



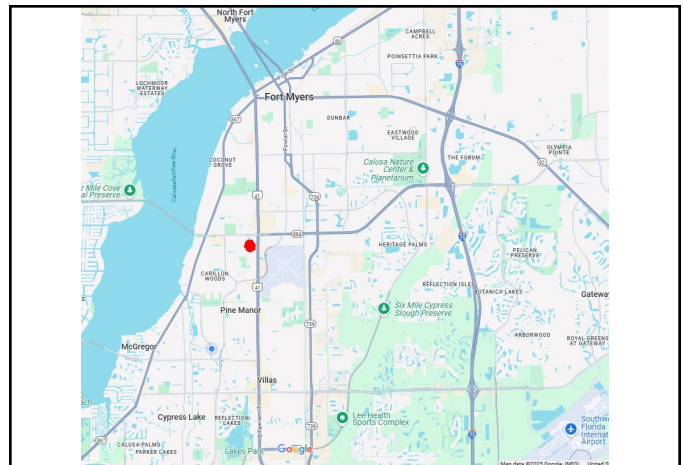
Developers • Brokers • Investment Consultants
Web Site: www.rarco.com • Email: rarco@msn.com
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



Multi Use Property with Existing Income Zoned Heavy & Neighborhood Commercial Possible Multifamily, Office Warehouse DeLeon Street 2.13 Acres



Located in the middle of the City of Fort Myers, this site allows everything from multi family to self storage warehouse. Access to DeLeon Street, the site has great access to north south east and west directions. See the attached site plans for various proposed uses. See the attached various site plans below.



Information Last Updated 04/29/2025

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.



RARCO
INVESTMENT PROPERTIES

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DeLeon Street 2.13 Acres Project Information

OWNERSHIP:

Name: Gazania, LLC
Phone: 239-939-0033
Address: 4550, 4551, 4568 Tilton Court
City: Fort Myers
State: FL
ZIP: 33907

Primary Access:

Number of Lanes: 2
Signalized: Yes

Road Ownership: City of Fort Myers
Class: Collector

PROPERTY DESCRIPTION:

Legal: STRAP # 02-45-24-P2-00066.002B
Legal: Strap # 02-45-24-P2-00066.004B
Legal: Strap # 02-45-24-P2-00066.0030
Legal: Strap # 02-45-24-P2-00066.003A

SECONDARY ACCESS: Tilton Court

Number of Lanes: 2
Road Ownership: City Of Fort Myers
Class: Local
Service Level:

Size in Acres: 2.13 +

Size in Sq. Ft.: 92,783
Frontage: Deleon 255'
Average Depth: 300'

LAND USE INFORMATION:

Zoning: NC & CG
See attached Zoning Map

Who's District:

LISTING DATA:

Offering Date:
Offering Price: \$1,250,000
Price Per Acre:
Price Per Front Foot:
Price Per Square Foot:
Terms:
Comments:

TAX INFORMATION:

STRAP Number: 02-45-24-P2-00066.004B
02-45-24-P2-00066.003A
STRAP Number: 02-45-24-P2-00066.0030
02-45-24-P2-00066.002B

YOUR PERSONAL NOTES:

UTILITIES:

Water: Yes
Capacity: Yes
Dist. to Hydrant:
Sanitary Sewer: Yes
Capacity: Yes
Franchise Dist.: City Of Fort Myers
Power Company: FP&L
Fire District: City Of Fort Myers

