



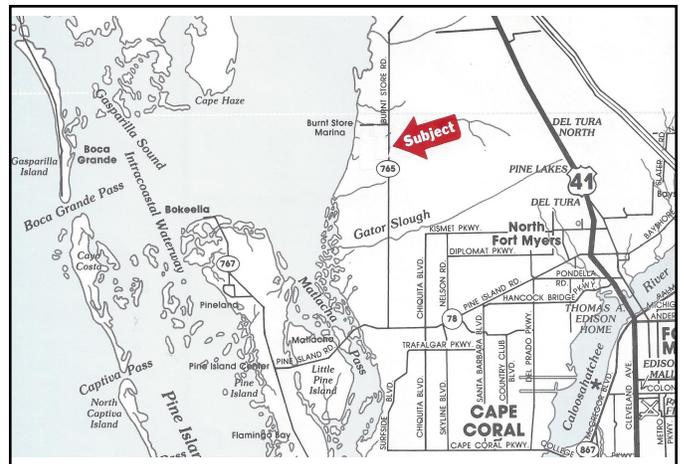
# 35.49+ Acres Burnt Store Road Site

## Zoning for 354 Multifamily Units Inside and Outside Self Storage

### Burnt Store Frontage See Attached Site Plan



In one of the newest growth corridors located in both Lee and Charlotte Counties this site is located right in the middle of it. The property site has over 1200 feet of frontage on Burnt Store Road. The site is just 1/4 mile from the entrance to Burnt Store Marina and the area is packed with new and proposed developments. All brought on by the fact that all the utilities and County services are available.



Information Last Updated 09/05/2024

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)



## Burnt Store Frontage Project Information

**OWNERSHIP:SVR**

Phone: 239-939-0033  
 Address: Burnt Store Road N.  
 City: Lee County  
 State: FL  
 ZIP: 33993  
 Comments:

Current Yr. Taxes:  
 Spcl. Assessments:  
 Spec. Assessments:

**UTILITIES: Charlotte County Inter Governmental Agreement Water and Sewer**

Water: 16 " Across Burnt Store  
 Sanitary Sewer: 10" Force Main  
 Reuse Water: 12" Across Burnt Store  
 Fire District: Cape Coral

**PROPERTY DESCRIPTION:**

Legal: S 1/2 of SW 1/4 of SW 1/4 Less W 132 Ft  
 Legal: 05-43-23-00-00003.0000 &

**PRIMARY ACCESS:**

Primary Access: Burnt Store Road  
 Number of Lanes: 2  
 Right of Way:  
 Road Ownership: Lee County  
 Class: Arterial  
 Service Level: C  
 Traffic Count:

05-43-23-00-00003.0020  
 Size in Acres: 35.49+  
 Size in Sq. Ft.: 1,545,944  
 Frontage: 1266  
 Average Depth: 1269  
 Natural Elevation: 10.5' to 12.5'  
 Finish Floor El:  
 Flood Zone: X Out of the Flood Zone  
 Map Number:  
 Soil Class:  
 Comments:

**LISTING DATA:**

Offering Price: \$ Call For Details

**LAND USE INFORMATION:**

**Terms: Cash**

Comments:

**Land Use Category: Central Urban**

**YOUR PERSONAL NOTES:**

**Zoning: Commercial Mixed Use Planned Development MPD**

Zoning Comments: DCI 2022-00039  
 Approved for 354 Multi-Family Units and 263,470 Sq. Ft of Commercial and Industrial.  
 Zoning Comments: Approved August 7, 2024  
 Comm/Council Dist.: 4

