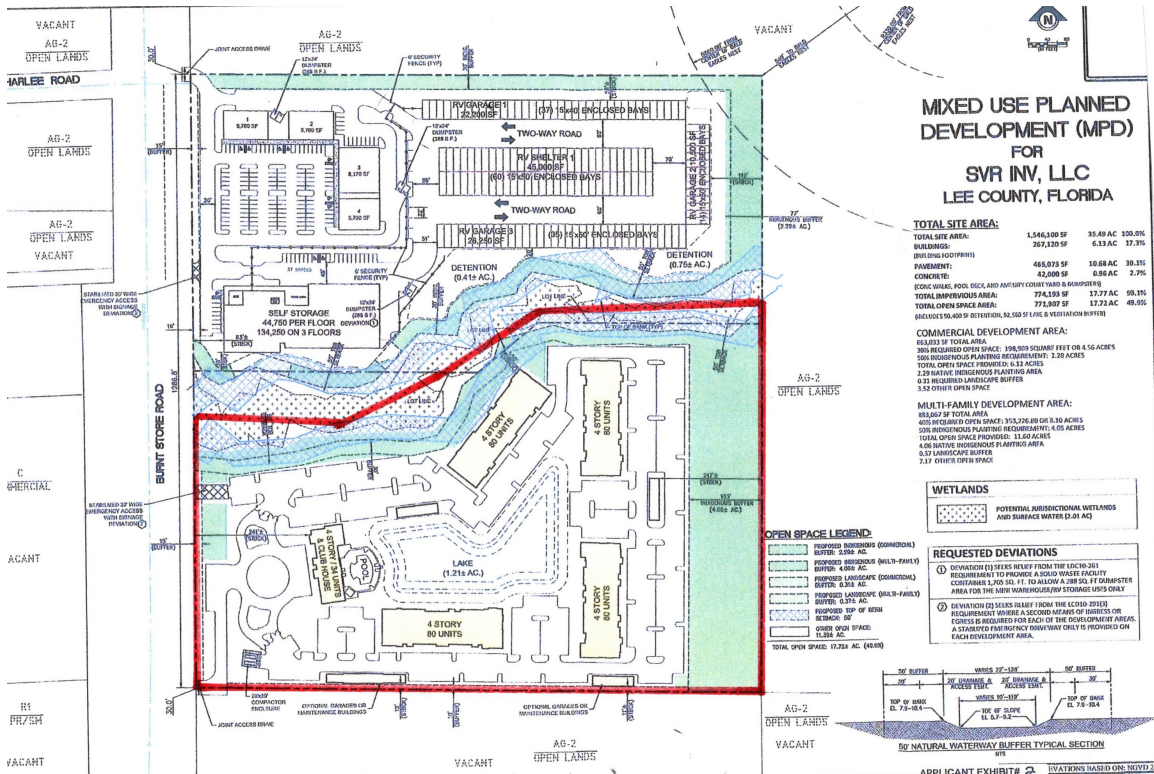


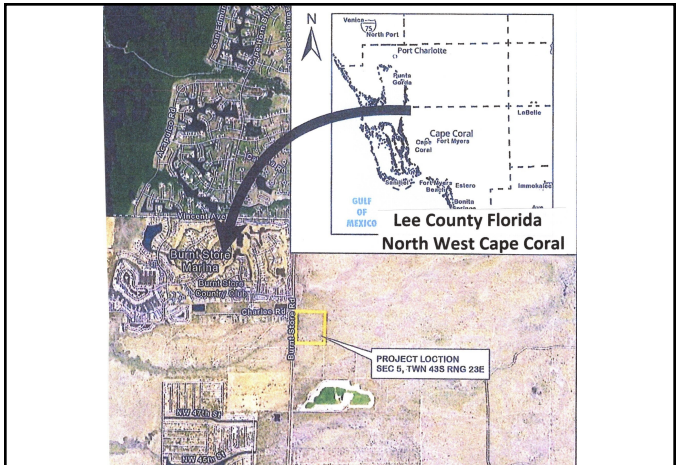


20+ Acres Burnt Store Road Site Zoning for 354 Multifamily Units Full Utilities, Out of the Flood Plain In Lee County Apartment Gap Location Burnt Store Multifamily Site



Six new single family Developments surround this site, one half under construction in one of the newest growth corridors located in both Lee and Charlotte Counties.

