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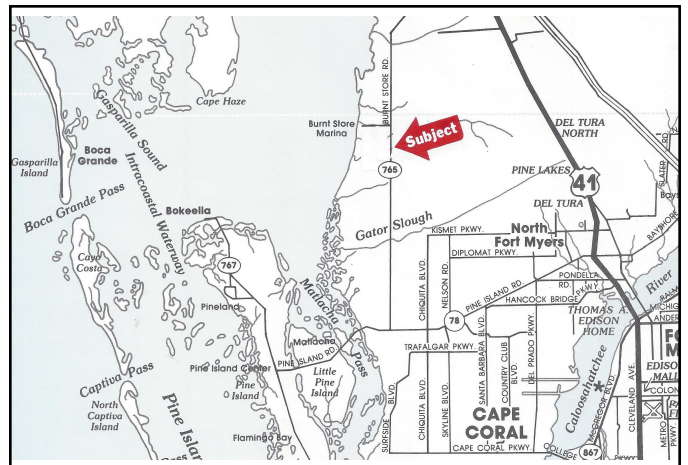
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



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.
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Burnt Store Frontage Project Information

OWNERSHIP:SVR

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

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 &

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:

LAND USE INFORMATION:

Land Use Category: Central Urban

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:

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

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:

LISTING DATA:

Offering Price: \$ Call For Details

Terms: Cash

Comments:

YOUR PERSONAL NOTES:

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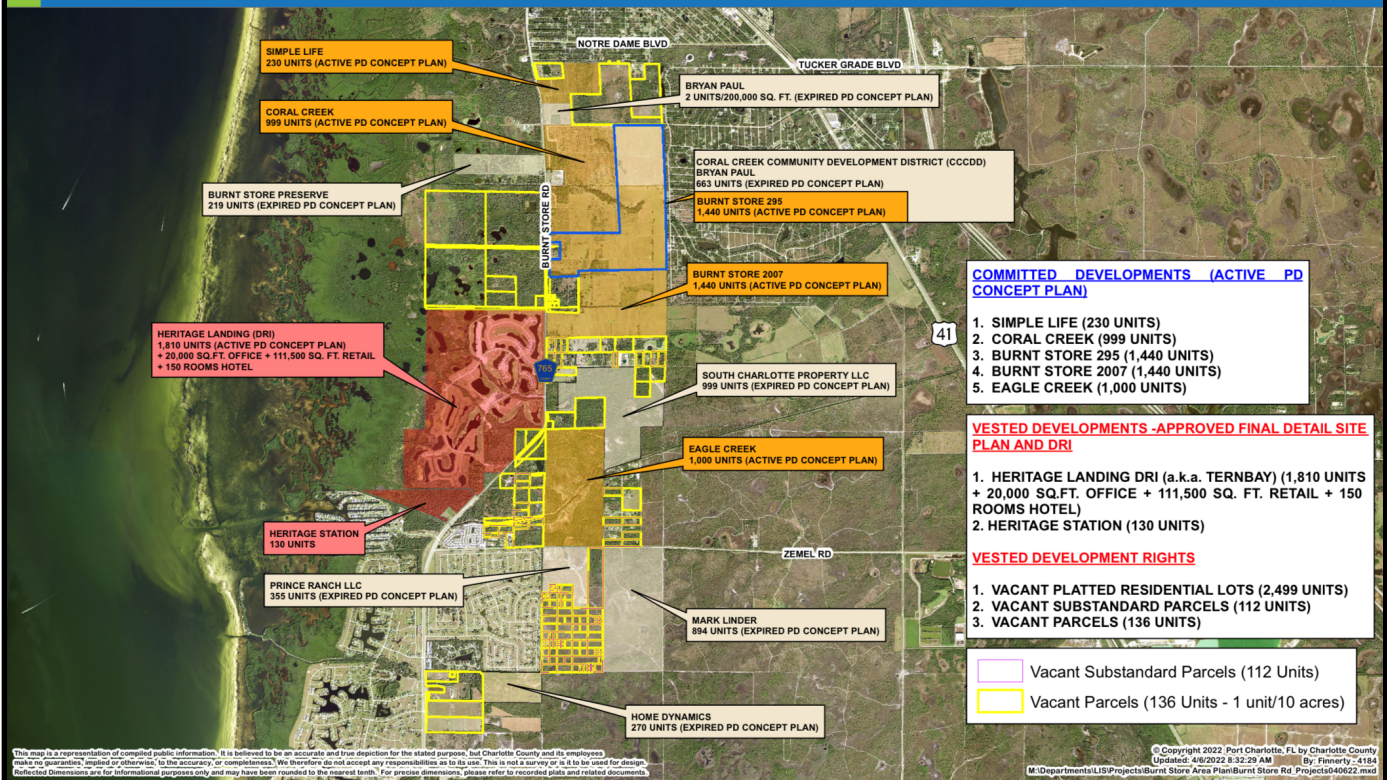
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CHARLOTTE COUNTY

PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN

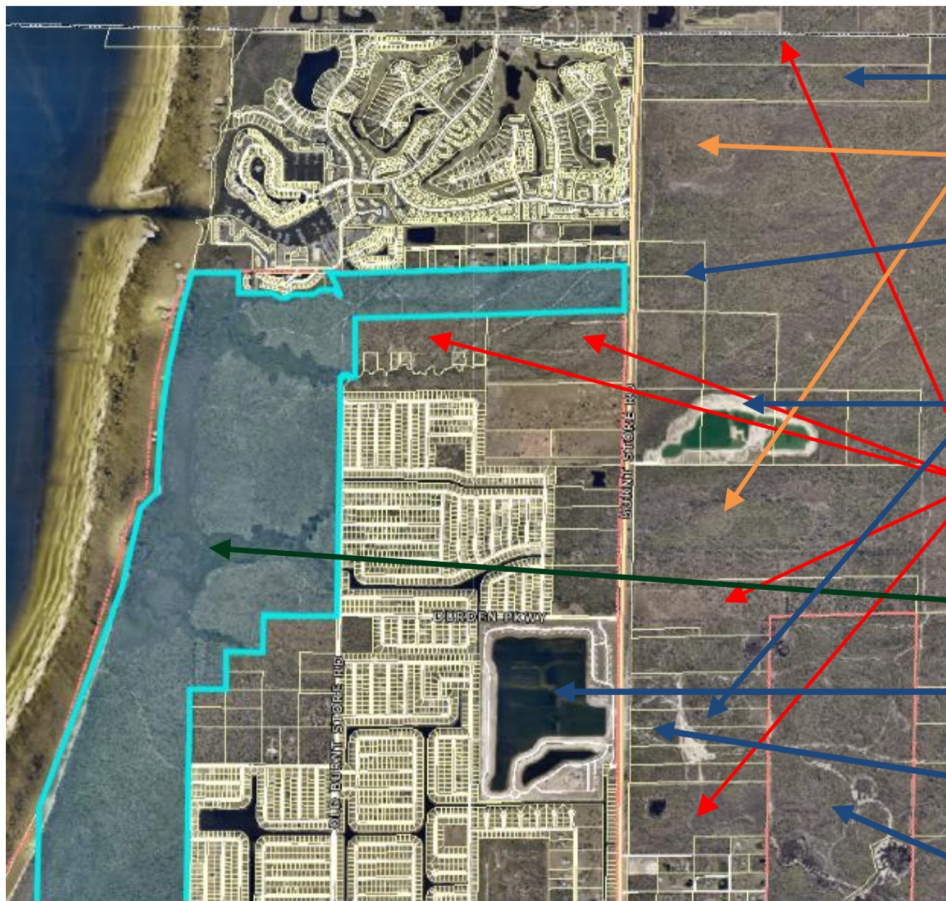


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Burnt Store Frontage Project Information