**TAX INFORMATION:**

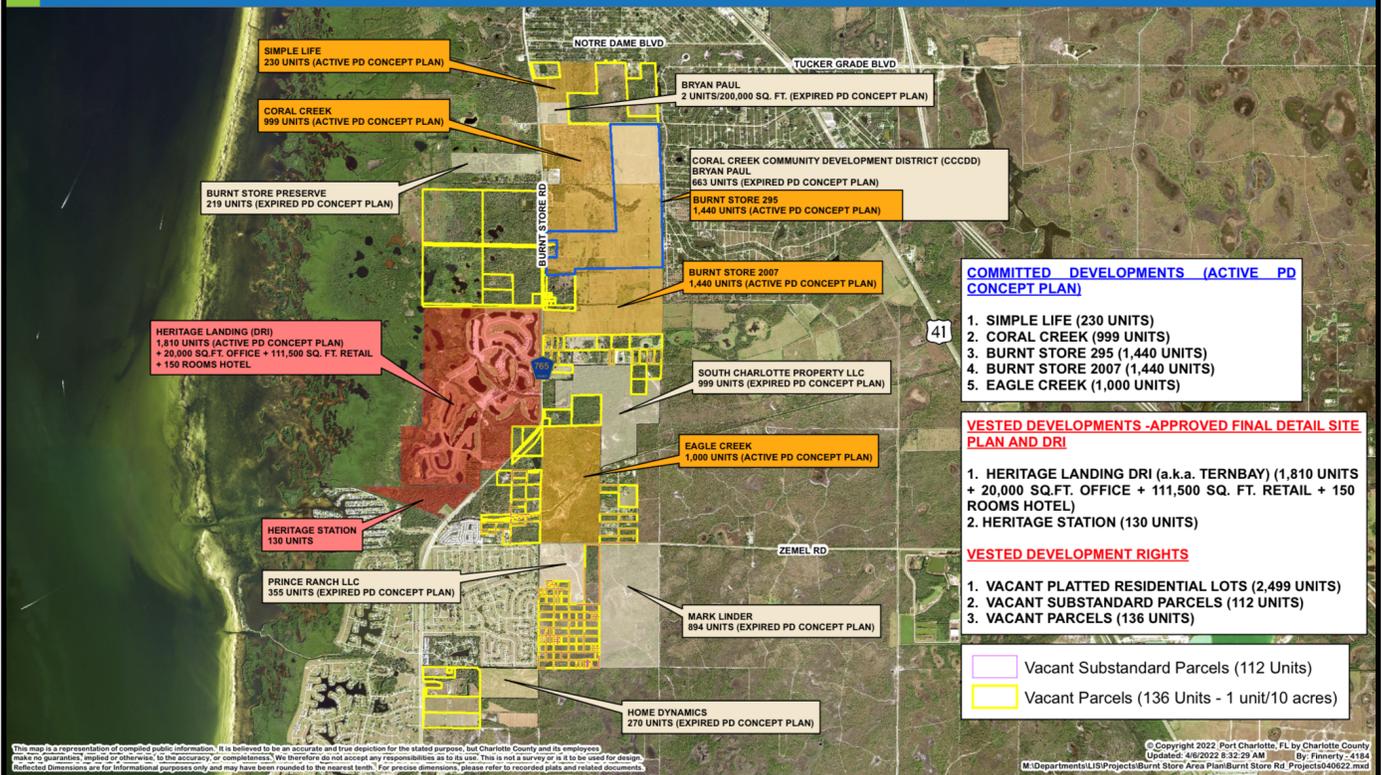
STRAP Number: 05-43-23-00-00003.0000  
 STRAP Number: 05-43-23-00-00003.0020  
 Assessed Value:  
 Date Assessed:  
 Millage Rate:  
 Millage Code:



# Burnt Store Frontage Project Information

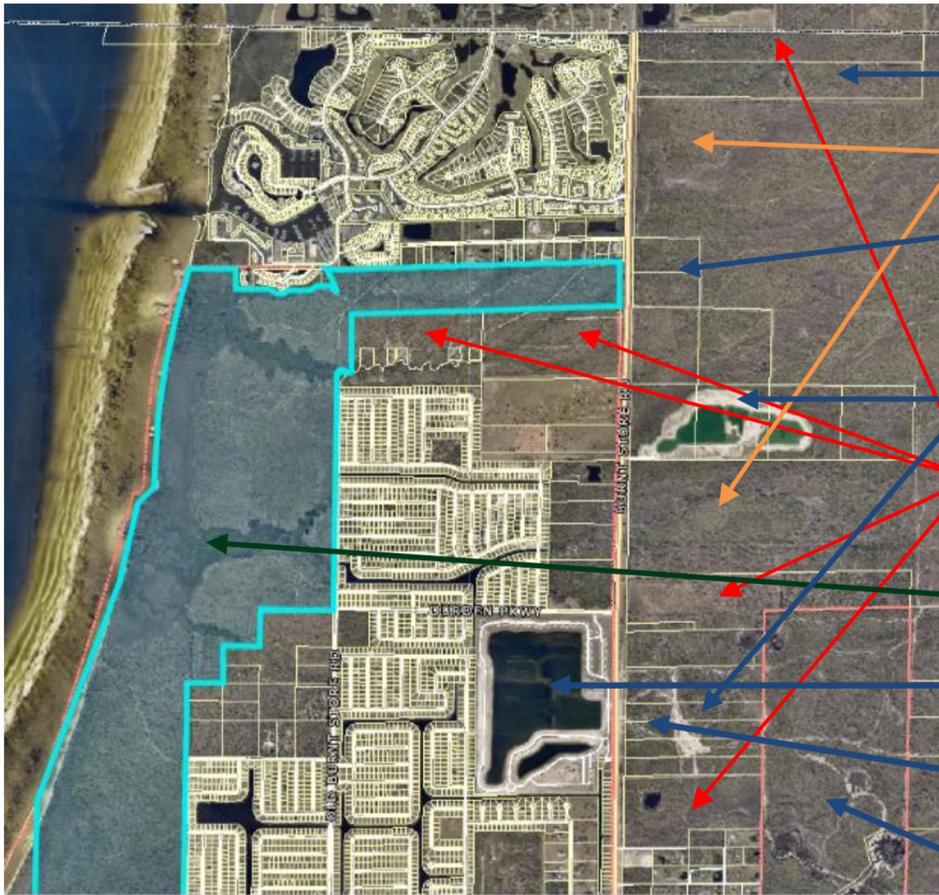
## CHARLOTTE COUNTY

PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN





## Burnt Store Frontage Project Information



- Privately owned
- Yucca Pens
- SVR LLC (1)**
- Future Mixed Use
- Lee County
- CHPSP
- Tranquility
- LCEC
- Hudson Creek

