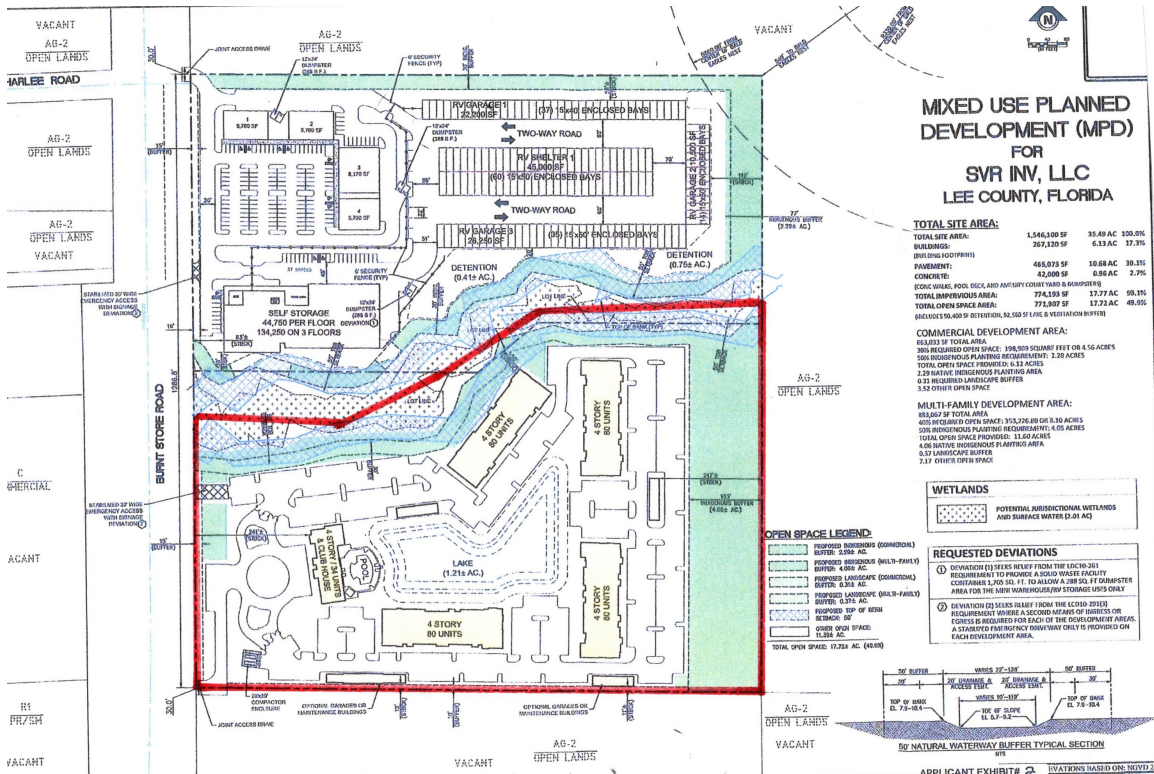
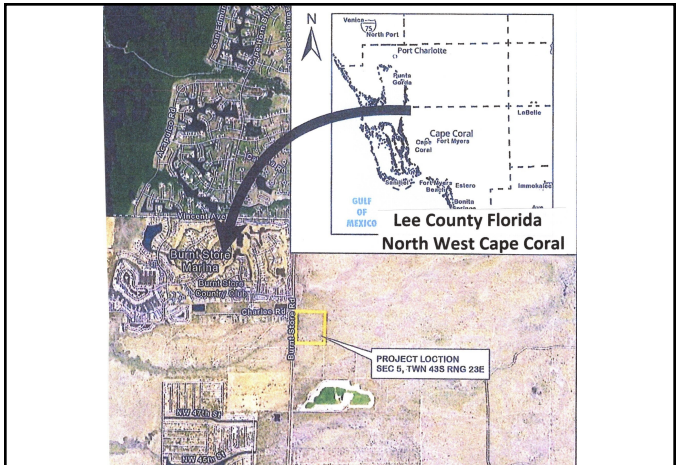




# 20+ Acres Burnt Store Road Site Zoning for 354 Multifamily Units Full Utilities, Out of the Flood Plain No Existing Or Permitted Rental For Miles Burnt Store Multifamily Site



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. This property is located right in the middle. Over 600 feet of frontage on Burnt Store Road. Just 1/4 mile from the entrance to Burnt Store Marina the area is packed with new and proposed developments. All brought on by the fact that all the utilities and County services are available. The gap of existing Multi Family in this location makes it work today. Serving both Charlotte County and Lee Counties.