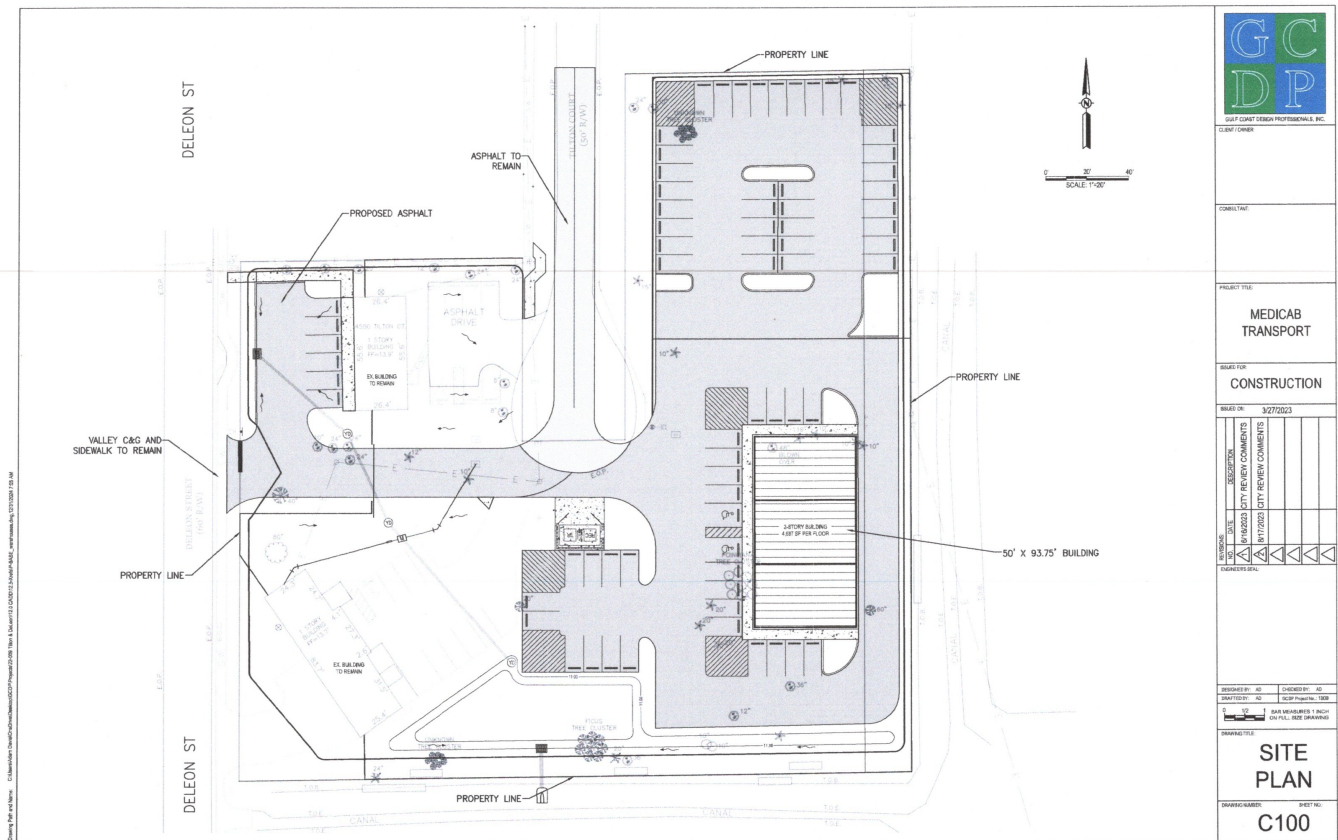
PRIMARY ACCESS: Deleon Street

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