

COURT ORDERED ONLINE REAL ESTATE AUCTION

**3 Residential Development Sites
Cape Coral, Florida**

***Begins: June 12th @ 10 AM ET
Ends: June 14th @ 2 PM ET***

SUBJECT 9.35± ACRES

Exclusively Presented By:



Fisher Auction Company is pleased to present 3 Residential Development Sites in Cape Coral, Florida. Included are 22± Acre, 10± Acre and 9.35± Acre Sites. They are prime for the area's newest Development.



Table of Contents

Executive Summary	3
Area Overview	7

DISCLAIMER AND CONFIDENTIALITY

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EXCLUSIVE MARKETING REPRESENTATIVES

Lead Broker
Lamar Fisher
754.220.4116

lamar@fisherauction.com

Real Estate Auction Consultant:

Francis D. Santos
954.931.0644

Francis@fisherauction.com

EXECUTIVE SUMMARY

Atlantic Ocean

SUBJECT 22.06± ACRES



OVERVIEW

Fisher Auction Company, as exclusive marketing agent, is pleased to offer via Online Auction, 3 Residential Development Sites in Cape Coral, Florida.

PROPERTY HIGHLIGHTS

- Large Sites perfect for Residential Development or Investment
- Prime Location with easy access to I-75 and Major Area Roadways
- Close Proximity to Charlotte Harbor Access, Burnt Store Marina and Burnt Store Golf & Activity Club
- Within Minutes to Southwest Florida International Airport and I-75

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

PROPERTY DETAILS

Address	Parcel 1- 4403 NW 40 Lane, Cape Coral, FL 33993 Parcel 2- 4225 Old Burnt Store Road, Cape Coral, FL 33993 Parcel 3- North of NW 48 Terrace from Old Burnt Store Road N to NW 36 Avenue
Location	Parcel 1- North side of NW 40 Lane East of NW 44 Place Parcel 2- Southeast Corner of Old Burnt Store Road N and Durden Parkway Parcel 3- North of NW 48 Terrace from Old Burnt Store Road N to NW 36 Avenue
Legal Description	Lengthy, See Attached
Zoning	Parcel 1- R1-A- Single Family Parcel 2- A- Agriculture Parcel 3- R1-A- Single Family
Utilities	Well and Septic / Electric, Cable, Telephone Available
Lot Size	Parcel 1- 10± Acres / 435,600± SF Parcel 2- 9.35± Acres / 407,286± SF Parcel 3- 22.06± Acres / 960,933± SF
Flood Zone	Parcel 1- Zone AE8- Panel No. 0230 Parcel 2- Zone AE8- Panel No. 0235 Parcel 3- Zone AE7- Panel No. 0070
Real Estate Tax	See Attached

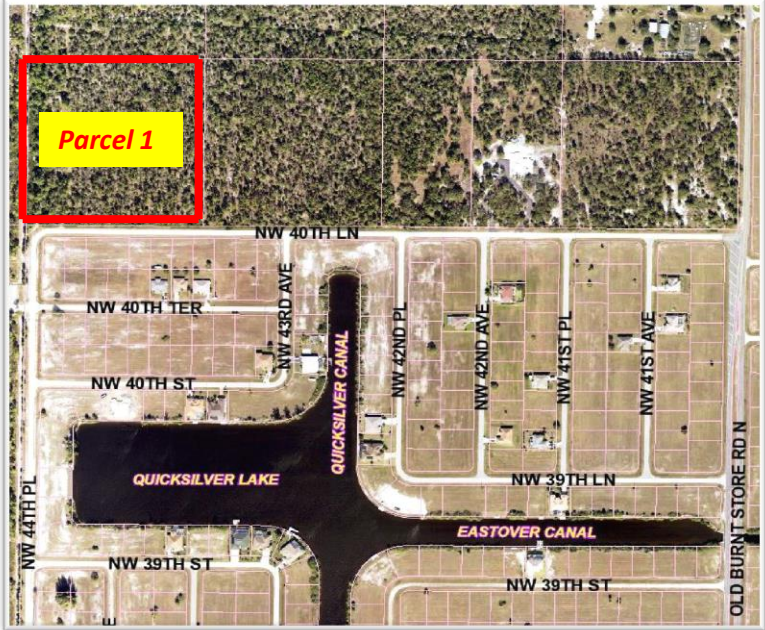
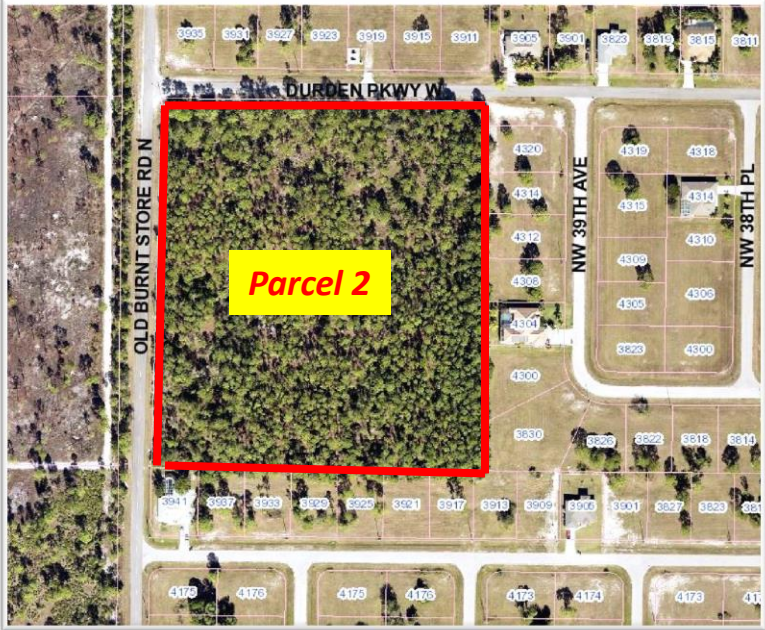
AUCTION DETAILS

