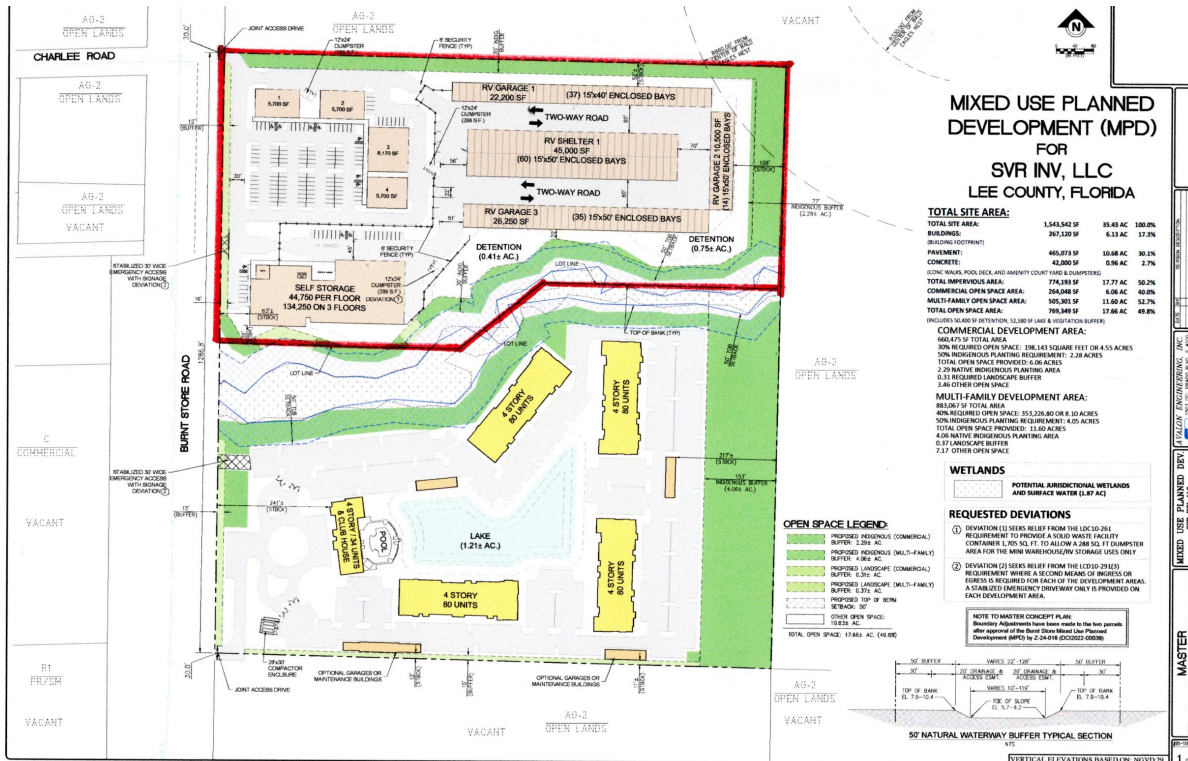
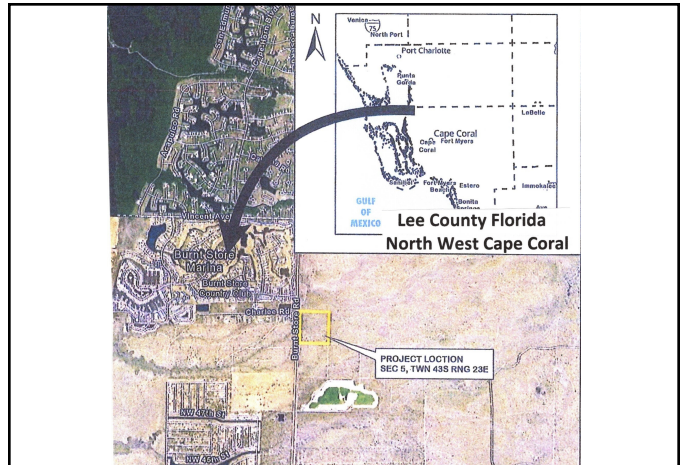




15.87 Acre Multiuse Self Storage + Outparcel Commercial Climate Controlled Self Storage Warehouse Site 134,000' 146 15' X 50' and 40' Enclosed or Outside Storage Bays Burnt Store Multi Use Self Storage



No wetlands, out of the flood plain.
 Water Sewer, Electric Cable
 Storage inside and outside. Gates
 allowed. Many Commercial uses,
 doctors office, drug store, car wash
 liquor store restaurants fast food's





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 Multi Use Self Storage Project Information

SVR INVESTMENTS LLC

CLIMATE CONTROLLED SELF-STORAGE + RV DEVELOPMENT OPPORTUNITY
 4977 Burnt Store Road N / Lee - Charlotte County Corridor, Cape Coral, Florida

EXECUTIVE SUMMARY

Fully entitled development site approved for a 134,000 SF climate-controlled self-storage facility, 146 enclosed RV units, and four commercial outparcels. All approvals are in place, allowing a buyer to proceed directly to construction without a typical 24-36+ month entitlement process.

