comments: Commercial & Residential

TAX INFORMATION:

Current Yr. Taxes: AG Exempt

UTILITIES:

Water: Yes
Capacity: Yes
Sanitary Sewer: Yes
Capacity: Yes
Gravity and Force main
Franchise Dist.: Lee County
Power Company: FP&L
Fire District: South Trail
Drainage District: NA
Comments:

PRIMARY ACCESS:

Primary Access: US-41
Number of Lanes: 6
Right of Way: 200
Road Ownership: US
Class: Major Arterial
Service Level: C
Traffic Count: 48,000
Date: 2017

SECONDARY ACCESS:

Secondary Access: Broadway, Signalizes
Number of Lanes: 2
Right of Way: 65
Road Ownership: Lee County, Estero
Class: Collector
Service Level: B
Traffic Counts: Not Counted
Direct Access: Yes
Signalized: Yes at US-41
Dist. to Inter.: 625"

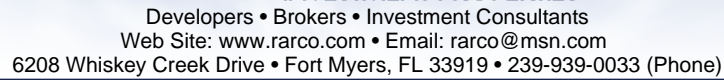
LISTING DATA:

Offering Date:
Offering Price: Please call
Comments:

YOUR PERSONAL NOTES:

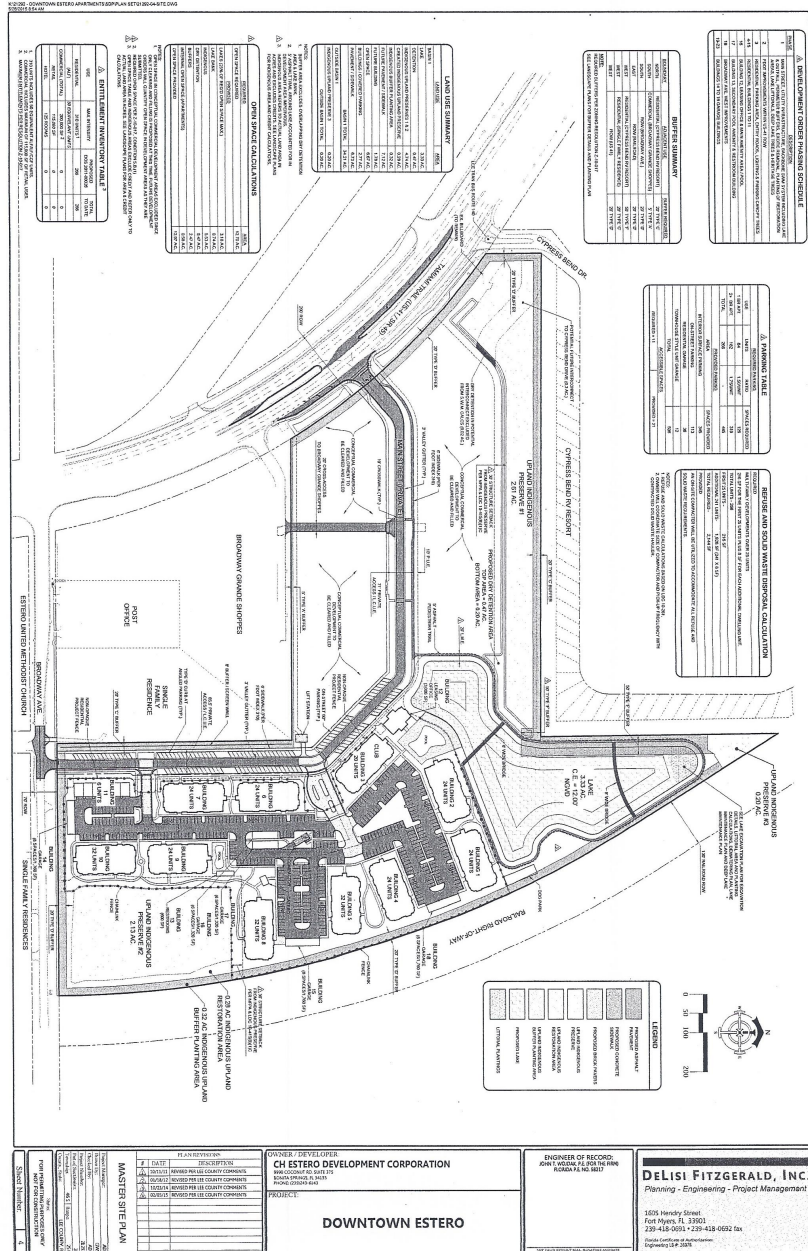
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Project Information



