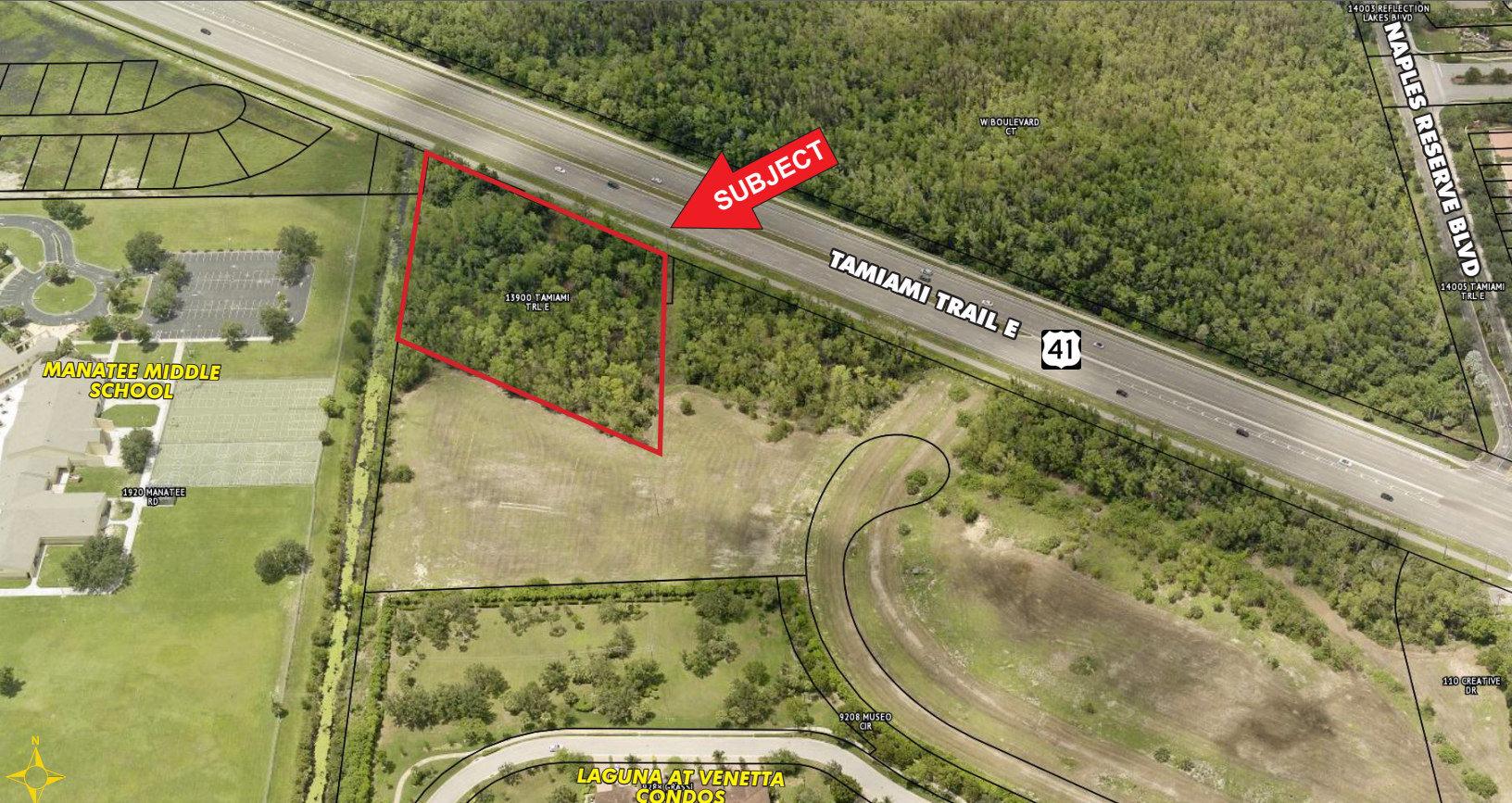


3.03± ACRES ON US 41 EAST POTENTIAL RELIGIOUS BUILDING SITE



FOR SALE

13900 TAMIAMI TRAIL E, NAPLES, FL 34114



- PRICE:** \$400,000 @ \$3.03 PSF Gross (Excluding Mineral Rights)
- SIZE:** 3.03± Acres (2.09± Acre Upland and 0.94± Acres Wetland)
- DIMENSIONS:** 400'± Frontage x 400'
- LOCATION:** 1.8 mile east of Collier Boulevard and ¼ mile east of Manatee Road, adjacent to Fiddler's Creek PUD
- ZONING:** A - Agriculture (Collier County) with expired CU (Conditional Use) Approval for a 4,500 SF Church
- RE TAXES:** \$2,216.26 (2022)
- PARCEL ID:** 00736400000

US 41 SITE

3.03± Acres with 400'± frontage on East Trail, just 1.8± miles southeast of Collier Boulevard and US 41, one of Collier County's busiest intersections. Adjacent to Manatee Elementary & Middle Schools and Fiddler's Creek community, this property is in an area of substantial growth, surrounded by rooftops of residential communities and commercial development. Property is currently agriculturally zoned with an expired Conditional Use Permit for a 4,500 SF Church. There is potential to re-secure the CU Approval or rezone the property for other commercial uses. Offering excludes Mineral Rights, which are owned by a third party.