PROJECT OVERVIEW

- 134,000 SF climate-controlled storage (multi-story)
- ~114,000 SF net rentable (85%)
- 146 enclosed RV units (15' x 50')
- RV units include electric overhead door, steel access door, lighting, and 100-amp service
- Utilities, access, and approvals in place
- No flood zone impact

LOCATION & DEMAND

Located within the Lee / Charlotte County growth corridor, supporting strong demand for both climate-controlled storage and RV storage driven by continued population growth and Florida's RV usage trends.

DEVELOPMENT PROFILE

• Storage lease-up: ~\$14-\$16 PSF initial, stabilizing at \$18+ PSF

• RV storage projected at ~\$850/month average rent

FINANCIAL OVERVIEW (STABILIZED)

- Stabilized occupancy: ~85%
- Projected NOI: ~\$2.0M+
- Estimated total project cost: ~\$19M
- Projected stabilized value: ~\$28M-\$32M+

INVESTMENT HIGHLIGHTS

- Fully entitled immediate execution
- Dual income streams: storage + RV
- High-margin RV component
- Market-supported rents and occupancy

• Strong developer margin potential
EMBEDDED UPSIDE

Four entitled outparcels (~1+ acre each) provide optional commercial development, phased sell-off, or expansion. Not required for core underwriting represents additional upside.

PRICING

\$5,500,000
 Serious consideration given to \$4,500,000 for a clean, expedited transaction

TRANSACTION TERMS

- Clean seller
- Streamlined due diligence
- Target closing: 30-60 days

NEXT STEP

Full financials and supporting materials available upon request.

Contact: Steven Weisberg 239-939-0033

PROPERTY DESCRIPTION:

Address: 4933 Burnt Store Rd N.

Size in Acres: 15+

- Frontage: 500+
- Average Depth: 1250
- Natural Elevation: 10.5' to 12.5'
- Flood Zone: X Out of the Flood Plain
- Map Number: 12071C0070G

LAND USE INFORMATION:

Zoning: Commercial Mixed Use
 Ordinance #: DCI 2022-00039
 Land Use Category: Central Urban

TAX INFORMATION:

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

UTILITIES:

Water: Yes

Information Last Updated 06/30/2026

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 Multi Use Self Storage Project Information

Line Size: 16"
Capacity: Yes
Sanitary Sewer: Yes
Line Size: 10"FM
Capacity: Yes
Franchise Dist.: Charlotte County
Power Company: LCEC
Fire District: Burnt Store Area Fire Protection
Drainage District: SFWMD
Comments:

PRIMARY ACCESS: Burnt Store Road

Primary Access: 2
Right of Way:
Road Ownership: Lee County
Class: Arterial
Service Level: B
Traffic Count: 13400
Date: 2023
Growth Rate: 15% for last three years

LISTING DATA:

Offering Price: \$4,900,000

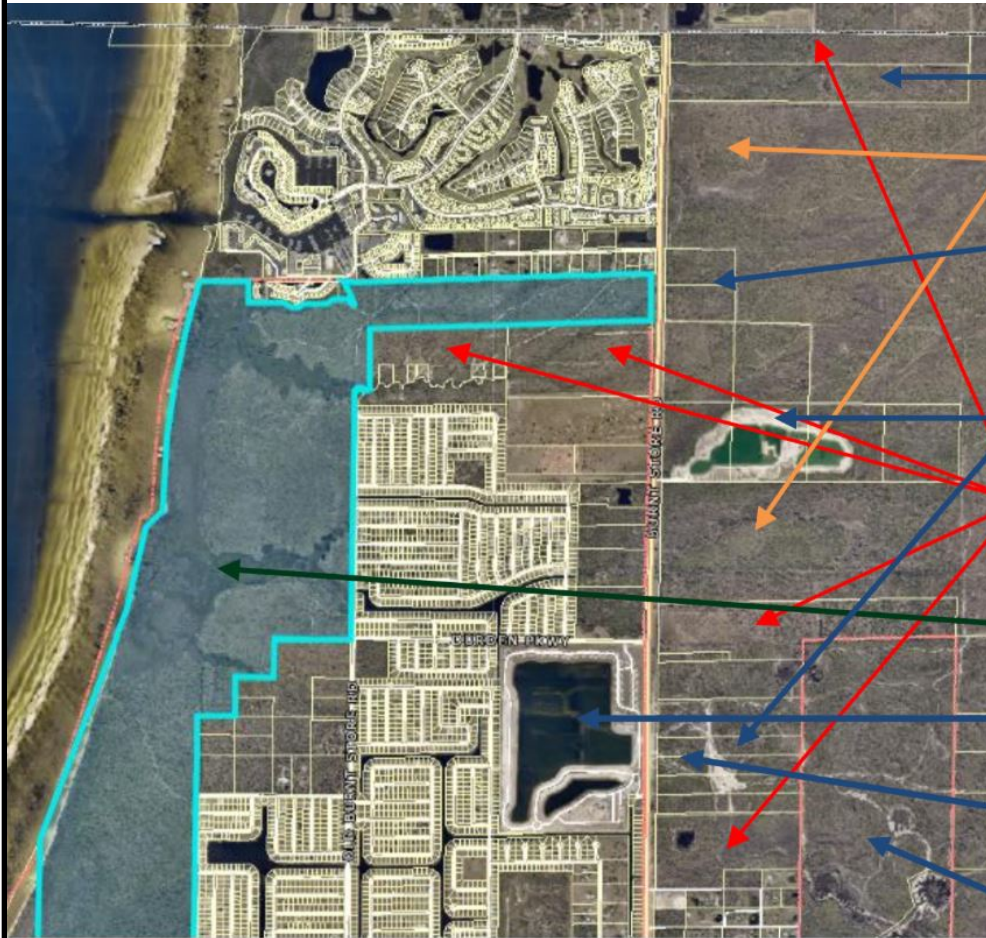
YOUR PERSONAL NOTES:

