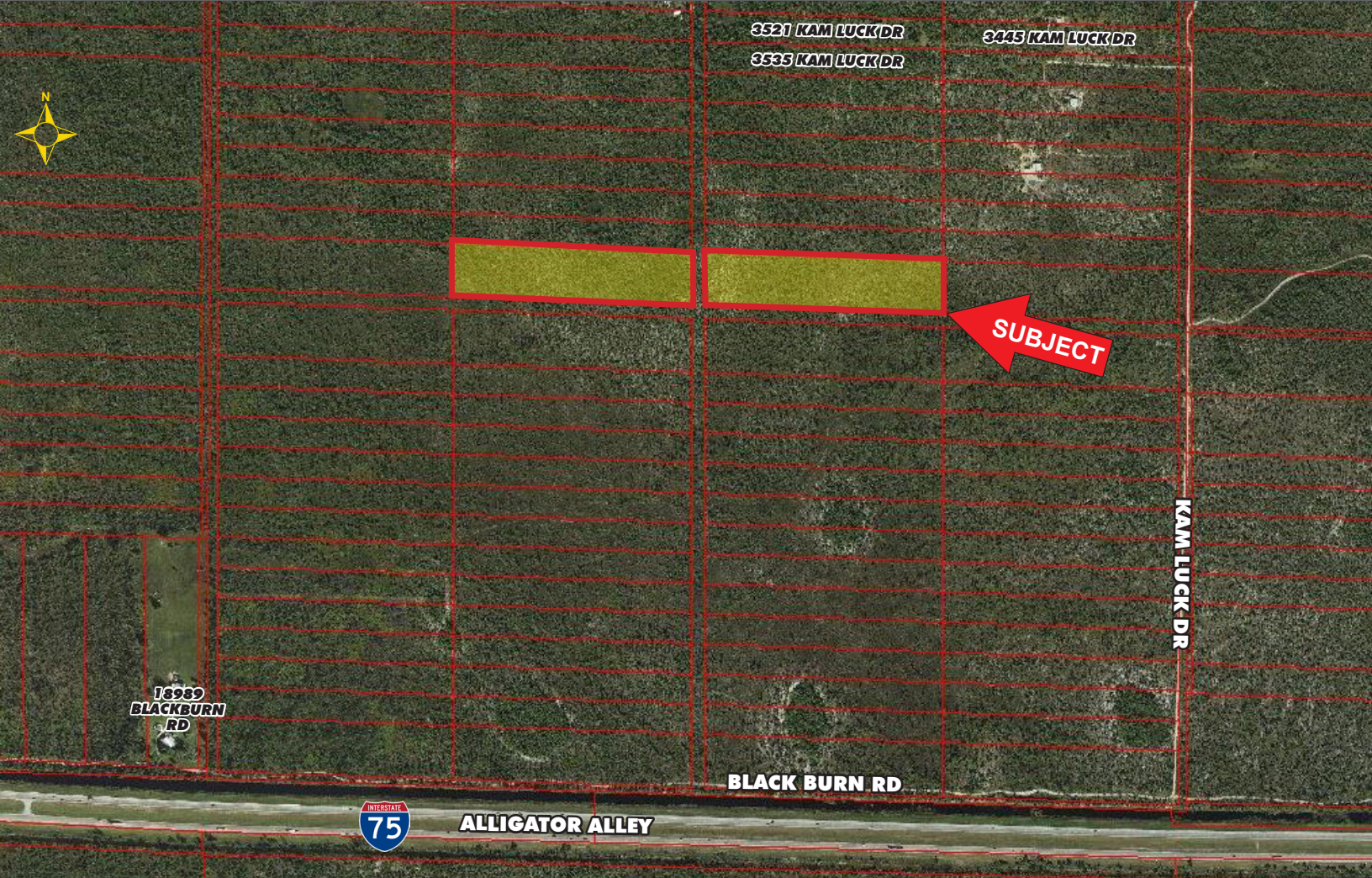


# TWO 8.5± ACRE LOTS

## POTENTIAL 13.6 TDR CREDITS

# FOR SALE

KAM LUCK DRIVE, NAPLES, FL, 34117



**PRICE:** \$250,000 (\$14,700/Acre or \$18,400/TDR Credit)

**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:** \$19.26 (2023)

**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.

**CONTACT**  
**FRED KERMANI, CCIM, AIA**  
Partner  
239.659.4960  
[Fred.Kermani@CREConsultants.com](mailto:Fred.Kermani@CREConsultants.com)  
[CREConsultants.com/FredKermani](http://CREConsultants.com/FredKermani)

