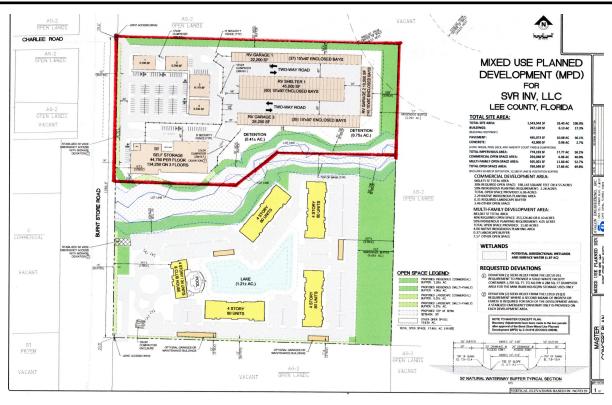


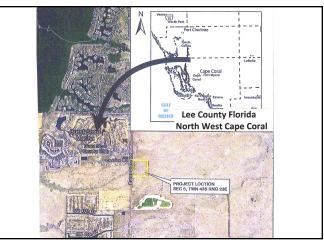




15.87 Acre Multiuse Self Storage + Outparcel Commercial Climate Controlled Self Storage Warehouse Site 134,000' 146 15' X 50' and 40' Enclosed or Outside Storage Bays Burnt Store Multi Use Self Storage



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







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

Contact: Steven Weisberg 239-939-0033 Date: 2023

Growth Rate: 15% for last three years

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 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

LISTING DATA:

Offering Price: \$5,600,000

YOUR PERSONAL NOTES:





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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

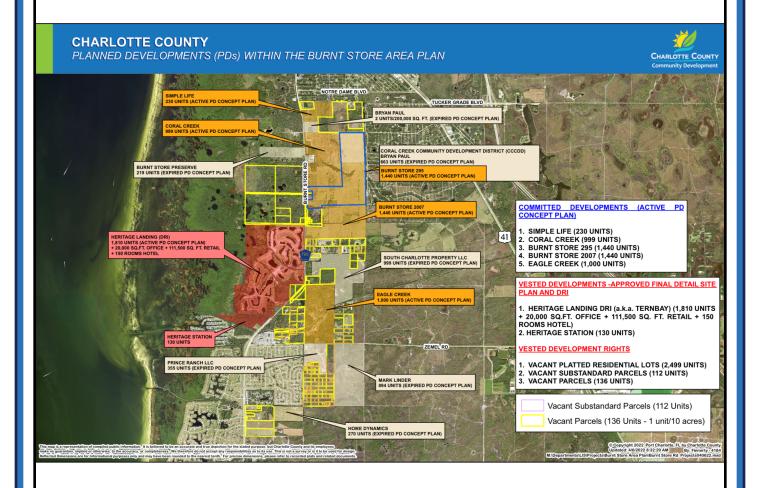
ap 2 – Charlotte Harbor Preserve S.P. and Other nearby Parcels





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Burnt Store Multi Use Self Storage Project Information



Developments North of The Site







Burnt Store Multi Use Self Storage Project Information



Hudson Creek Under Construction