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3.03± ACRES ON US 41 EAST POTENTIAL RELIGIOUS BUILDING SITE

FOR SALE

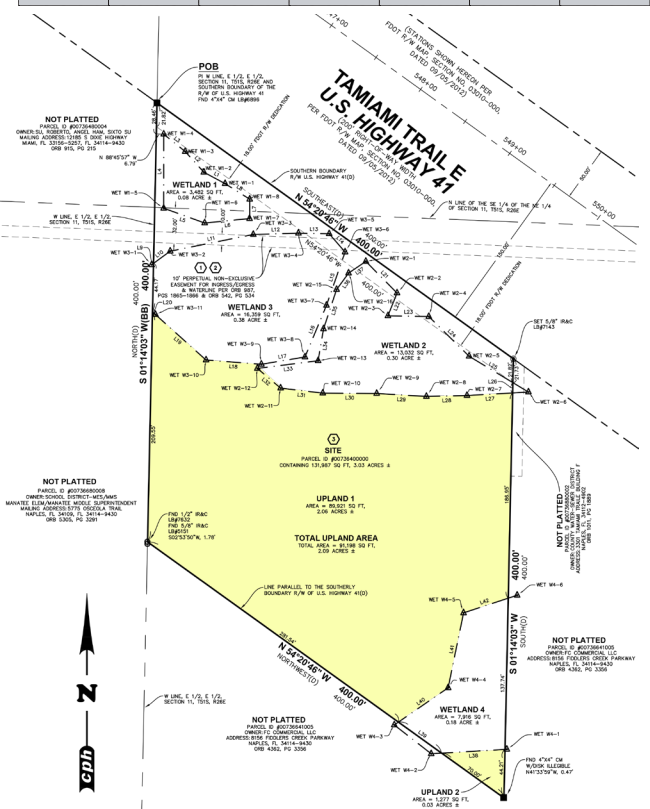
13900 TAMiami TRAIL E, NAPLES, FL 34114

HIGHLIGHTS

- Close to Shoppes at Fiddler's Creek, a new Publix-anchored shopping center
- Limited supply of available land in this area with US 41 frontage
- Zoned AG, with an expired Conditional Use for a 4,500 SF Church
- Offering excludes any Mineral Rights, which are owned by a third party



SURVEY AREA #	WETLAND SF	WETLAND ACRES	UPLAND SF	UPLAND ACRES	SITE TOTAL SF	SITE TOTAL ACRES
1	3,482	0.08	89,961	2.06	131,987	3.03
2	13,032	0.30	1,277	0.03		
3	16,359	0.38				
4	7,916	0.18				
TOTALS	40,789	0.94	91,198	2.09		



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2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,353	19,155	38,269
EST. HOUSEHOLDS	1,687	8,970	16,749
EST. MEDIAN HOUSEHOLD INCOME	\$67,334	\$76,597	\$75,543
TRAFFIC COUNTS (2021)		22,500 AADT	