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966  
1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 06/14/24

# TWO 8.5± ACRE LOTS POTENTIAL 13.6 TDR CREDITS

## FOR SALE

KAM LUCK DRIVE, NAPLES, FL, 34117

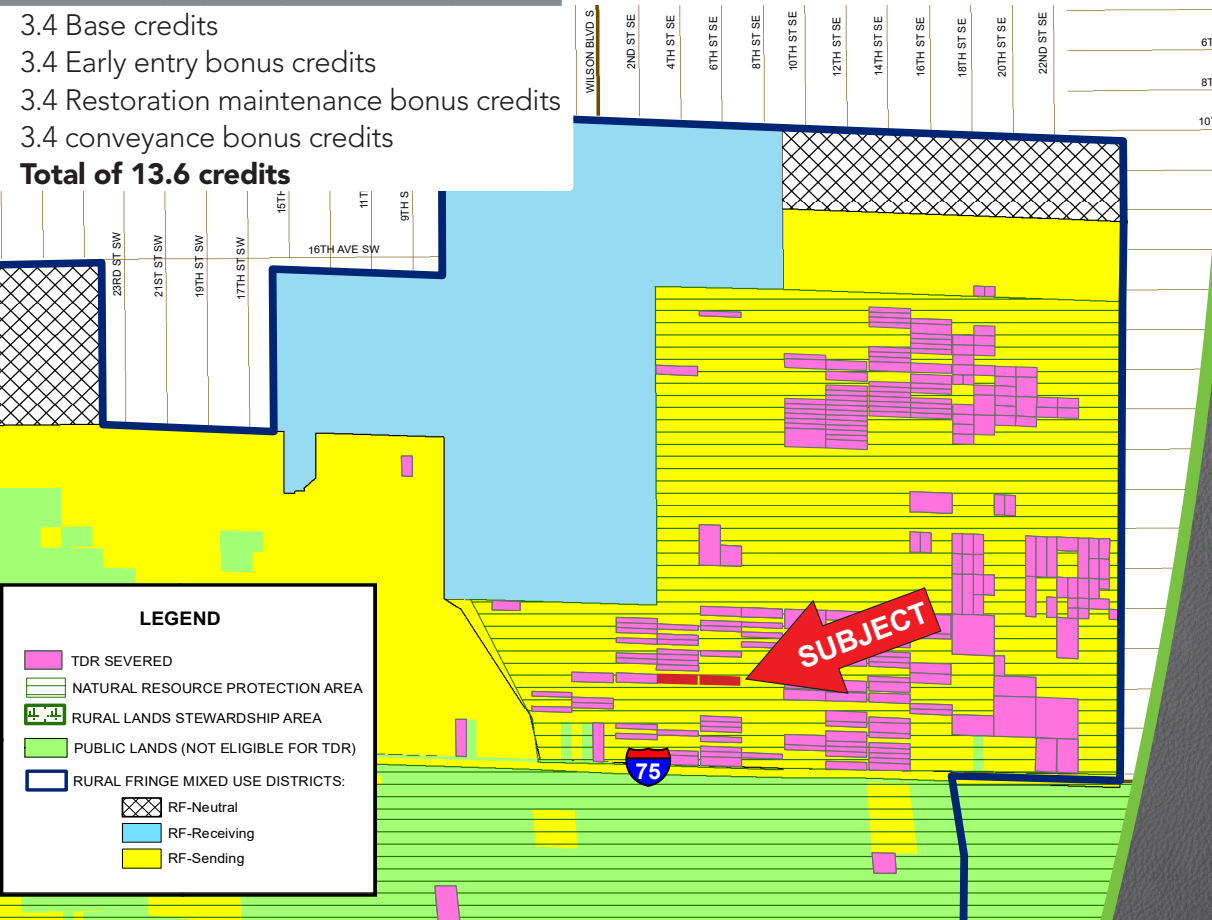


### HIGHLIGHTS

- 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**



**CONTACT**  
**FRED KERMANI, CCIM, AIA**  
Partner  
239.659.4960  
Fred.Kermani@CREConsultants.com  
[CREConsultants.com/FredKermani](http://CREConsultants.com/FredKermani)

2023 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	785	12,181	170,403
EST. HOUSEHOLDS	236	4,102	67,556
EST. MEDIAN HOUSEHOLD INCOME	\$68,416	\$79,943	\$74,797

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.