Grocery and drug across the street from the site. The small Strip Center 1.5 miles to the north has a Subway, Pizza and Seafood Restaurant. There is a Publix Walmart Super Center, Home Depot Circle K Auto Zone, Wells Fargo, etc. at the corner of US-41 approximately 9 miles to the north and another Publix, Walgreens McDonald etc. about 7.5 miles to the south.





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 Multifamily Site Project Information

OWNERSHIP: SVR INV, LLC

Contact Steven Weisberg 239-939-0033

4933 Burnt Store Road 354 Unit Multifamily Development Site Cape Coral, Florida

Executive Summary

Fully entitled 354-unit multifamily development site located at 4933 Burnt Store Road in Cape Coral, Florida, one of the regions fastest growing residential markets.

Positioned within a limited corridor segment with full municipal utilities, providing a clear advantage over surrounding undeveloped land. All zoning, density, and site plan approvals are complete. The project is ready to advance to Development Order (DO) permitting, with an estimated \$500,000 to \$550,000 remaining (including impact fees) to achieve permit-ready status. Two independent appraisals have been completed by CBRE and a certified local appraiser. A clean, executable development opportunity with minimal entitlement risk.

Site Overview

Address: 4933 Burnt Store Road, Cape Coral, FL | ±20 acres (multifamily portion)

Zoning: MPD Density: 354 units Flood Zone: X

Utilities: Municipal water, sewer, reuse, cable, and internet available

Entitlement Status

Fully approved for 354 units. Site plan and density established. Status: Fully Entitled Development Order Pending

Path to Construction

Estimated remaining pre-construction costs: \$500,000-\$550,000 (including impact fees) covering final engineering, drainage, utility planning, and DO permitting

Infrastructure Advantage

Located within an established municipal utility corridor, allowing for efficient, lower-cost development compared to nearby projects requiring on-site systems

Corridor Growth

Burnt Store Road expansion to a multi-lane corridor is funded and underway, with completion expected within 9-18 months

Development Profile

Garden-style multifamily 354 units 4-story buildings

Market-rate suburban product (Class B+ / A-)

Area Development & Adjacent Uses

Active corridor growth with nearby Tranquility Lake Resort (±502 sites) contributing to utility expansion. Adjacent storage and enclosed cold storage provide resident convenience. Four outparcels allow for neighborhood retail, medical, and service uses

Investment Highlights

Fully entitled | 354-unit scale | Full utilities available

Defined path to permit (\$500K to \$550K including impact fees)

Strong Cape Coral location | Complementary adjacent uses

Pricing / Transaction Parameters

Asking Price: \$5.1M \$14,500/unit

Seller will consider serious offers in the \$4.5m range for a clean, non-contingent, expedited transaction

Supported by third-party appraisals

Summary

Fully entitled, utility-served multifamily site in a high-growth Cape Coral corridor. A well-prepared development opportunity positioned to transact

FINANCIAL SUMMARY AVAILABLE UPON REQUEST

PROPERTY DESCRIPTION:

Site Address: 4933 Burnt Store Road Cape Coral, FL 33993

Legal: 05-43-23-00-00003.0000

Legal:

Size in Acres: 20

Frontage: 600+

Average Depth: 1269

Natural Elevation: 10.5' to 12.5'

Flood Zone: X Out of the Flood Plain

Panel: 12071C0070G

Information Last Updated 04/16/2026

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Burnt Store Multifamily Site Project Information

Comments:

LAND USE INFORMATION:

Zoning: Commercial Mixed Use Planned

Development MPD

Ordinance #: DCI 2022-00039

Prelim. Dev. Ord.: No

Land Use Category: Central Urban

TAX INFORMATION:

STRAP Number: 05-43-23-00-00003.0000

Current Yr. Taxes:

Spcl. Assessments: None

:

UTILITIES:

Water: Yes

Line Size: 16"

Capacity: Yes

Dist. to Hydrant: 75'

Sanitary Sewer: 75'

Line Size: 10" Force Main

Capacity: Yes

Franchise Dist.: Charlotte County

Power Company: FP&L

Fire District: Burnt Store Area Fire Protection

Water District: SFWMD

PRIMARY ACCESS:

Primary Access: Burnt Store Road

Number of Lanes: 2

Right of Way:

Road Ownership:

Class: Arterial

Service Level: B

Traffic Count: 13,400

Date: 2023

Growth Rate: Over 15% annually for last three years
years

LISTING DATA: Please call to discuss

Offering Date:

Offering Price: \$5,100,000 \$15,300/Unit

Price Per Acre:

Price Per Front Foot:

Price Per Square Foot:

Terms:

Comments:

YOUR PERSONAL NOTES:

Information Last Updated 04/16/2026

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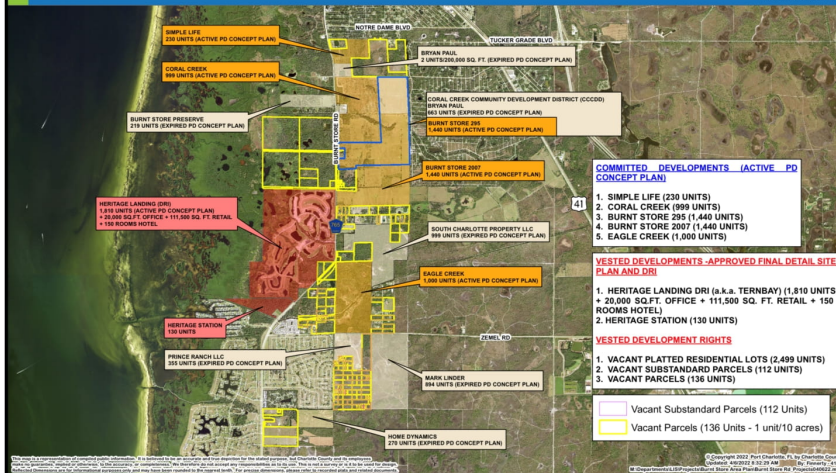


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Burnt Store Multifamily Site Project Information

CHARLOTTE COUNTY PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN



Proposed Projects


Information Last Updated 12/06/2024
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Information Last Updated 04/16/2026

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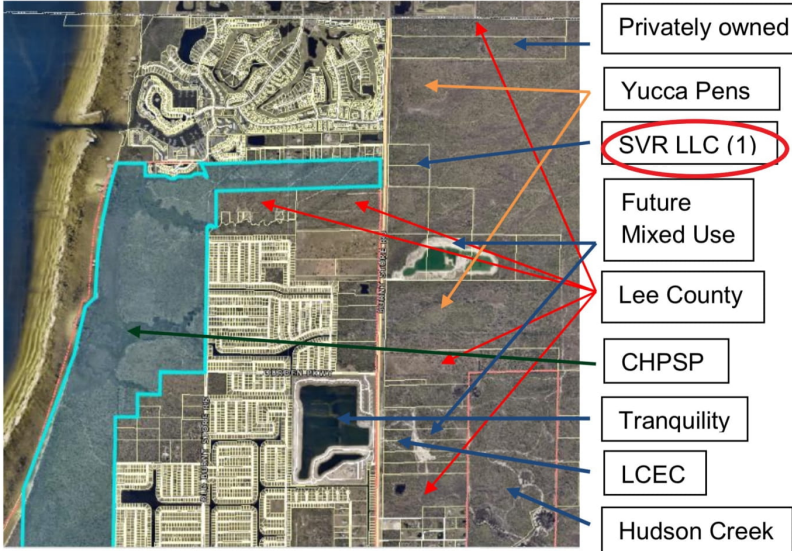


Burnt Store Multifamily Site Project Information



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Burnt Store Multifamily Site 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

Information Last Updated 12/06/2024
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