Information Last Updated 06/30/2026

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Burnt Store Multi Use Self Storage Project Information



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

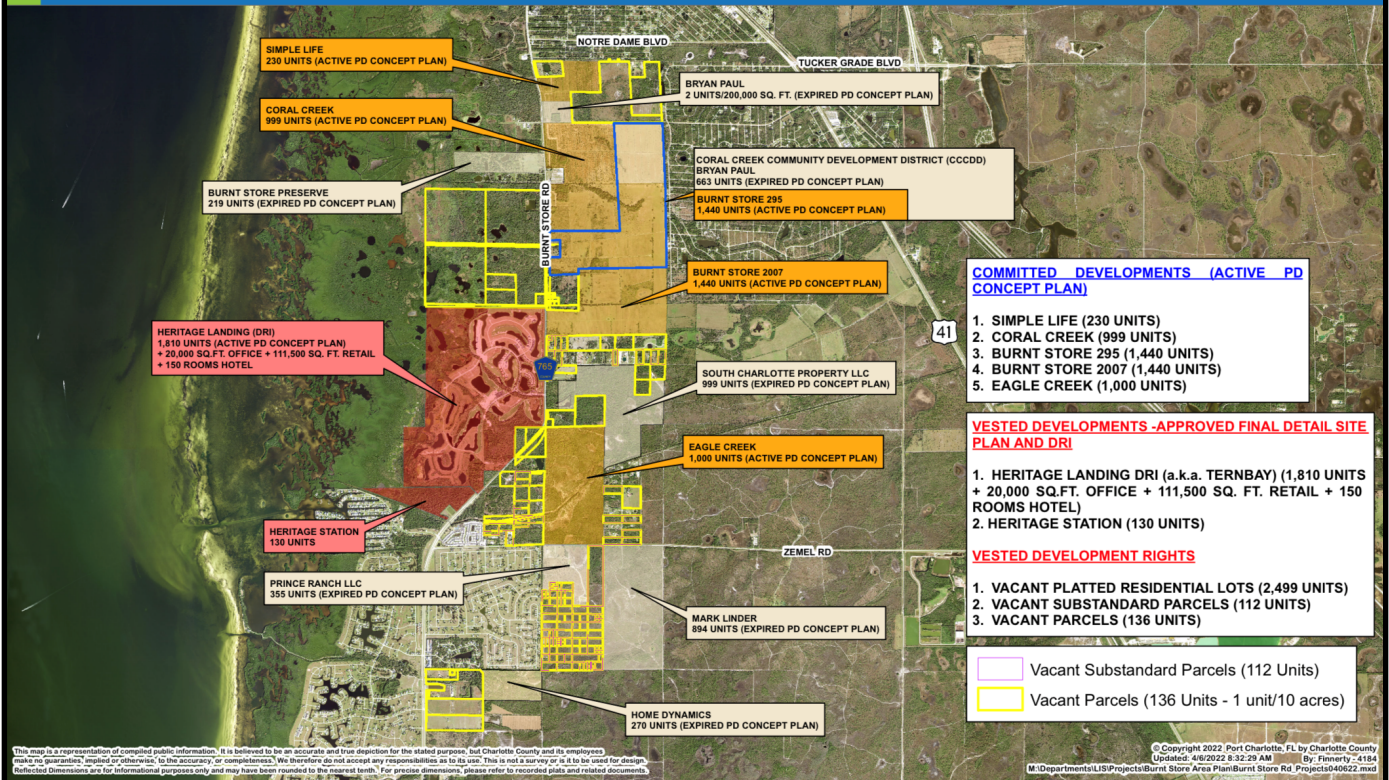
Map 2 – Charlotte Harbor Preserve S.P. and Other nearby Parcels



Burnt Store Multi Use Self Storage Project Information

CHARLOTTE COUNTY

PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN





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Burnt Store Multi Use Self Storage Project Information



Developments North of The Site

Information Last Updated 06/30/2026

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Burnt Store Multi Use Self Storage Project Information



Hudson Creek Under Construction

Information Last Updated 06/30/2026

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