

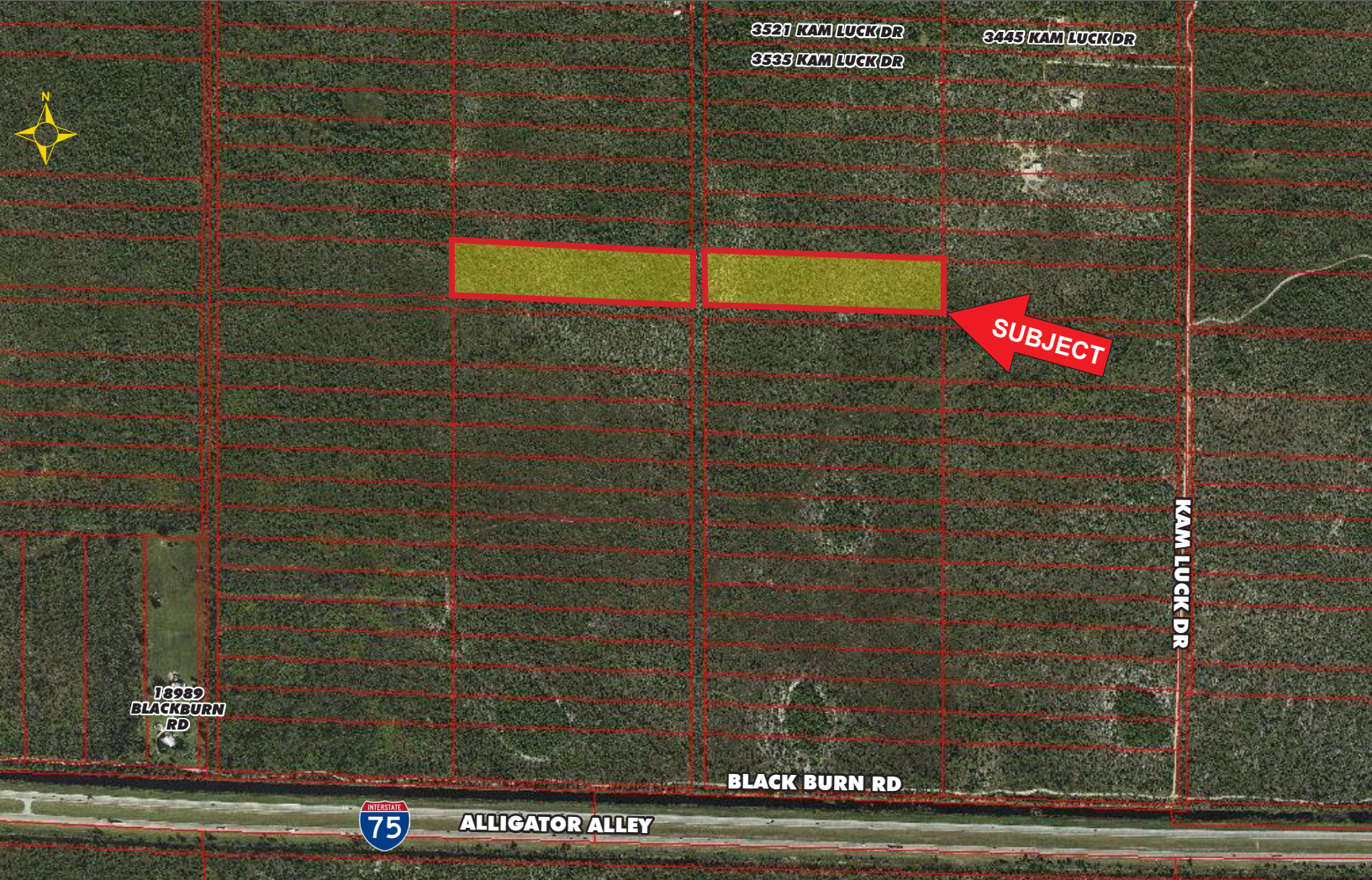
TWO 8.5± ACRE LOTS

POTENTIAL 13.6 TDR CREDITS



FOR SALE

KAM LUCK DRIVE, NAPLES, FL, 34117



- PRICE:** \$200,000 @ \$14,700/TDR Credit or \$11,760/Acre
- LOCATION:** East of Collier Boulevard, off Black Burn Road, between Smith Road and Kam Luck Road. Just north of I-75/Alligator Alley
- SIZE:** Two 8.5± acre lots, total of 17± acres
- ZONING:** A - Agriculture (Collier County)
Natural Resource Protected Sending Area, 13.6 TDR credits to be severed
- RE TAXES:** \$20.48 (2022)
- PARCEL ID:** 00346520008 & 00346560000

17± ACRES

Located 9± miles east of Collier Boulevard, this parcel falls within the Natural Resource Protection Area Overlay. These two 8.5± acre lots are in the Agricultural Zoning District with Rural Fringe Mixed-Use District-Sending Lands designation for future land use. Potential 13.6 TDR Credits to be severed. One dwelling unit can be built on each lot. While access easements are available for both lots, there is currently no paved road or utilities available.

