



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)



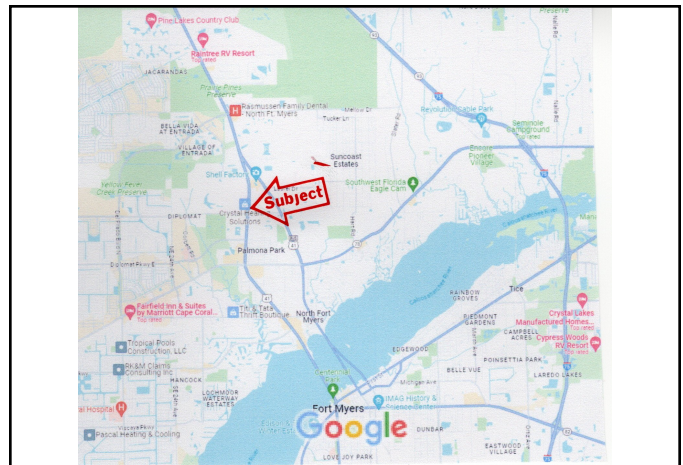
15.29 Acres In Neighborhood Center #3 Designate Commercial Corridor 800+ Feet of US-41 Full Access Median, Storage & Multifamily Permitted Zoned C-2 and C-1A



Air Photos: 2023 Hi-Res (3 inch)

1:48,000
0 2,200 4,400 8,800

800 front feet locate just to the south of the Shell Factory. Within the Neighborhood Center 3 special district. Allows 25 units per acre. Zoned C-2 and C-1A the entitlements allow uses ranging from office, retail and daycare to single, multifamily and storage. Great access with a full unrestricted access median on to US-41.



Information Last Updated 07/08/2025

The information herein is believed to be true and correct but is not warranted by the Broker.
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US -41 Shell Factory 15.3+ Acres Project Information

PROPERTY LOCATION

Address: 16380 N. Cleveland Ave.

City: North Fort Myers

State: FL

ZIP: 33903

Comments:

PROPERTY DESCRIPTION:

Legal: Desc. OR Bok 1063 Pg. 0850

Legal:

Size in Acres: 15.30

Size in Sq. Ft.: 666,250

Frontage: US-41 800+

Average Depth: 820+

Natural Elevation:

Finish Floor El: 16'

Flood Zone: A Surrounded By Zone X Date 11-17-22

Map Number: 0259

Comments:

LAND USE INFORMATION:

Zoning: C-2 and C-1A In Neighborhood Center #3

Ord. No. 12-01 Section 7, 1-10 2012

Allows over 20 units per acre with transfer of density units

Land Use Category: Central Urban

Commission Dist.: Brian Hamman

TAX INFORMATION:

STRAP Number: 27-43-24-00-00023.009E

Assessed Value: 2.9 Million

Date Assessed: 2023

UTILITIES:

Water: Yes

Capacity: Yes

Sanitary Sewer: Yes

Capacity: Yes

Franchise Dist.: Florida Governmental Utilities

Power Company:

Fire District: North Fort Myers Fire

Drainage District:

Comments:

PRIMARY ACCESS:

Primary Access: US_41 Tamiami Trail

Number of Lanes: 4

Right of Way:

Road Ownership: Federal Highway

Class: Major Arterial

Service Level: C

Traffic Count: 22,000TPD

Date: 2017

Growth Rate: Actual traffic count numbers are much higher due to the year of the count estimated at over 30,000TPD

Offering Price \$ 2,560,000

Per Unit Cost: \$8500/Unit

Price Per Square Foot: \$3.84

Terms: Cash

Comments:

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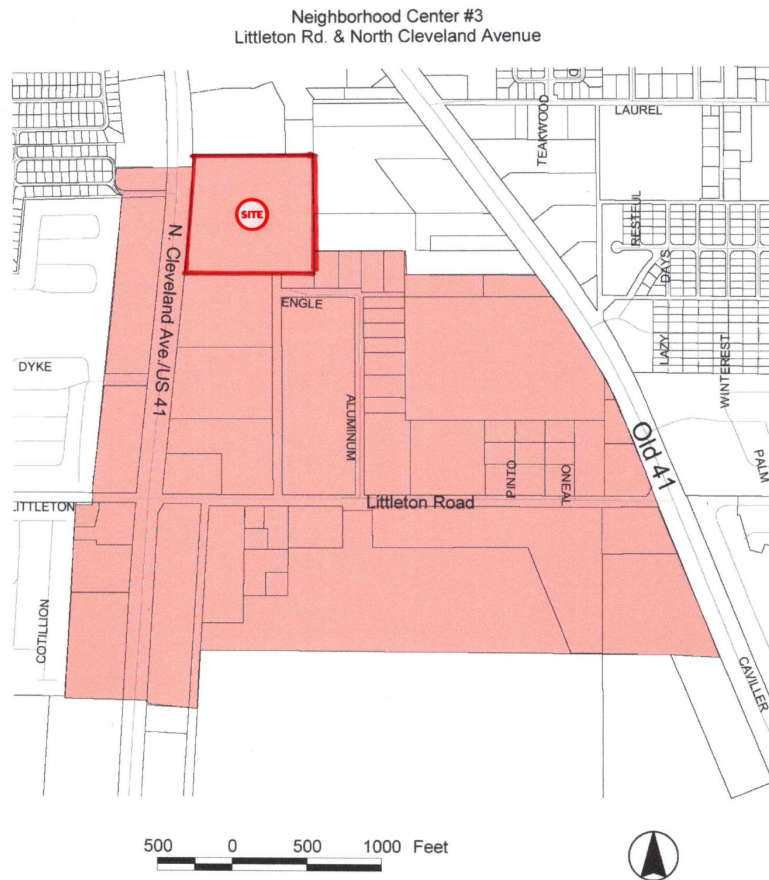
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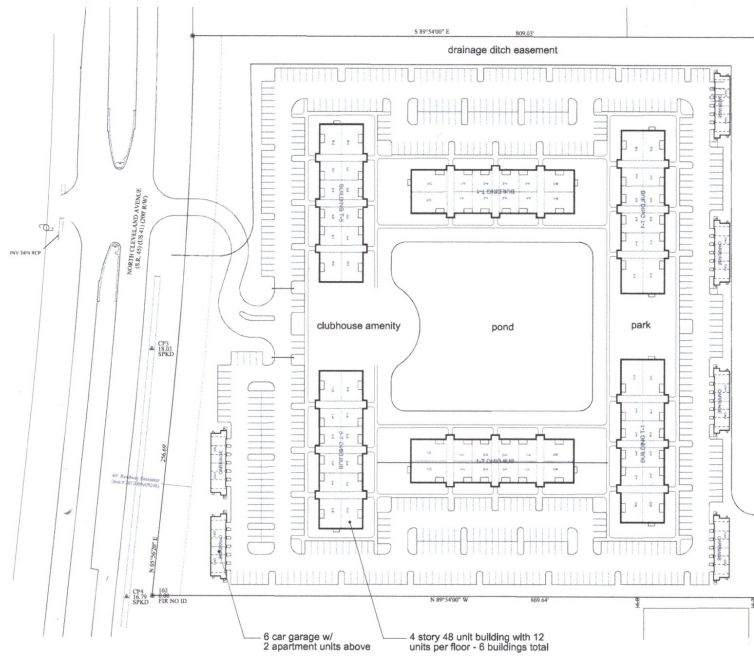
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Parcel Acreage	15.29 acres
Number of Units	300 units
Density	19.62 units/acre
Proposed Parking	586 parking spaces (36 garages)
	1.95 spaces/unit

N. CLEVELAND AVE. TRACT DENSITY STUDY

Cape Coral, Florida

July 21, 2021

Proposed Siteplan

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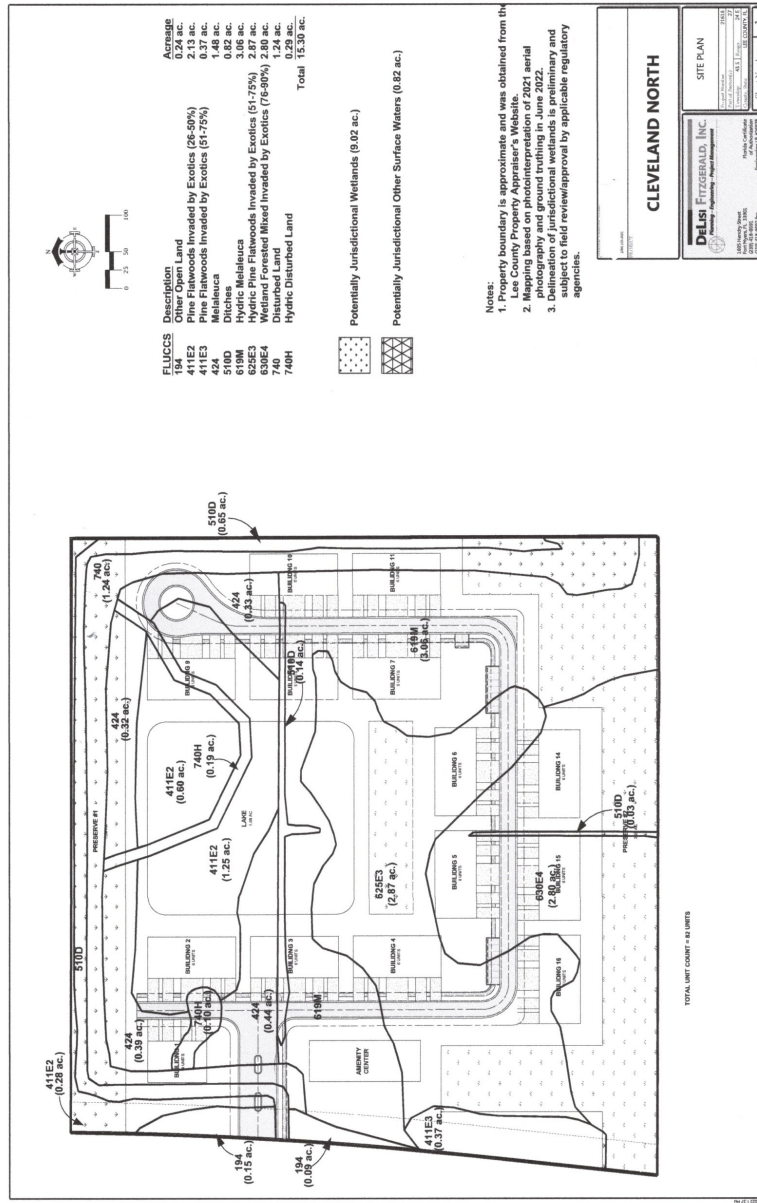
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