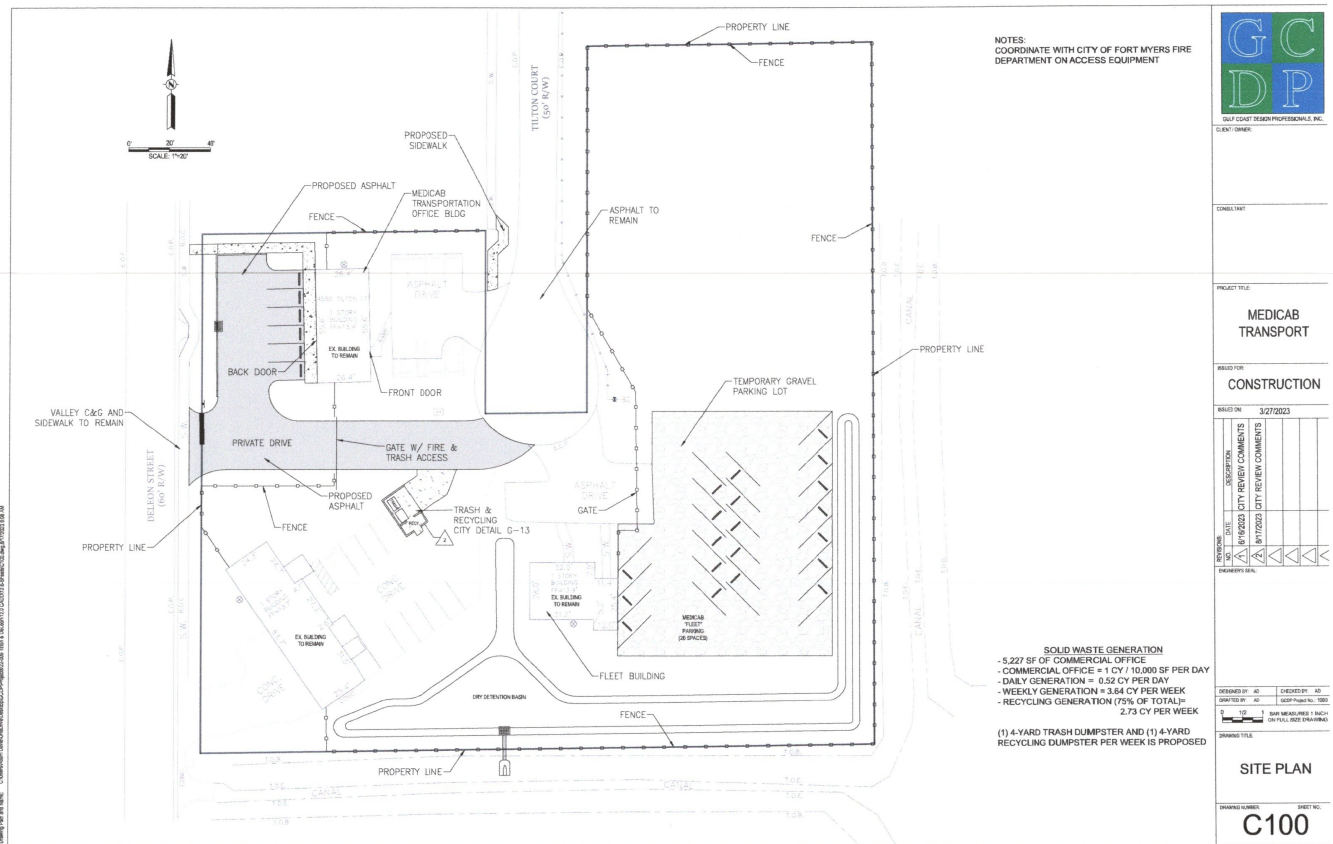
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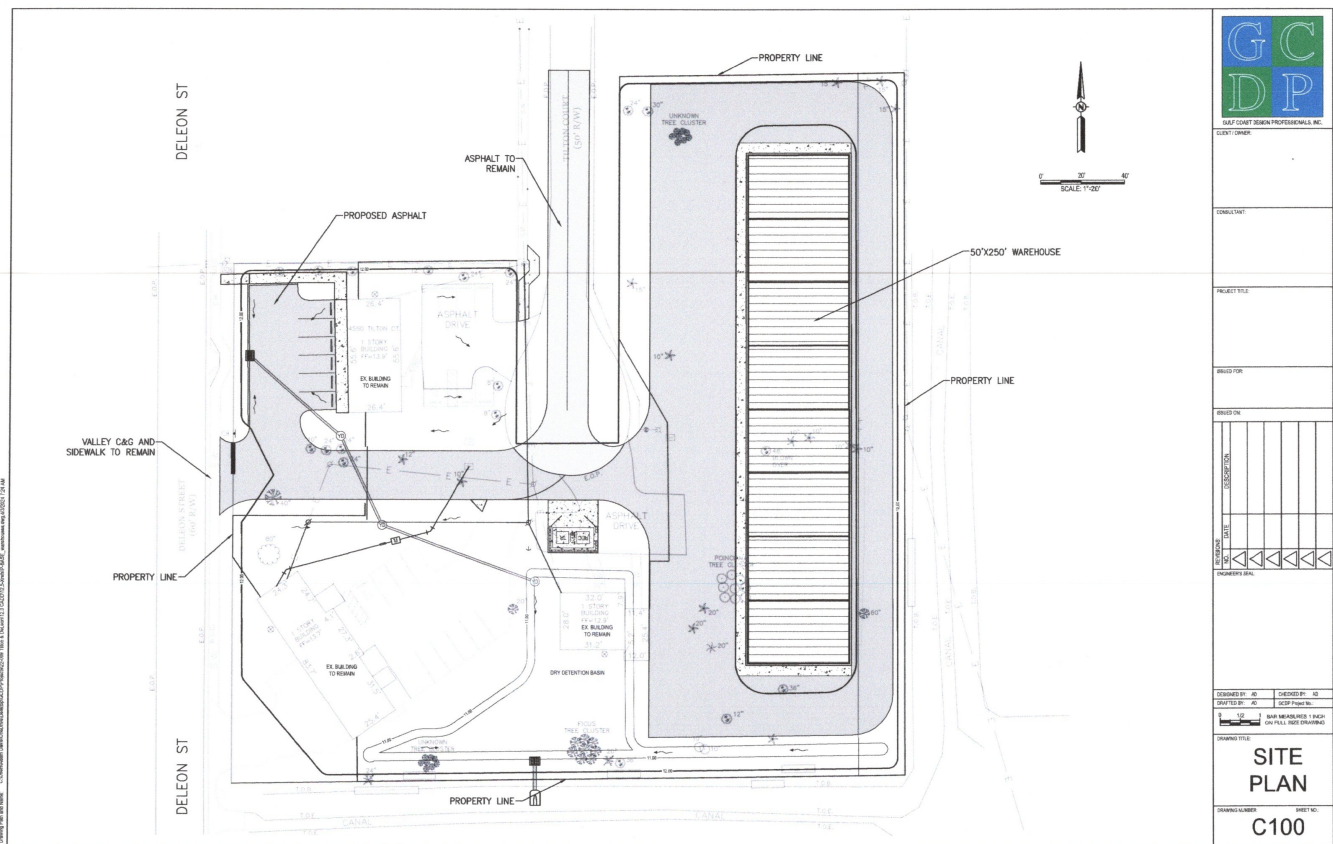


