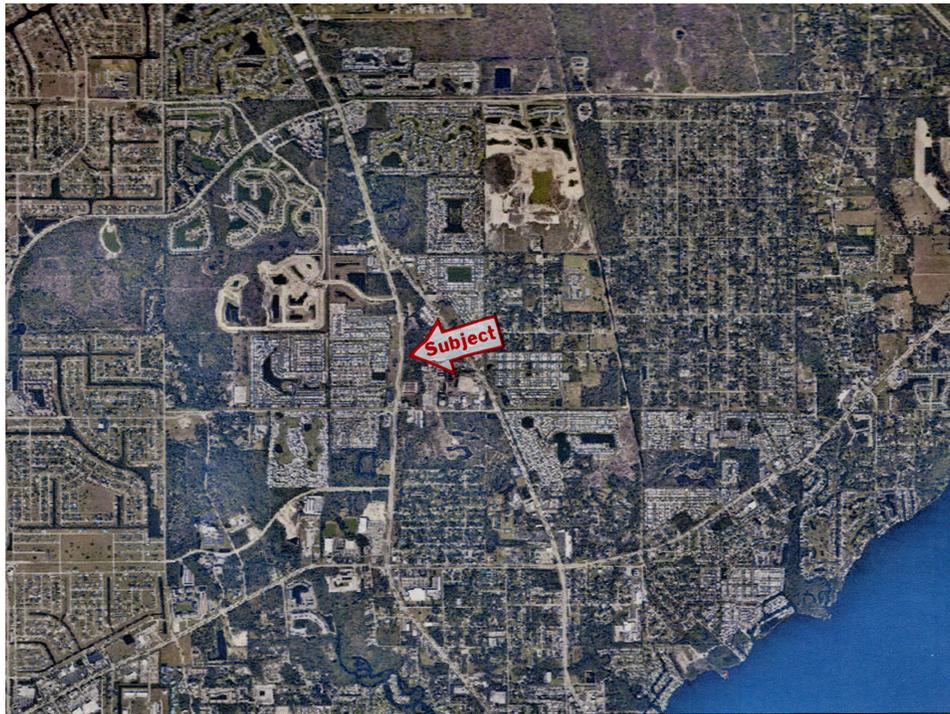




**15.29 Acres In Neighborhood Center #3  
Designate Commercial Corridor 800+ Feet of US-41  
Full Access Median, Storage & Multifamily Permitted  
Zoned C-2 Heavy Commercial and C-1A Commercial**

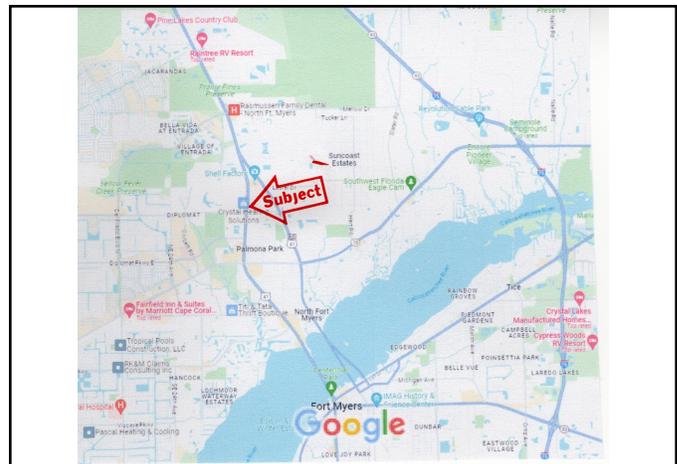


Air Photos: 2023 Hi-Res (3 inch)

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 02/02/2026

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)



## 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:

Fire District: North Fort Myers Fire

Drainage District:

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:

### 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: 26,000TPD

Date: 2017

Growth Rate: Actual traffic count numbers are much higher due to the year of the count estimated at over 35,000TPD

### Offering Price \$ 1,950,000

Price Per Square Foot: \$2.92

Terms: Cash

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 20units 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:

Information Last Updated 02/02/2026

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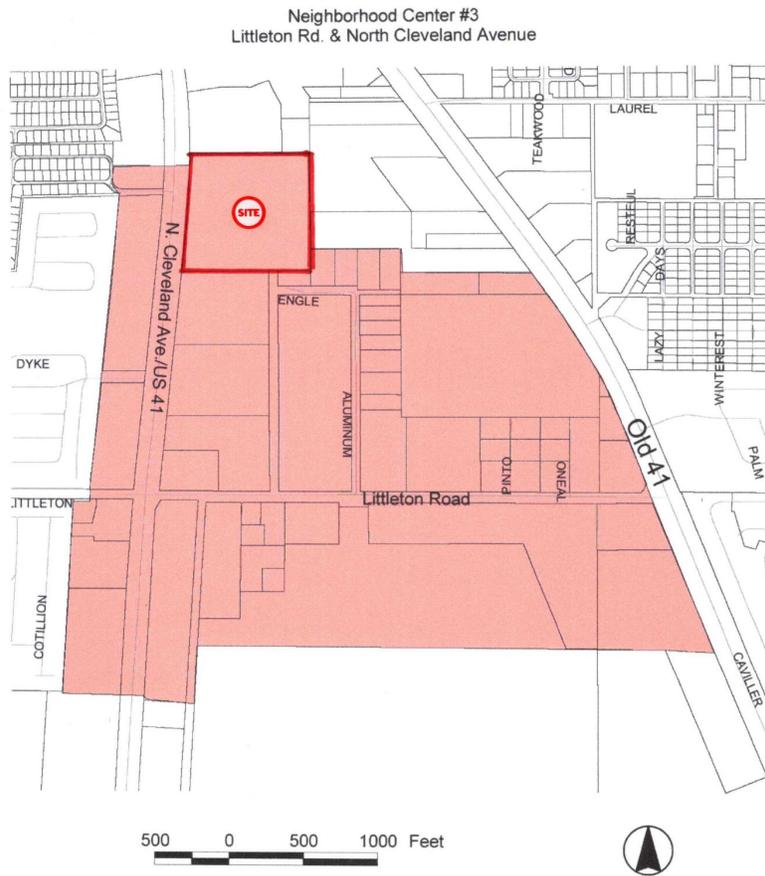
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## US -41 Shell Factory 15.3+ Acres Project Information



