



# RARCO INVESTMENT PROPERTIES

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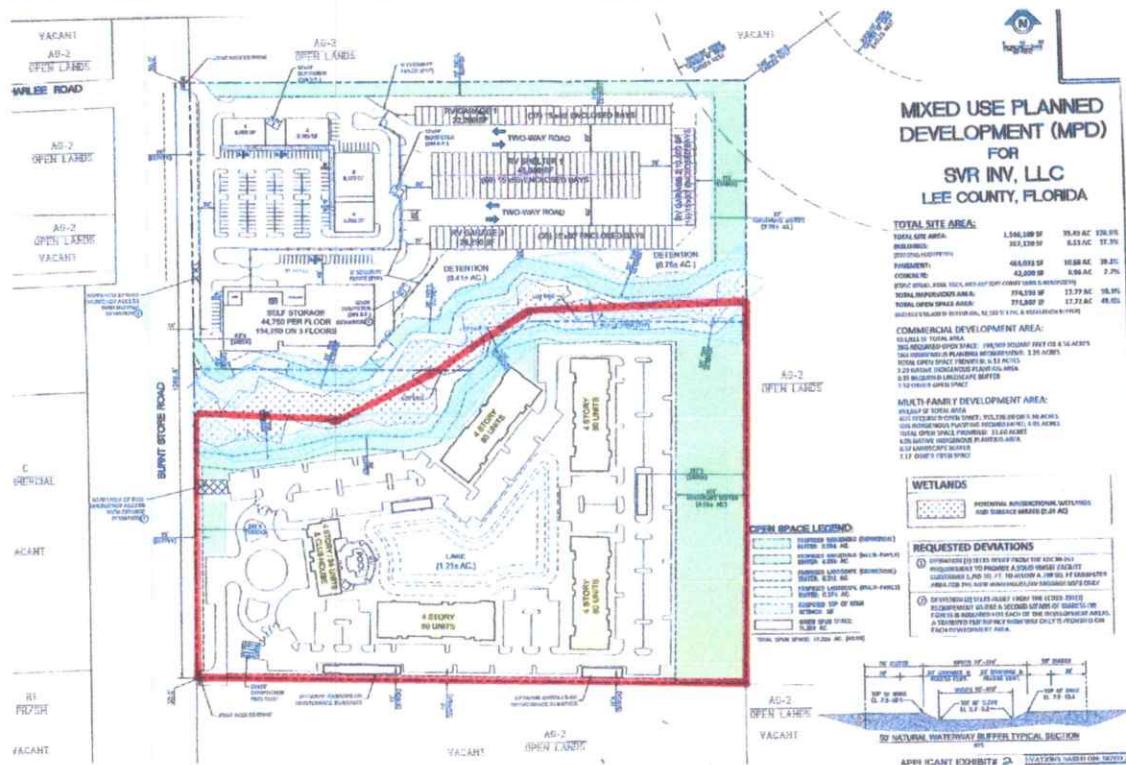
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6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



**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.



Information Last Updated 01/19/2026

The information herein is believed to be true and correct but is not warranted by the Broker.



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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:



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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.

**LISTING DATA:**

**Size in Acres: 15+**

Frontage: 500+

Offering Price: \$5,290,000

Average Depth: 1250

Natural Elevation: 10.5' to 12.5'

Flood Zone: X Out of the Flood Plain

Map Number: 12071C0070G

**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



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

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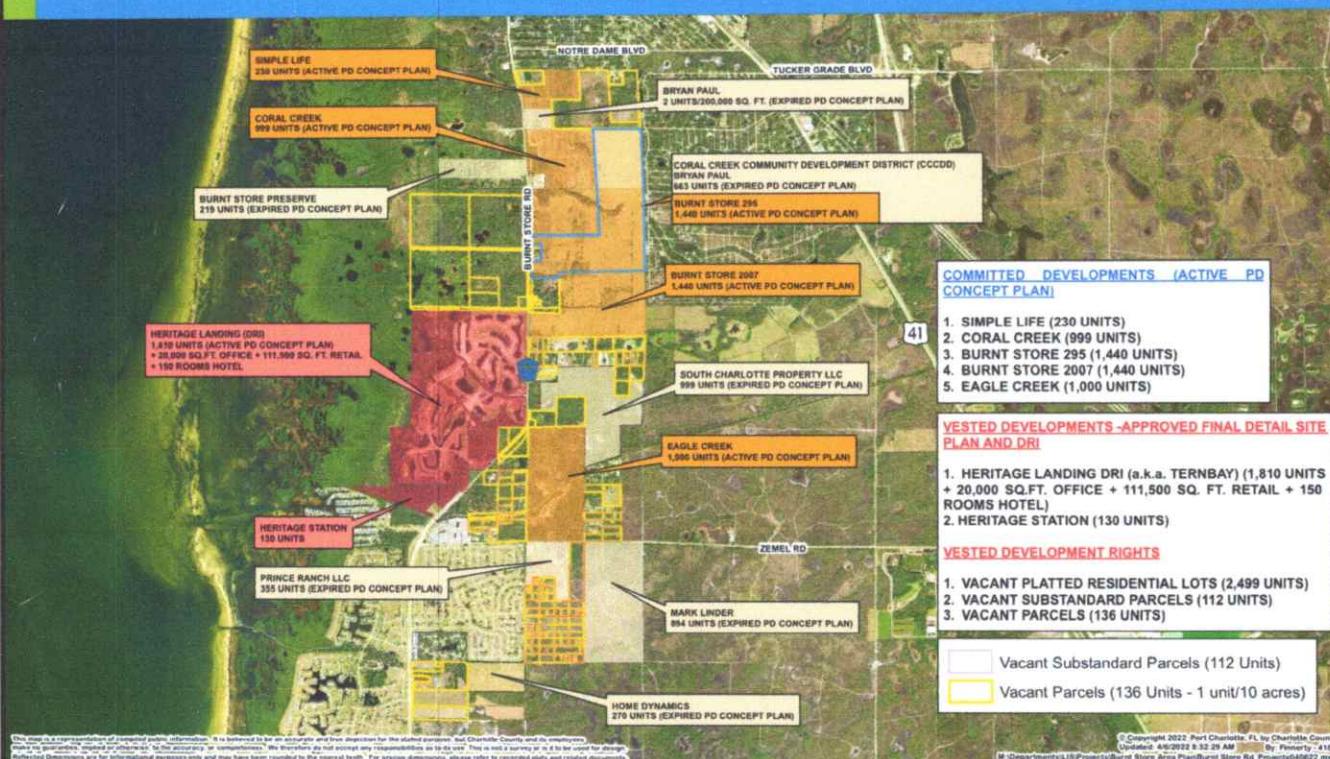


## Burnt Store Multi Use Self Storage Project Information

### CHARLOTTE COUNTY

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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