



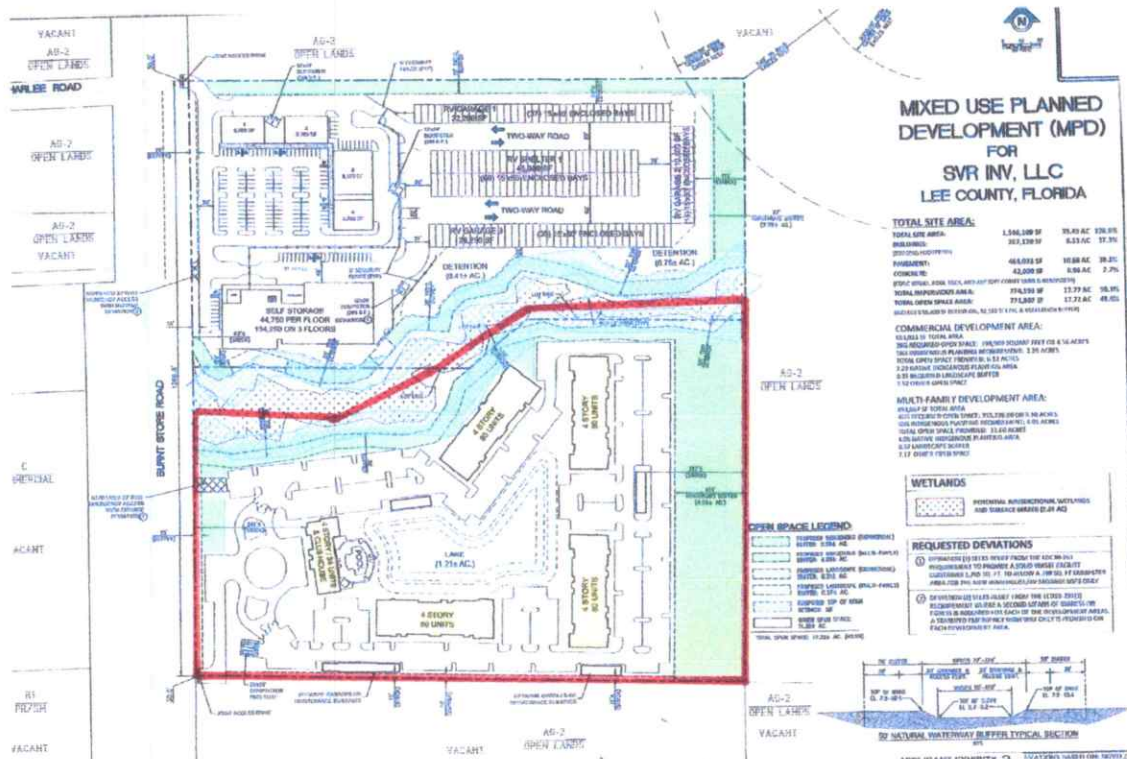
Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



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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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: \$5,425,000 \$15,300/Unit

Price Per Acre:

Price Per Front Foot:

Price Per Square Foot:

Terms:

Comments:

YOUR PERSONAL NOTES:

Information Last Updated 12/17/2025

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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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

LISTING DATA:

Offering Price: \$5,290,000

YOUR PERSONAL NOTES:

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

Information Last Updated 01/13/2026

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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

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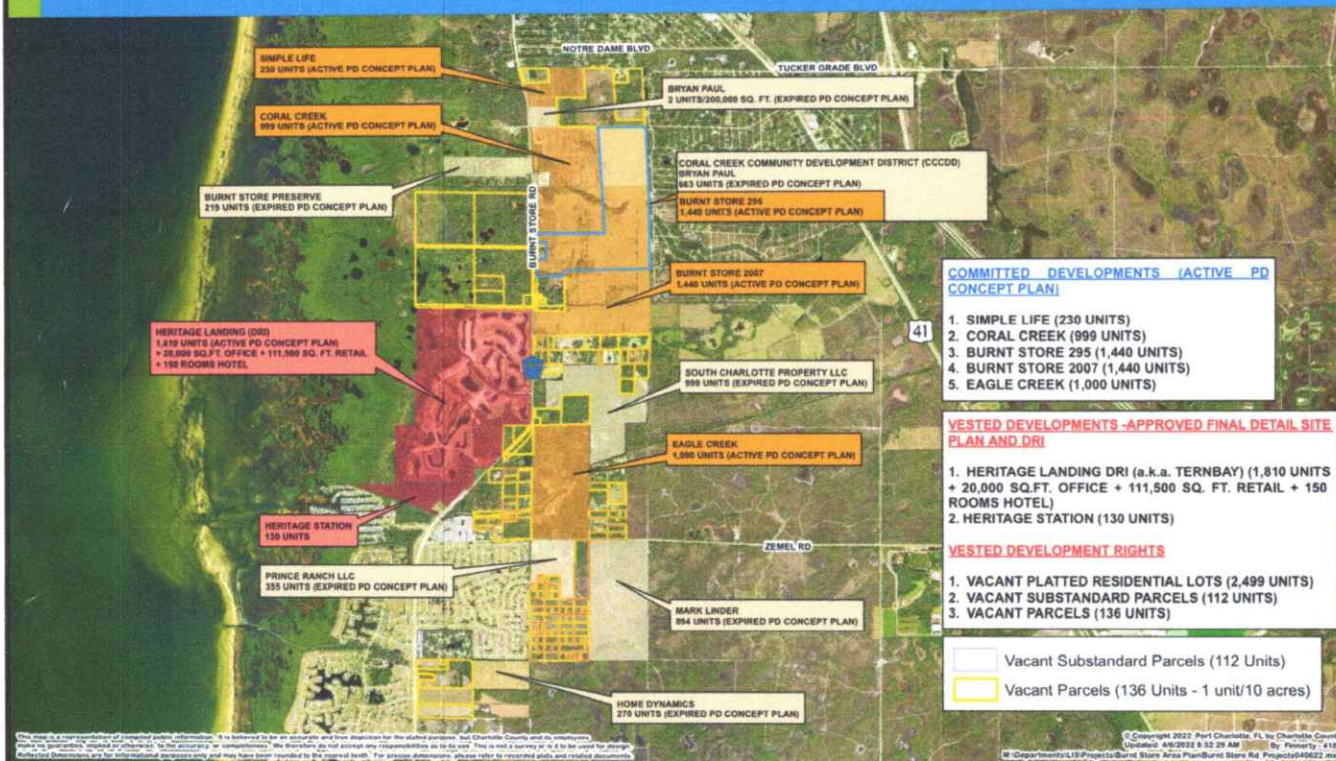


Burnt Store Multi Use Self Storage Project Information

PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN



CHARLOTTE COUNTY
Community Development



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Burnt Store Multi Use Self Storage Project Information



Developments North of The Site

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Burnt Store Multi Use Self Storage Project Information



Hudson Creek Under Construction

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