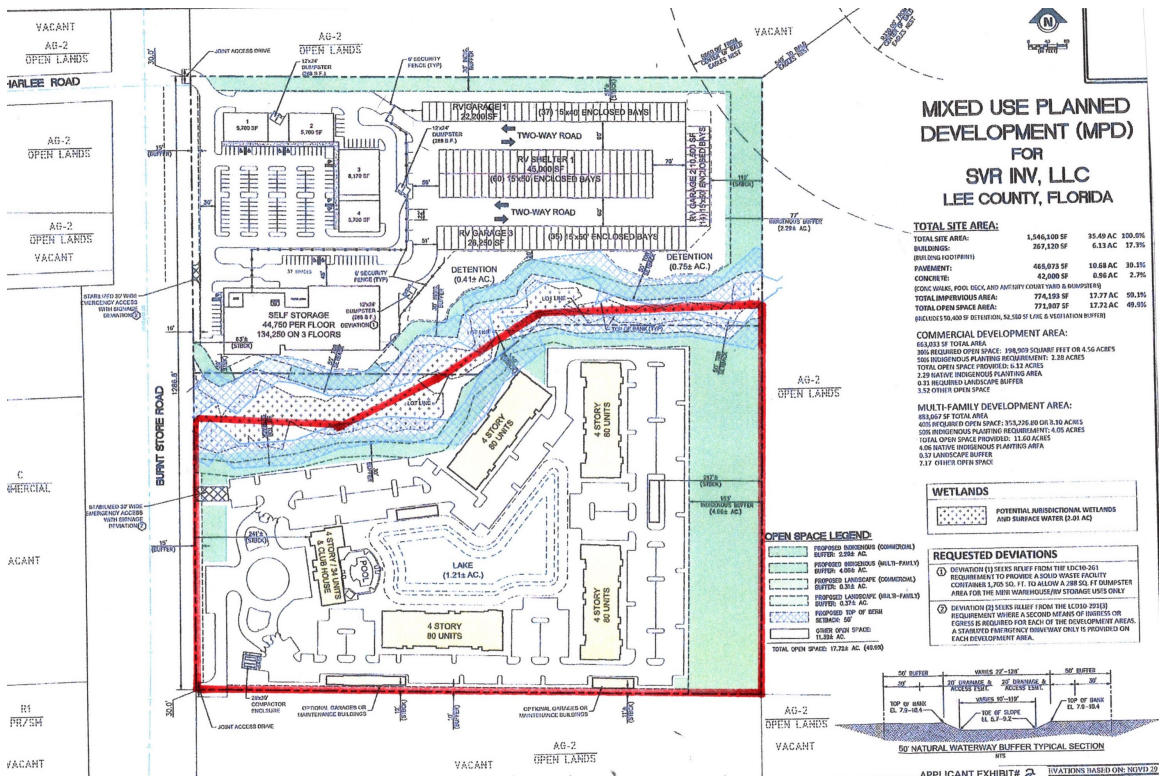


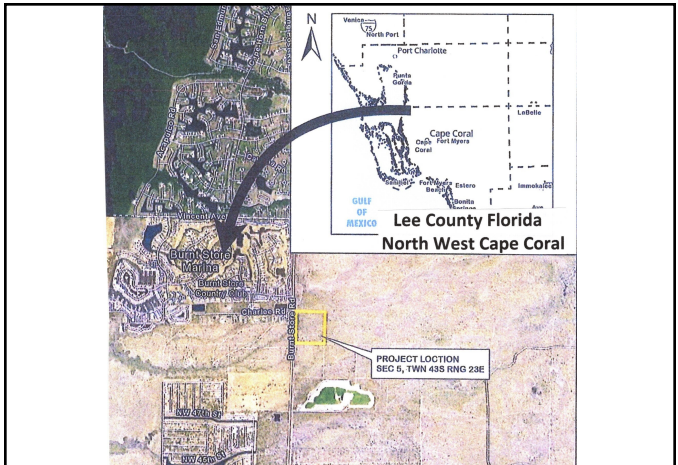


# 20+ Acres Burnt Store Road Site Zoning for 354 Multifamily Units Full Utilities, Out of the Flood Plain In Lee County Apartment Gap Location Burnt Store Multifamily Site



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.





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 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: \$5,133,000 \$14,500/Unit  
 Price Per Acre:  
 Price Per Front Foot:  
 Price Per Square Foot:  
 Terms:  
 Comments:

**YOUR PERSONAL NOTES:**

Information Last Updated 03/04/2025

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.



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## Burnt Store Multifamily Site Project Information

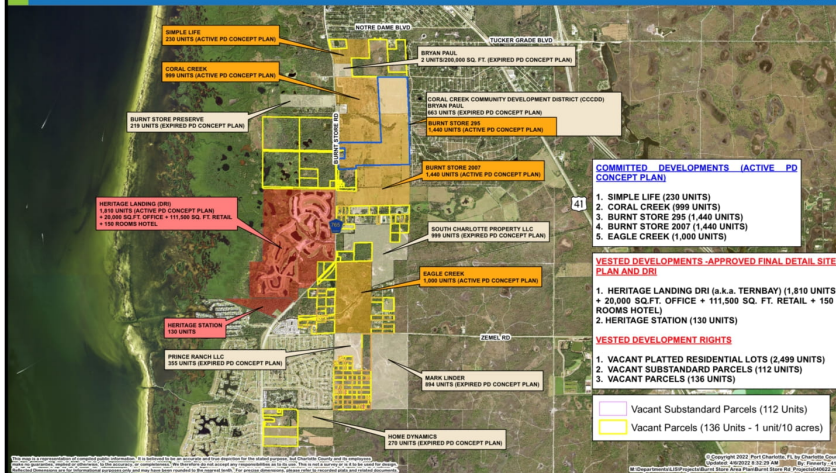


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## Burnt Store Multifamily Site Project Information

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



### Proposed Projects


Information Last Updated 12/06/2024  
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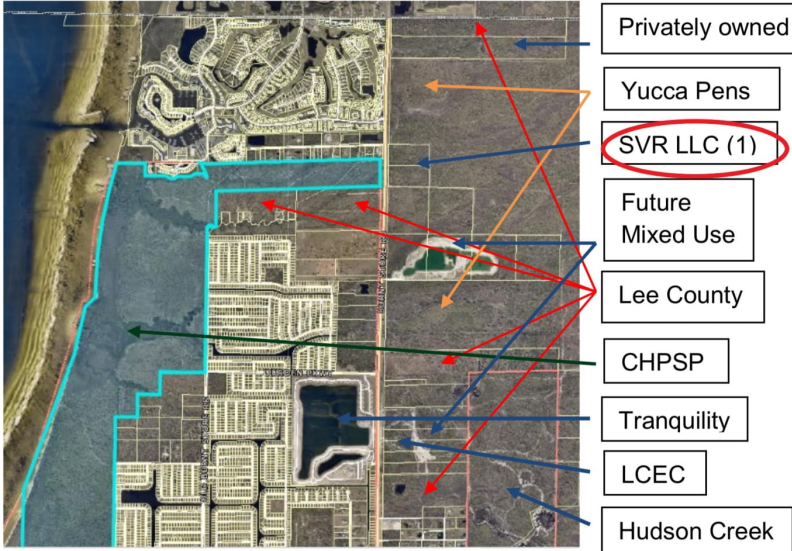


## Burnt Store Multifamily Site Project Information



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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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