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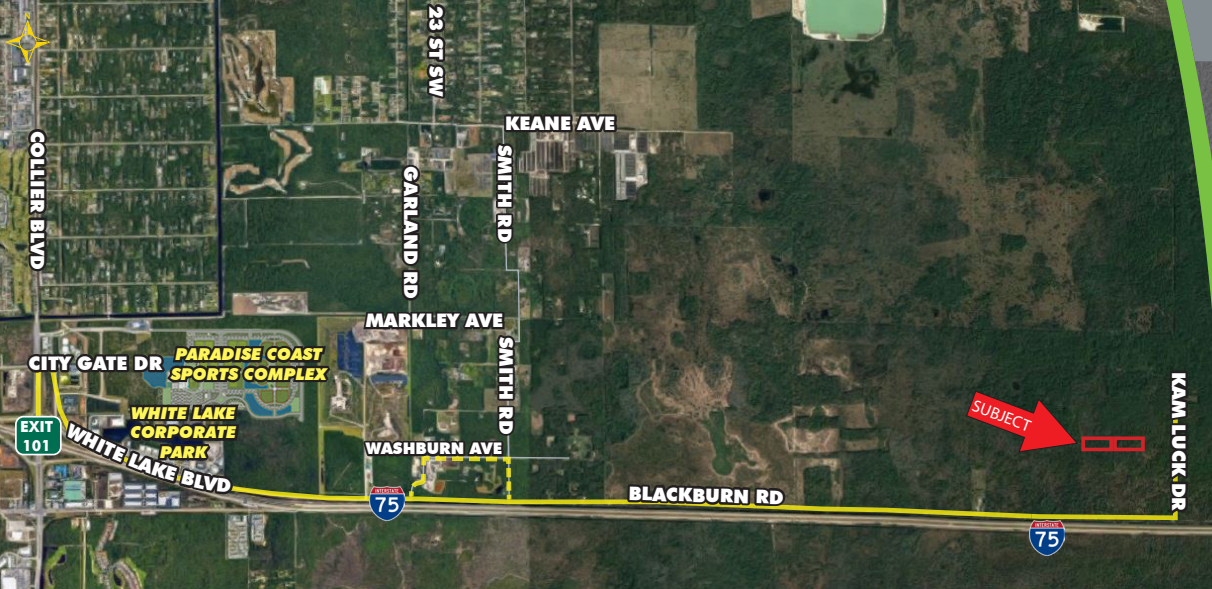
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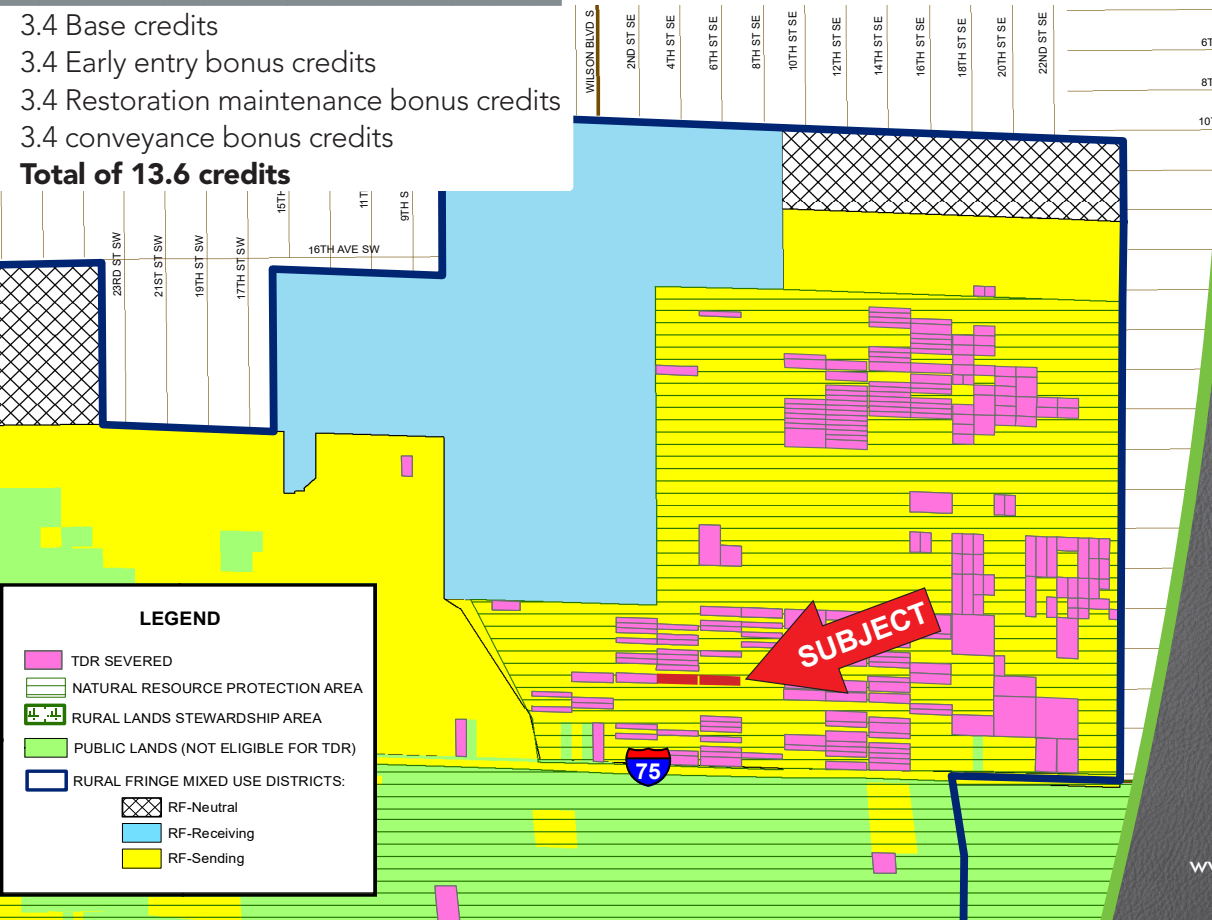


HIGHLIGHTS

- Two 8.5± acre lots, total of 17± acres
- Located 9± miles east of Collier Boulevard in the NE quadrant of Collier Boulevard and I-75
- Potential 13.6 TDR Credits to be severed
- Potentially one dwelling unit can be built per lot
- Currently no access or utilities to the property

TDR CREDITS BREAKDOWN

- 3.4 Base credits
- 3.4 Early entry bonus credits
- 3.4 Restoration maintenance bonus credits
- 3.4 conveyance bonus credits
- Total of 13.6 credits**



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2023 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	660	11,350	181,505
EST. HOUSEHOLDS	194	3,903	72,668
EST. MEDIAN HOUSEHOLD INCOME	\$68,214	\$80,150	\$73,793

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