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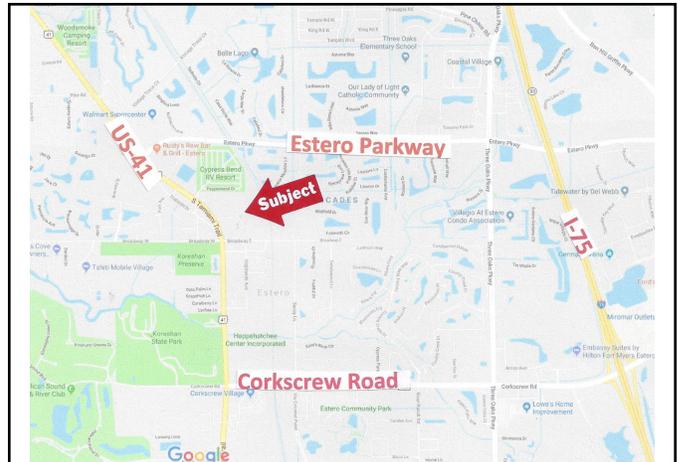
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



# 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

The information herein is believed to be true and correct but is not warranted by the Broker.  
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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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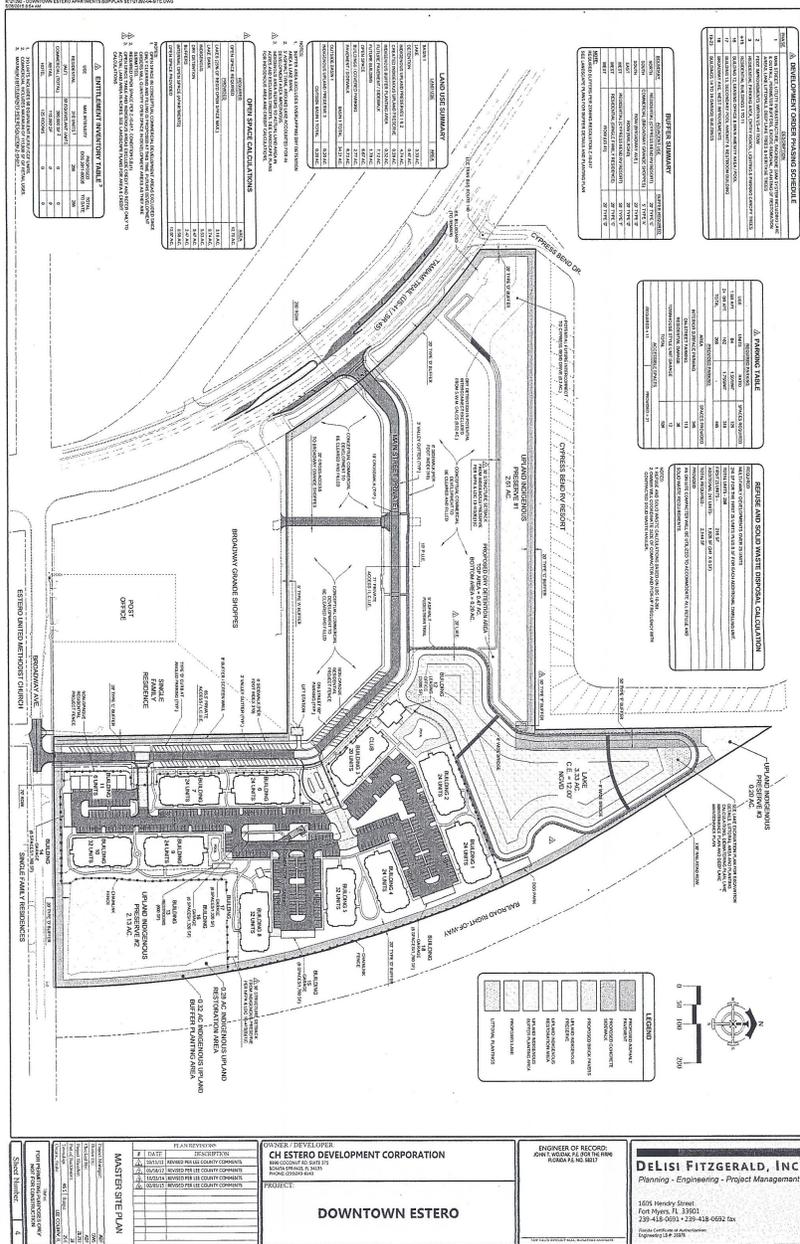
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