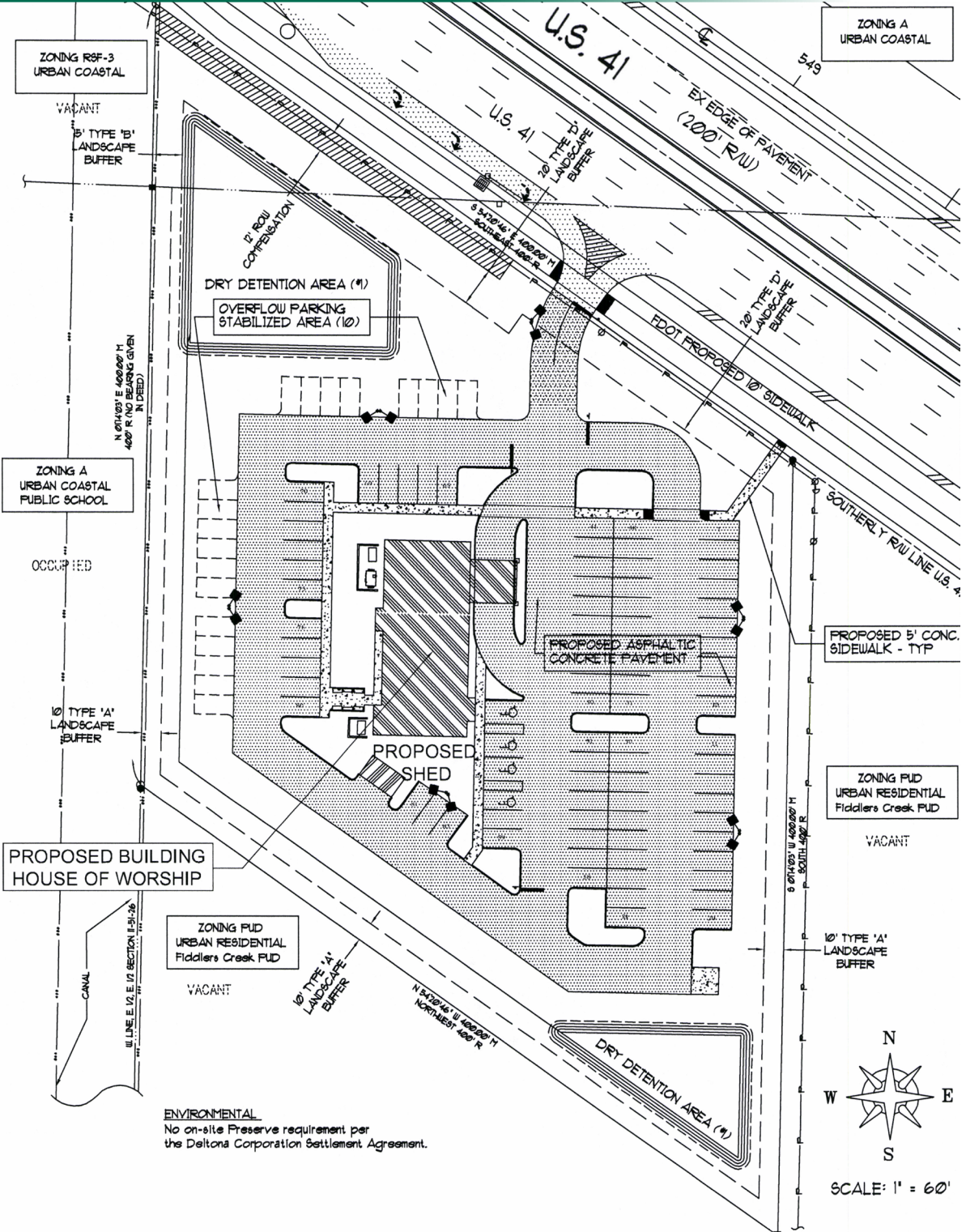
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3.03± ACRES ON US 41 EAST

POTENTIAL RELIGIOUS BUILDING SITE

FOR SALE

13900 TAMiami TRAIL E, NAPLES, FL 34114
 CHURCH CONCEPTUAL PLAN



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