(Ord. No. 12-01, § 7.1-10 2012)



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## US -41 Shell Factory 15.3+ Acres Project Information



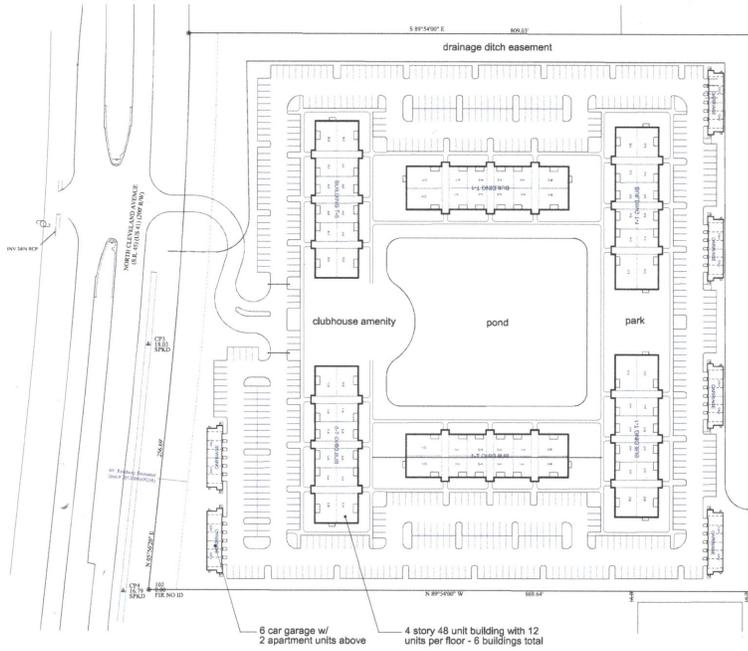
Information Last Updated 02/02/2026

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## US -41 Shell Factory 15.3+ Acres Project Information



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

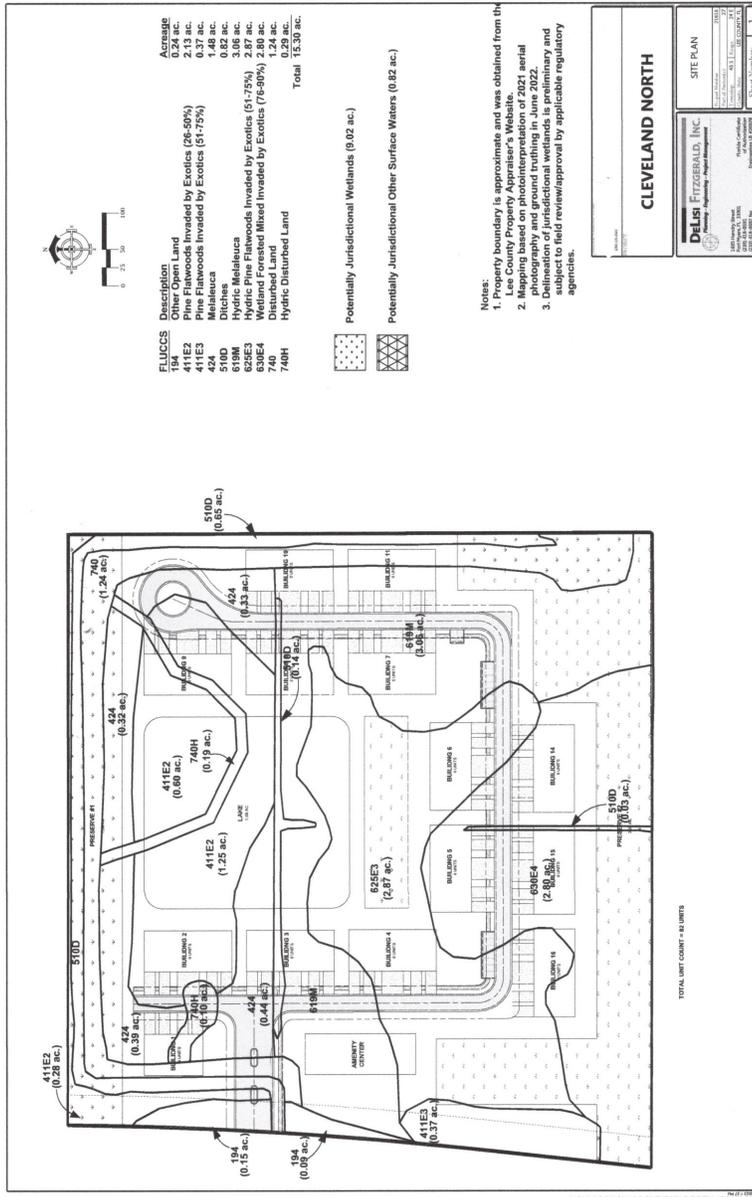


July 21, 2021

### Proposed Siteplan



# US -41 Shell Factory 15.3+ Acres Project Information



Proposed Siteplan