

3.8± ACRE LOT POTENTIAL 4 TDR CREDITS



FOR SALE

KRESKE WAY, NAPLES, FL 34117



PRICE: \$110,000 @ \$30,000/Acre

SIZE: 3.8± Acres

DIMENSIONS: 1,325'± x 125'±

LOCATION: Located south of Golden Gate Boulevard, east of Wilson Boulevard, south on 10th Street SE, east on Frangipani Avenue, east of Ivy Way, at the NW corner of two access easement roads

ZONING: A - Agriculture | RFMUO-NBMO-SENDING Overlay (Collier County)
[Click here for zoning uses](#)

RE TAXES: \$387.64 (2022)

PARCEL ID: 00306320002

SENDING LANDS

This site is suitable for a single-family home, hunting land and agriculture uses.

The property is located in North Belle Meade "sending land" area and has the potential to sever 4 TDR (Transfer of Development Right) credits.

CONTACT

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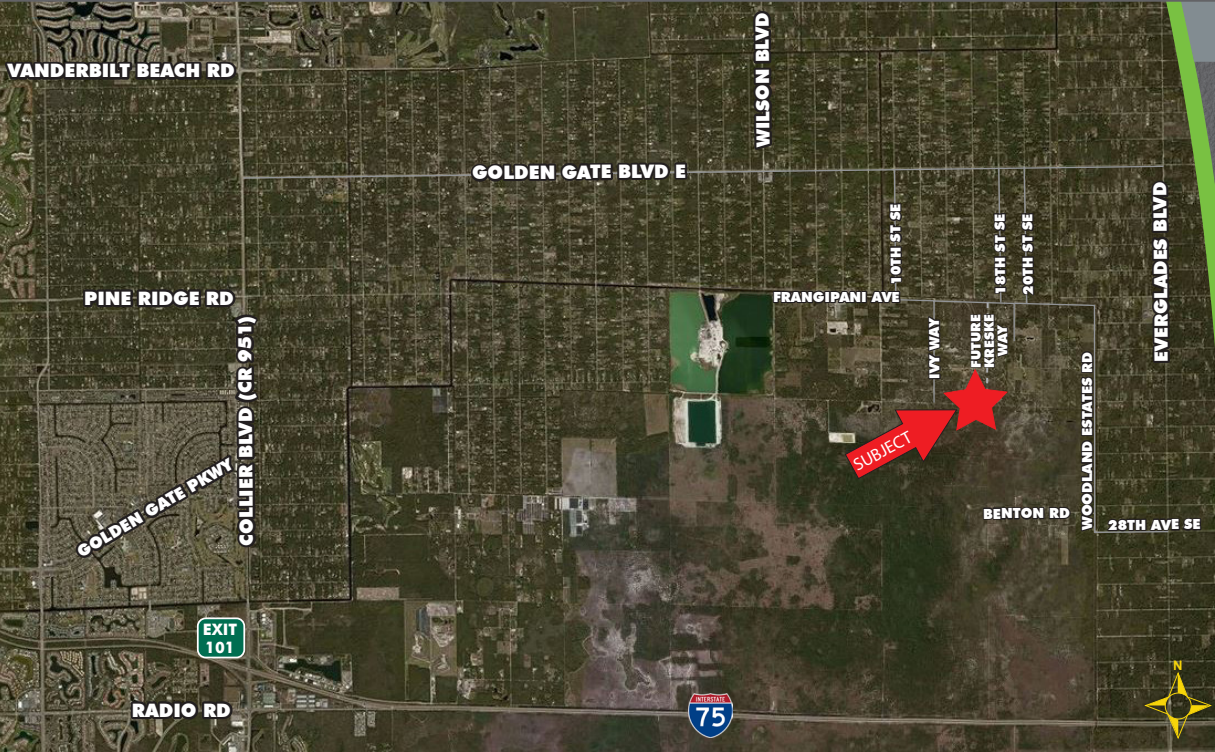
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HIGHLIGHTS

- 4.5± miles to Walgreens, 7-11, Restaurants & fitness center and shopping
- Potential 4 TDR Credits to be severed
- Located 3± miles from Golden Gate Boulevard E
- Located 9.5± miles from Collier Boulevard

TDR PROGRAM 101 - OVERVIEW

- Land is located within the Rural Fringe Mixed Use District (RFMU)
- Method for protecting and conserving most valuable environmental land
- Allows these property owners to recover lost value and residential development potential
- Promotes an economically viable process to transfer the development rights to other more suitable lands

THREE TYPES OF LANDS WITHIN THE RFMU DISTRICT: SENDING, NEUTRAL, RECEIVING

Sending Lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species. By selling their development rights, landowners may voluntarily achieve an economic return on their property while still being allowed certain limited permitted and conditional uses, as provided for in Collier County's Land Development Code, Sub-Sections 2.03.07 and 2.03.08.

By owning Sending Land property, a property owner can retain use of the land for limited permitted and conditional uses as listed in the Collier County Growth Management Plan's Rural Fringe Mixed Use (RFMU) District Sending Lands, while gaining some monetary benefit from selling off the development rights.

Market conditions will determine the price between a willing seller and buyer. However, the County has set a minimum price of \$25,000 per Base TDR Credit, unless transferred between related parties. The Bonus Credit may be sold at any price agreeable between the buyer and the seller.

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2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	32	8,358	21,684
EST. HOUSEHOLDS	15	2,649	6,834
EST. MEDIAN HOUSEHOLD INCOME	\$85,357	\$87,300	\$88,988

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