Highest Bids:	Subject To Seller Confirmation
Auction Begins: Auction Ends:	Tuesday, June 12, 2018 @ 10:00 AM ET Thursday, June 14, 2018 @ 2:00 PM ET
Auction Location:	Online. Visit fisherauction.com for Online Bidding Registration
Property Tours:	Please drive by the Properties at your convenience
Initial Escrow Deposit:	An initial escrow deposit in the amount of \$5,000 (each property) in U.S. Funds must be wire transferred to Chicago Title Insurance Company no later than 5:00 PM ET, Wednesday, June 13, 2018.
Broker Participation:	2% of the Final Bid Price. Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

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EXECUTIVE SUMMARY

PROPERTY AERIALS



AREA OVERVIEW

SUBJECT 10± ACRES



ABOUT CAPE CORAL

Cape Coral is a city located in Lee County, Florida, United States, on the Gulf of Mexico. Founded in 1957 and developed as a planned community, the city grew to a population of 154,305 by the year 2010. The city's population estimate was 165,831 for 2013 and 179,804 for 2016. With an area of 120 square miles (310 km²), Cape Coral is the largest city between Tampa and Miami. It is a principal city in the Cape Coral-Fort Myers MSA. The city is known as a "Waterfront Wonderland"; with over 400 mi (640 km) of navigable waterways, Cape Coral has more miles of canals than any other city in the world.