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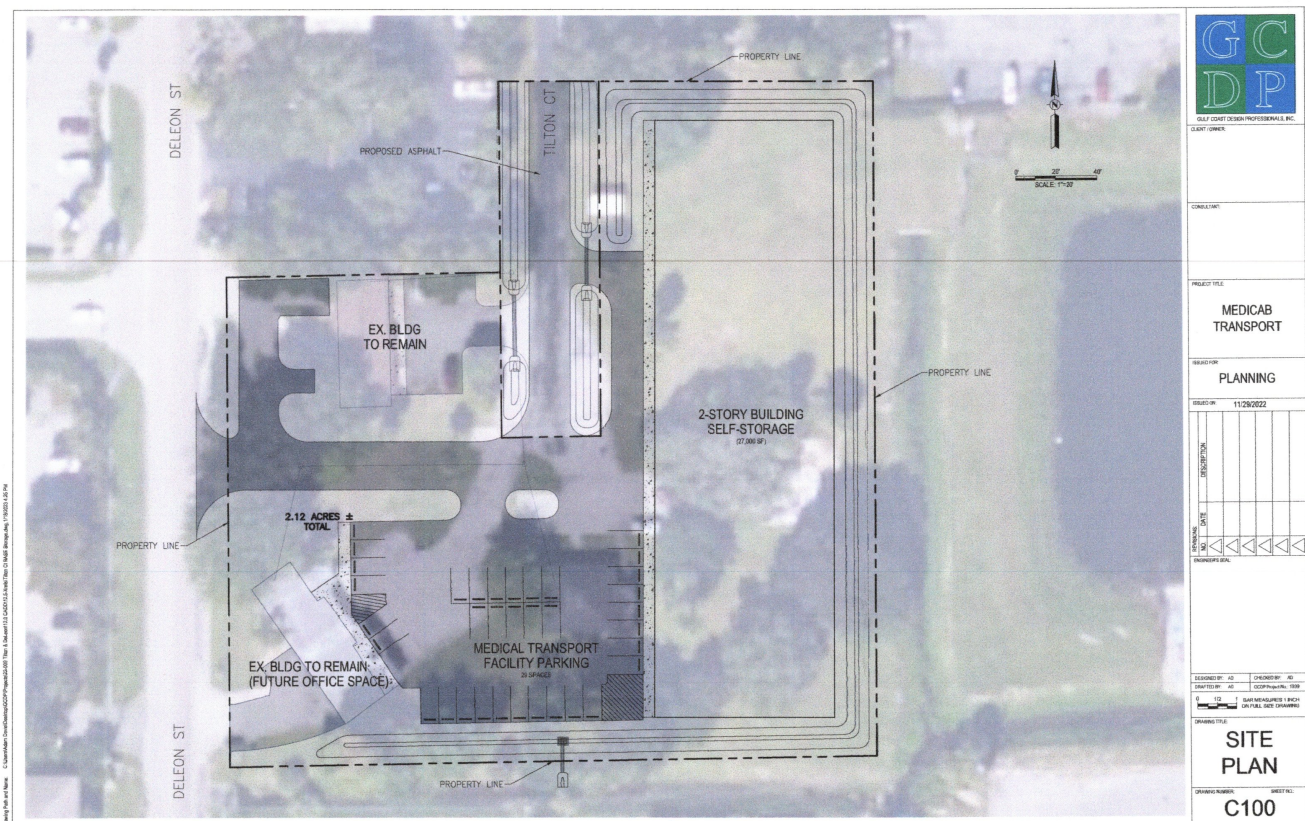


