



RARCO INVESTMENT PROPERTIES

Developers • Brokers • Investment Consultants

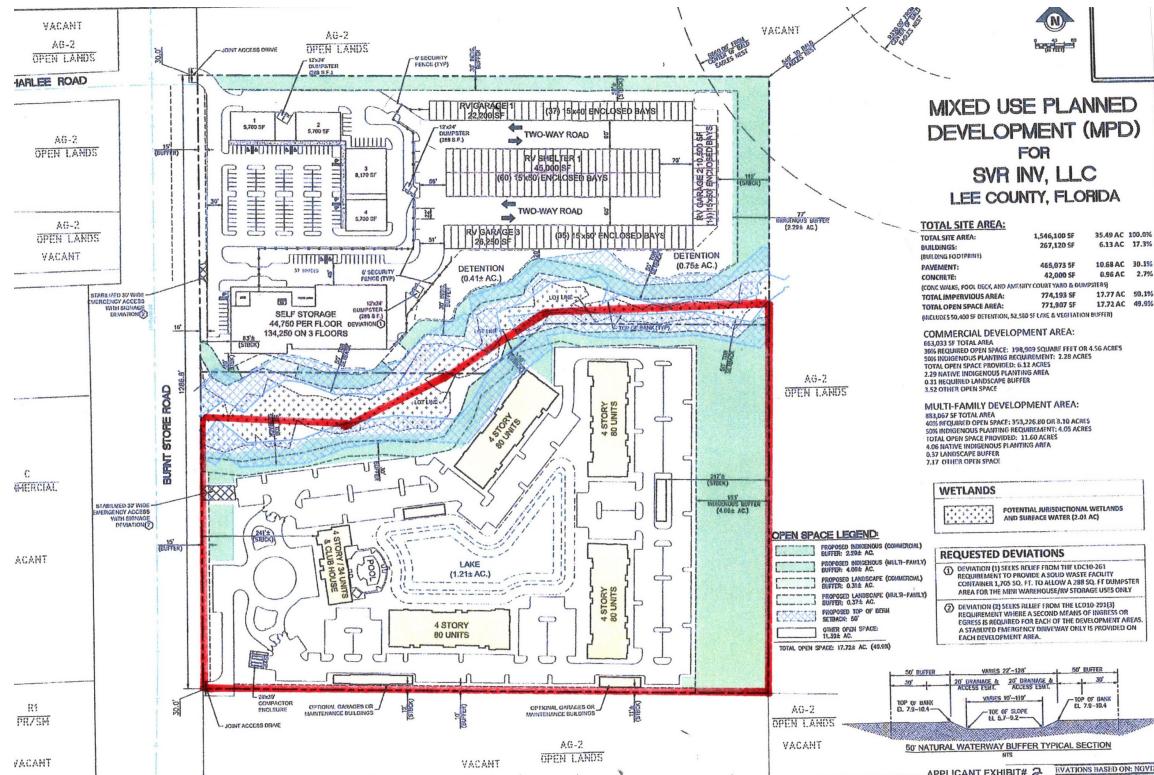
Web Site: www.rarco.com • Email: rarco@msn.com

Web Site: www.farco.com • Email: farco@msn.com
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



**22+ 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.



Information Last Updated 12/17/2025

The information herein is believed to be true and correct but is not warranted by the Broker.
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Burnt Store Multifamily Site Project Information

OWNERSHIP: SVR INV, LLC

Contact Steven Weisberg 239-939-0033

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

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: \$5,425,000 \$15,300/Unit

Price Per Acre:

Price Per Front Foot:

Price Per Square Foot:

Terms:

Comments:

YOUR PERSONAL NOTES:



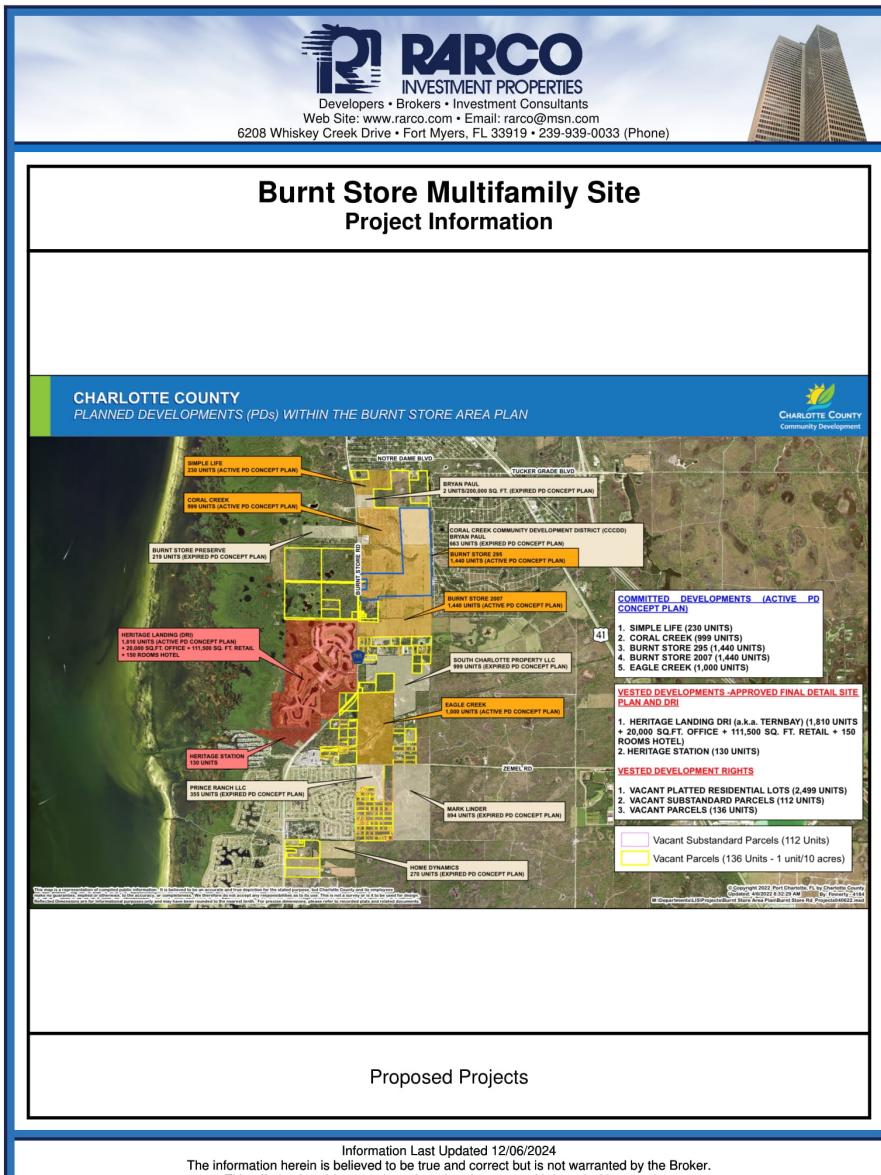
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Burnt Store Multifamily Site

Project Information



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Burnt Store Multifamily Site Project Information

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

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

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