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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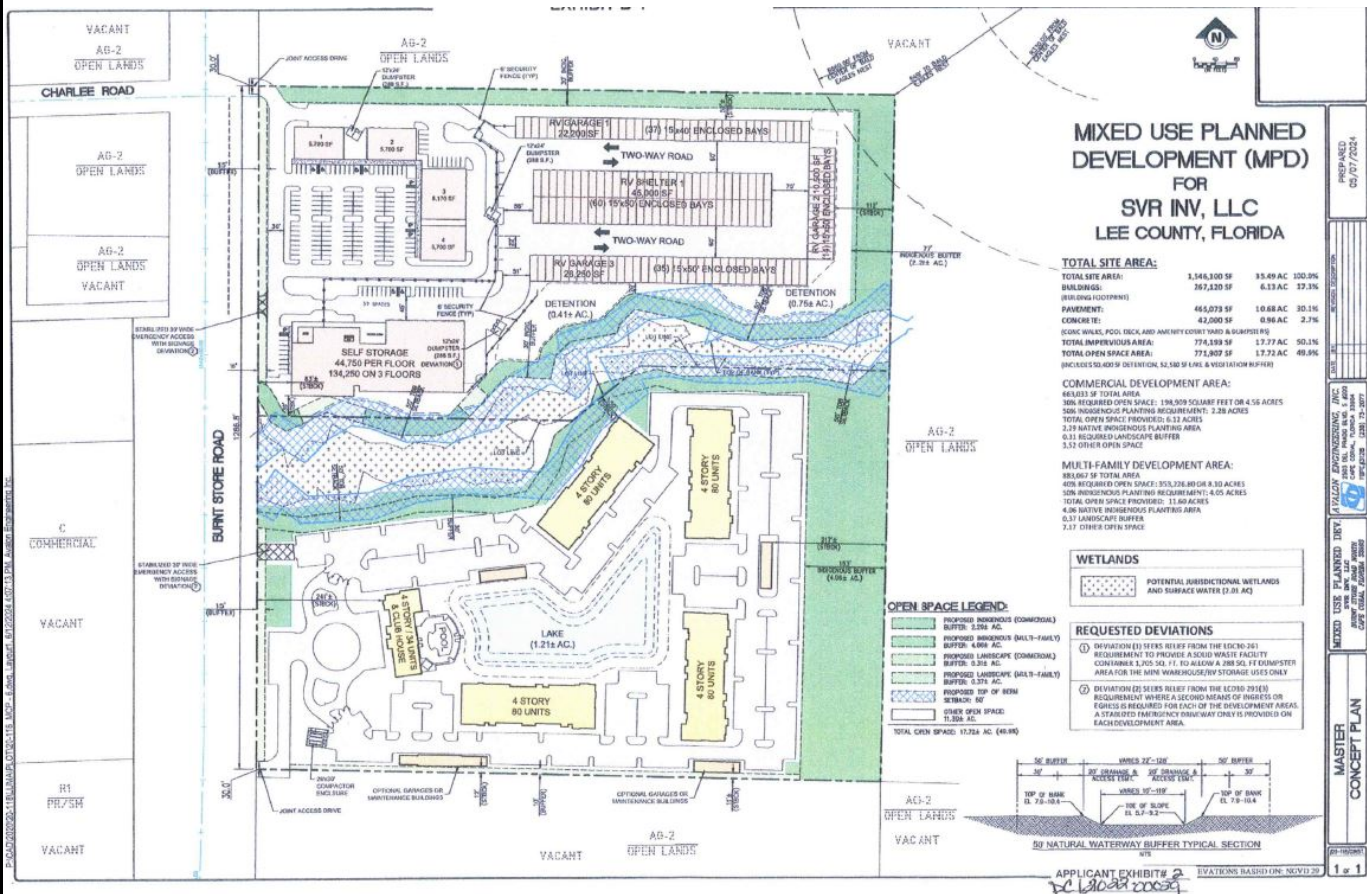
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Burnt Store Frontage Project Information



Site Plan

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