

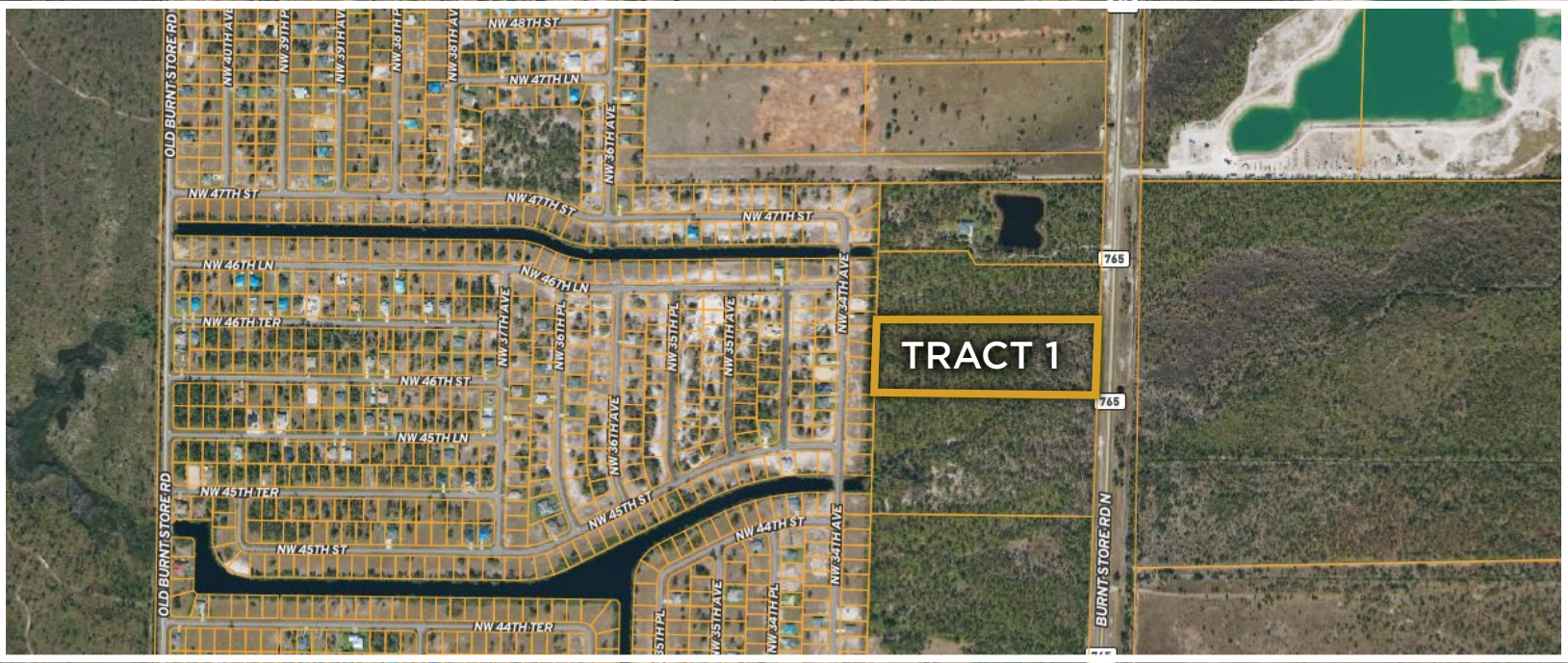
LAND AUCTION



12.02 AC± | 1 TRACT | LEE CO, FL AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 1/12/24 | **AUCTION TIME:** 1:00 PM
AUCTION LOCATION: BURNT STORE LAKES COMMUNITY
CENTER - TURTLE CROSSING PLAZA
16500 BURNT STORE ROAD, UNIT #101
PUNTA GORDA, FL 33955

Prime Road Frontage conveniently located between Cape Coral and Punta Gorda. Great Opportunity for Developers and Investors! This 12.02 ± acres parcel is located in the City of Cape Coral, FL - Lee County bordering Charlotte County. This property has utilities service at the road coming from Charlotte County which will hookup to during the development process. This is an ideal opportunity for a Multi-use property. Cape Coral, Florida is one of the fastest growing cities in the United States. Currently one of the Largest City in State of Florida with nearly 222,000 residents. Largest city located between Miami and Tampa. Burnt Store Road - the Future for Economic Development. The Burnt Store Road Corridor extending approximately 8 miles northward from Pine Island Road to the Charlotte County line represents the future of economic development in the Cape. Approximate property size is 12.02 ± acres. Broker participation encouraged and pre-auction offers will be considered.



TRACT 1: 12.02 ± ACRES

- **Deeded acres:**12.02
- **Taxes:**\$6,695.95
- **Lease Status:**Open Tenancy for 2024 crop year
- **Possession:**Subject to current tenants’ rights for 2023
- **Survey needed?:**..... No survey needed
- **PIDs:** 07-43-23-C3-00010-0010
- **Lat/Lon:**26.74604 / -82.041
- **Zip Code:**..... 33993



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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