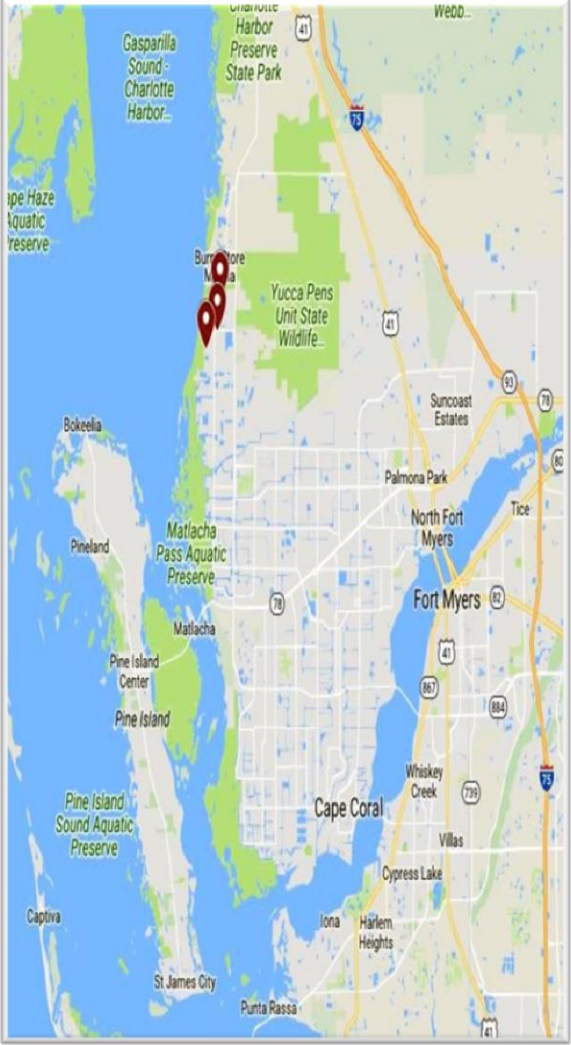
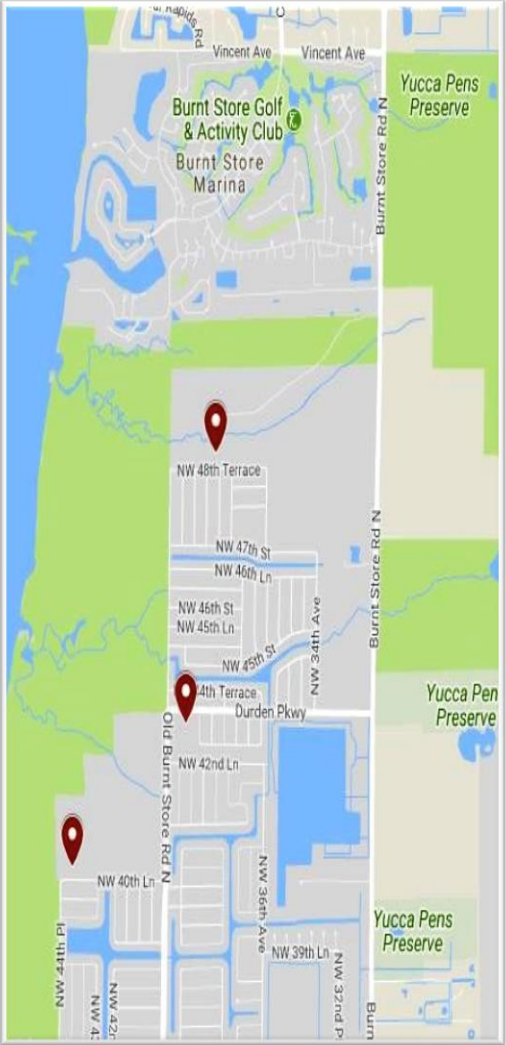
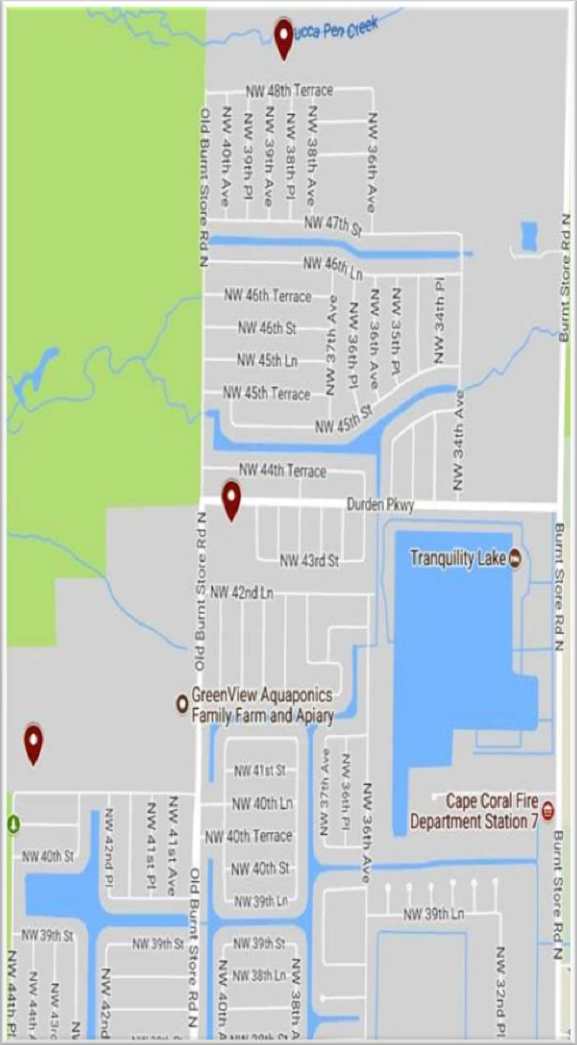
Burnt Store Golf Course



Burnt Store Marina

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LOCATION MAPS



For additional information contact:
Francis D. Santos, Vice President
754.220.4116
Francis@fisherauction.com

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