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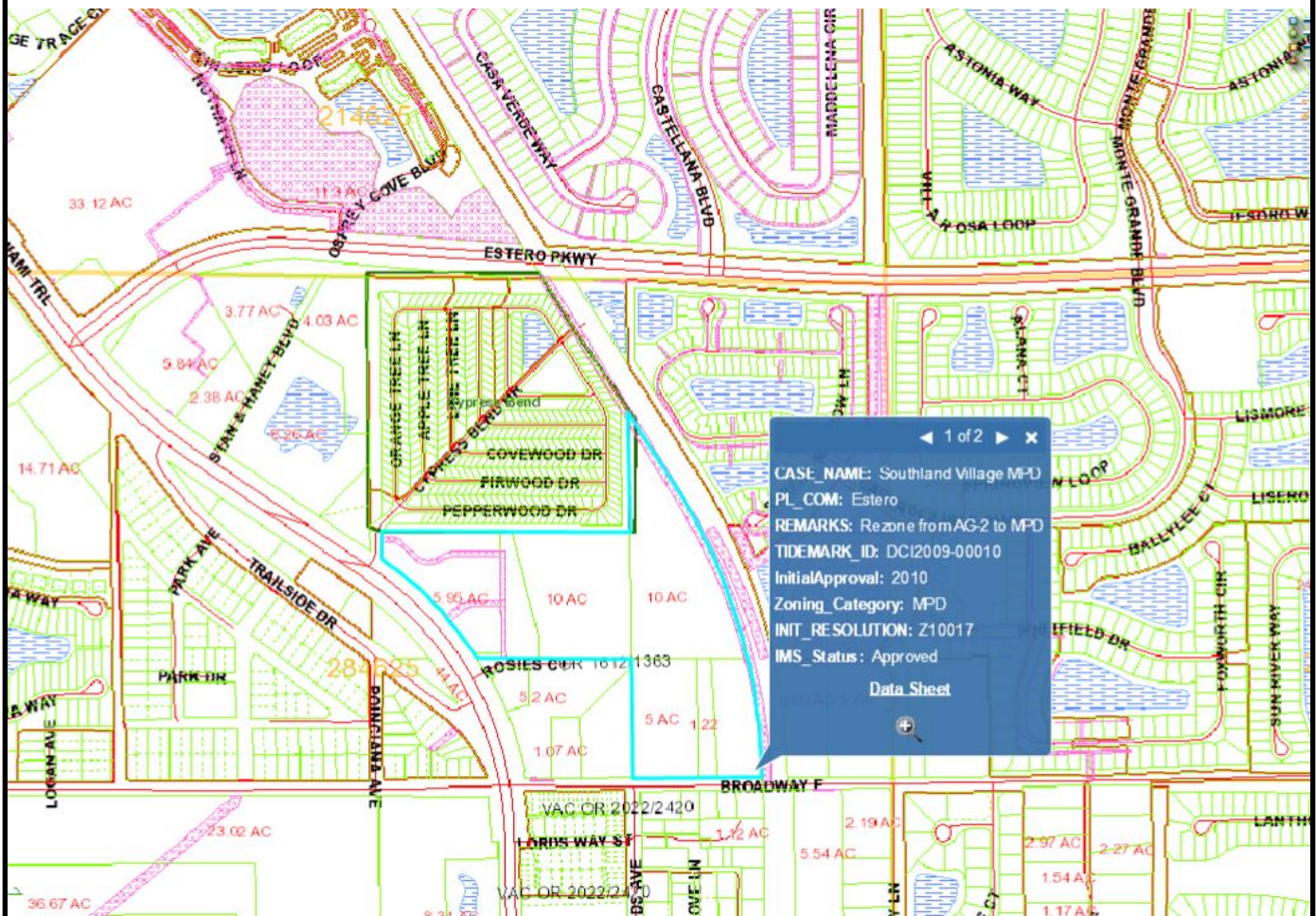
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