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:**  
 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:**

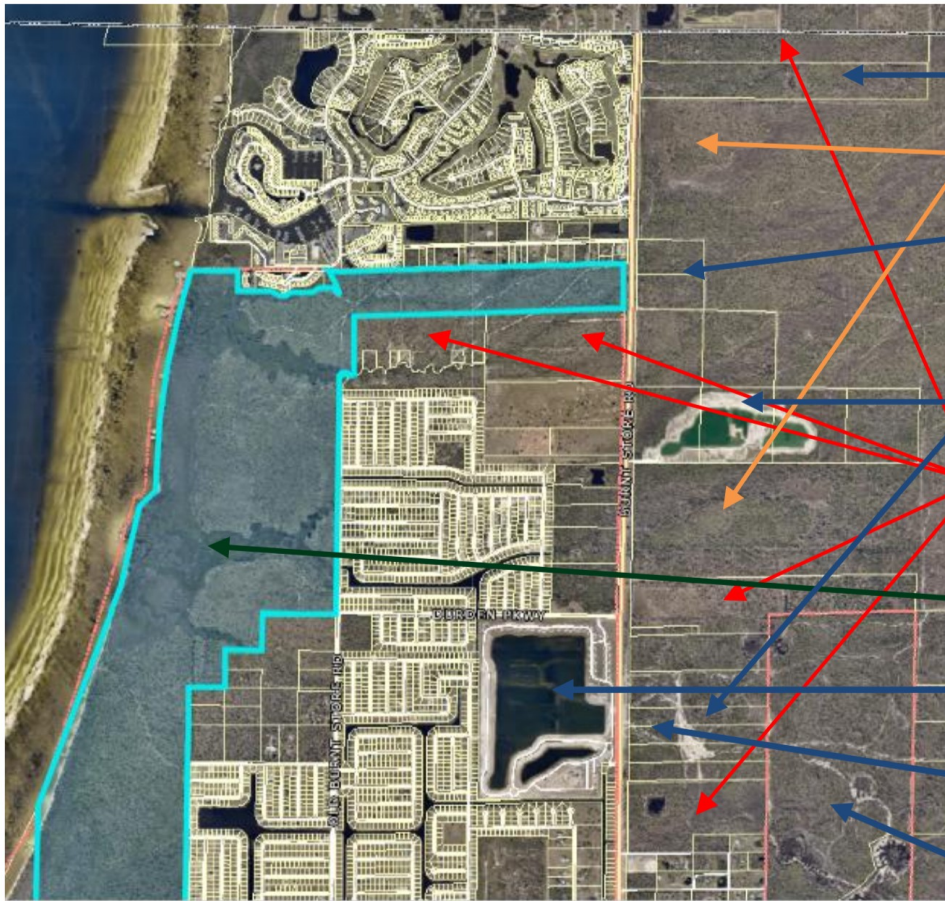
Primary Access: Burnt Store Road  
 Number of Lanes: 2  
 Right of Way:  
 Road Ownership:  
 Class: Arterial  
 Service Level: B  
 Traffic Count: 13,400  
 Date: 2023  
 Growth Rate: Over 15% annually for last three years  
 years

**LISTING DATA: Please call to discuss**  
 Offering Date:  
 Offering Price: \$6,200,000 \$17,514/Unit  
 Price Per Acre:  
 Price Per Front Foot:  
 Price Per Square Foot:  
 Terms:  
 Comments:

**YOUR PERSONAL NOTES:**



## Burnt Store Multifamily Site Project Information



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

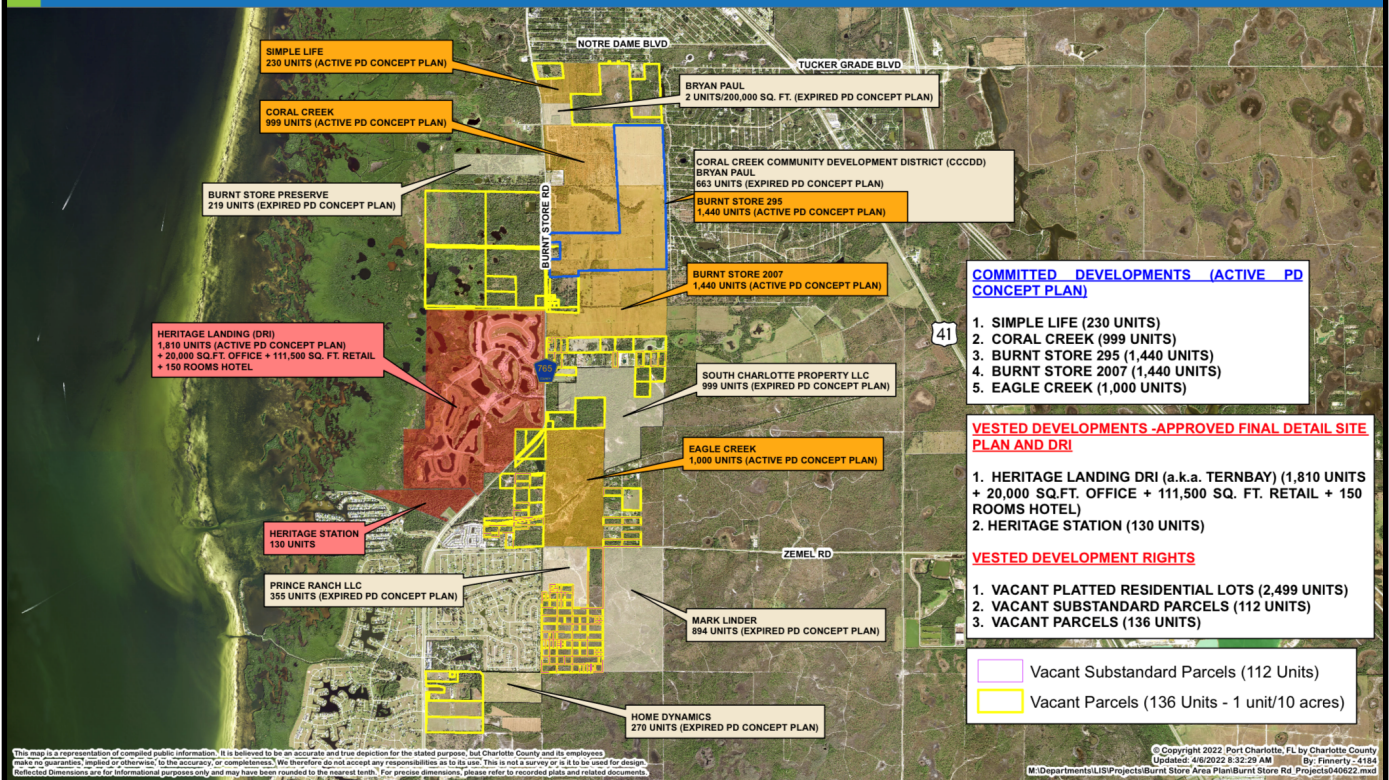
*Map 2 – Charlotte Harbor Preserve S.P. and Other nearby Parcels*



# Burnt Store Multifamily Site Project Information

## CHARLOTTE COUNTY

PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN



## Proposed Projects



## Burnt Store Multifamily Site Project Information



Flood Map



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## Burnt Store Multifamily Site Project Information



Information Last Updated 09/24/2024

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.