

# 5.68± ACRE CANAL FRONT LOT

## POTENTIAL FOR 2 HOME SITES



## FOR SALE

36<sup>TH</sup> AVENUE SE, NAPLES, FL 34117



**PRICE:** \$289,000 @ \$50,880/Acre or \$144,500/Home Site

**SIZE:** 5.68± Acres

**DIMENSIONS:** 375'± Frontage, to the center of the canal x 660'±

**LOCATION:** 0.8± miles west of Desoto Boulevard S, last lot on the dead-end street

**ZONING:** E - Estates District (Collier County) [Click here for zoning info](#)  
Potential for lot split, minimum 2.25± acre lots (each 150' wide)

**FLOOD ZONE:** AH [Click here for description](#)

**RE TAXES:** \$575.65 (2024)

**PARCEL ID:** 41616760007

### CONTACT

**FRED KERMANI, CCIM, AIA**  
**Partner**

239.659.4960

Fred.Kermani@CREConsultants.com  
CREConsultants.com/FredKermani

Quiet and secluded 5.68± acres at the end of 36th Avenue SE, just off Desoto Boulevard S. Zoned 'E' (Estates), this property offers the potential to be split into two home sites, each with a minimum of 2.25± acres and 150 feet of width. Estates zoning allows for 1-2 single-family homes on this property, along with the option to add a guest house for each dwelling unit, not exceeding 40% of the size of the primary residence. Whether you're planning to build, or hold the property as an investment, this land presents a fantastic opportunity in a peaceful, semi-rural setting.

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

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05/22/25



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# CRE

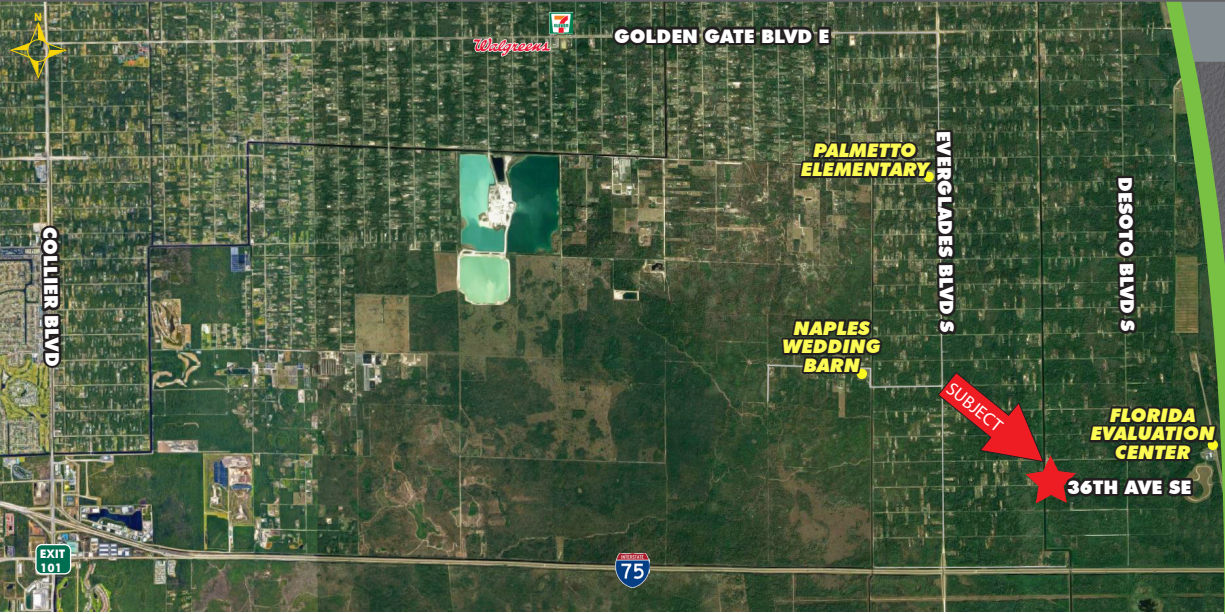
CONSULTANTS

Commercial Real Estate Consultants, LLC

[CRECONSULTANTS.COM](http://CRECONSULTANTS.COM)

### FOR SALE

36<sup>TH</sup> AVENUE SE, NAPLES, FL 34117



### HIGHLIGHTS

- Potential of splitting site into two home sites
- Zoned E - Estates District
- Located 0.8± miles west of Desoto Boulevard S
- Located 15± miles from Collier Boulevard



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2024 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
EST. POPULATION	833	3,727	7,933
EST. HOUSEHOLDS	230	1,152	2,460
EST. MEDIAN HOUSEHOLD INCOME	\$84,028	\$83,545	\$83,586

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