Map 2 – Charlotte Harbor Preserve S.P. and Other nearby Parcels



## Burnt Store Frontage Project Information



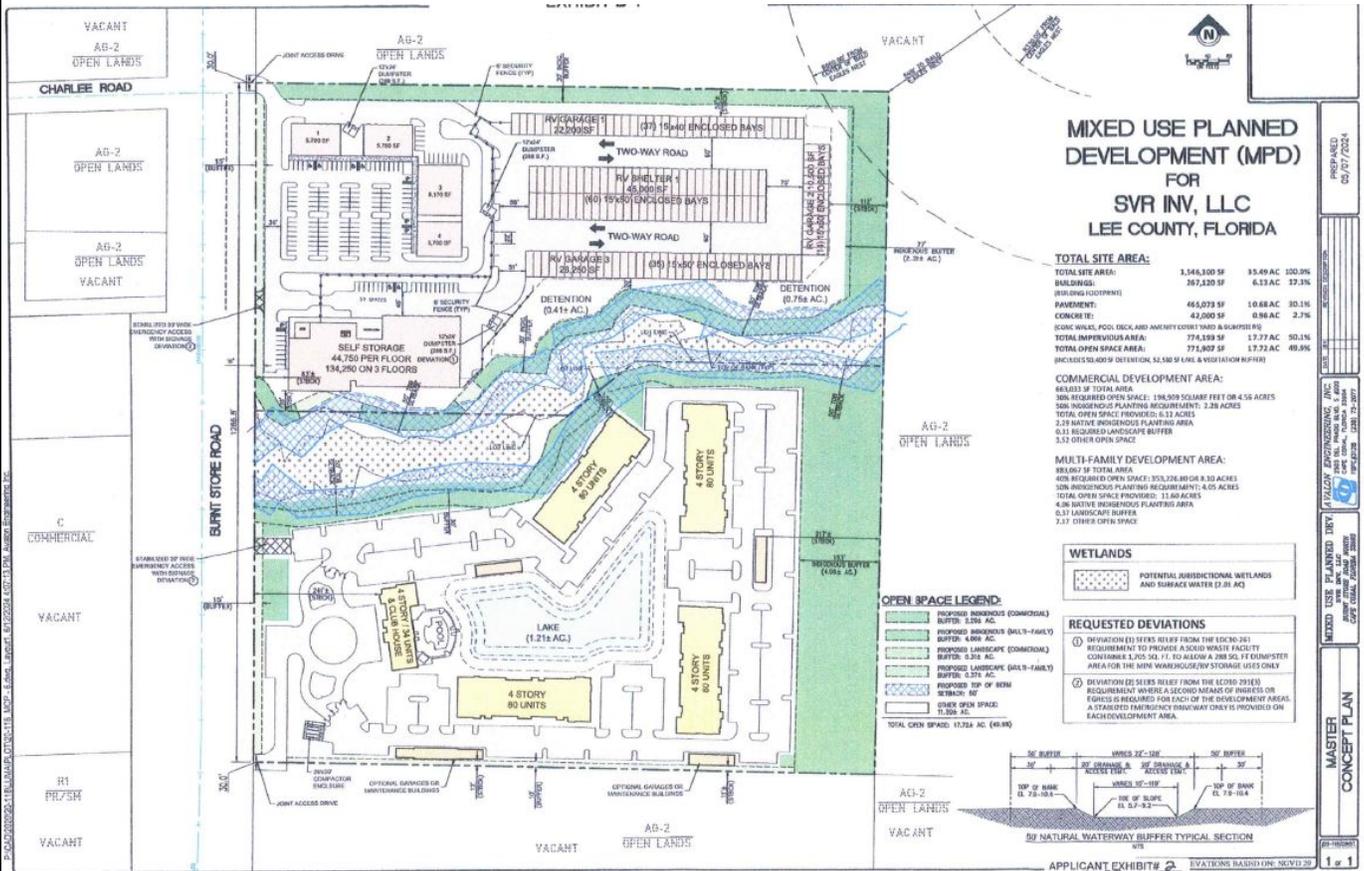
Flood Map

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# Burnt Store Frontage Project Information



Site Plan