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DeLeon Street 2.13 Acres

Project Information

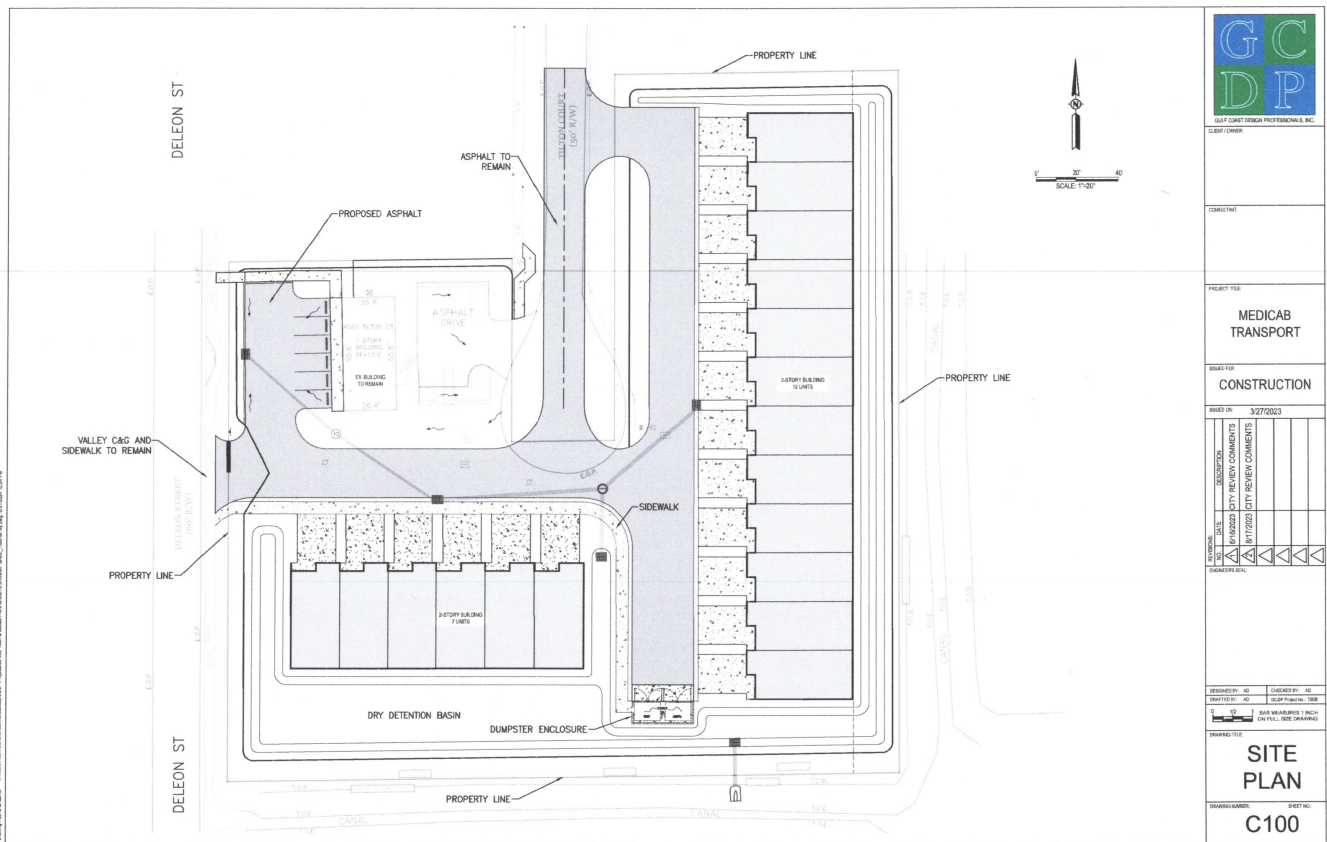


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