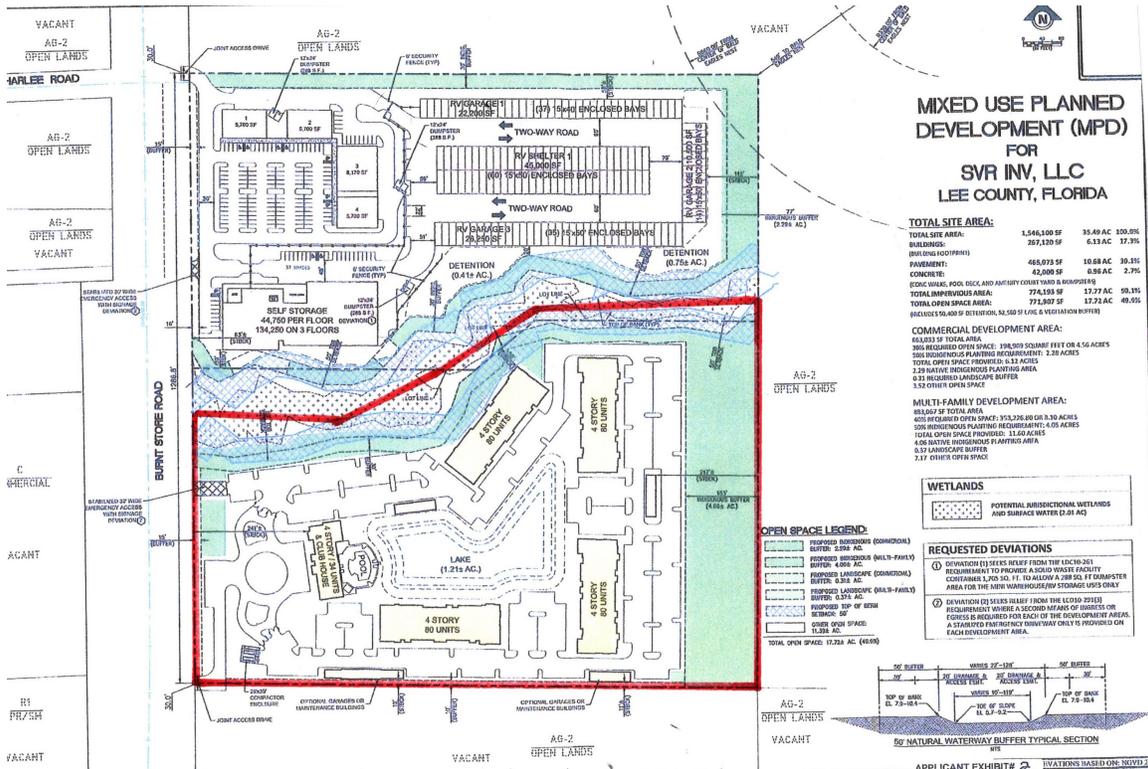




20+ Acres Burnt Store Road Site Zoning for 354 Multifamily Units Full Utilities, Out of the Flood Plain In Lee County Apartment Gap Location Burnt Store Multifamily Site



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

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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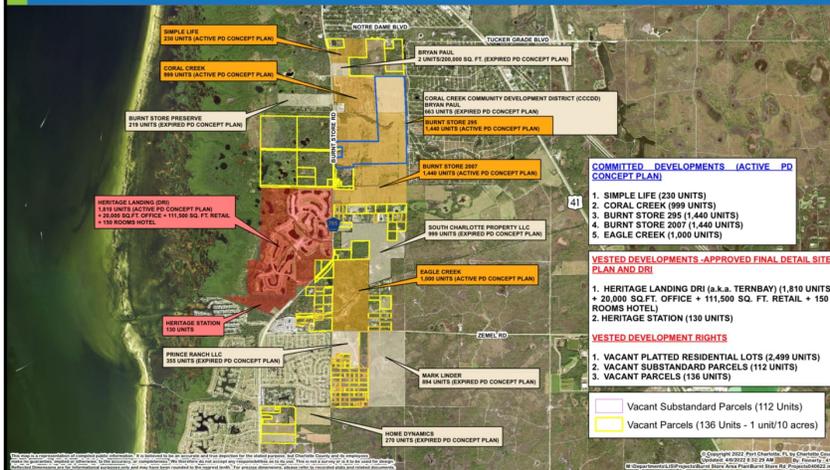


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Burnt Store Multifamily Site Project Information

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



Proposed Projects

Information Last Updated 12/06/2024
 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.

Information Last Updated 01/19/2026

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Burnt Store Multifamily Site Project Information

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INVESTMENT PROPERTIES

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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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