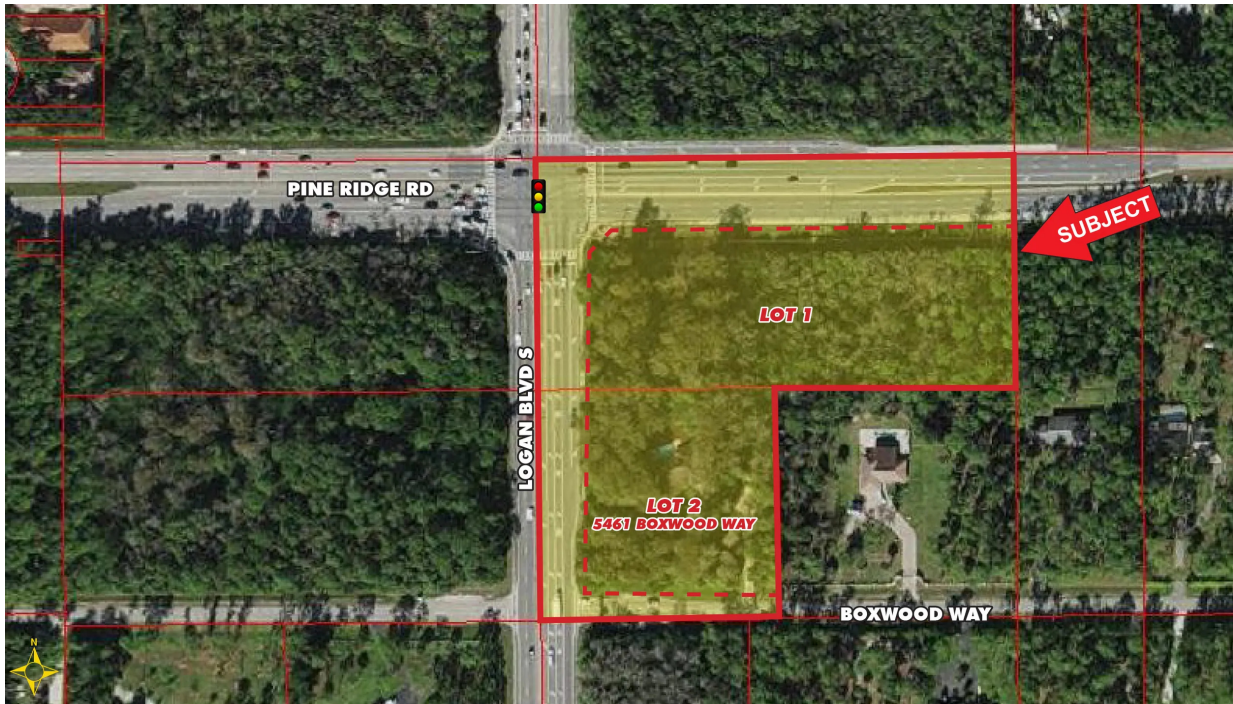


SALE

4+ ACRES AT SE CORNER OF PINE RIDGE RD & LOGAN BLVD S

SEC-Pine Ridge Rd & Logan Blvd S Naples, FL 34116



OFFERING SUMMARY

Sale Price:	\$4,300,000
Lot Size:	4.8 Acres
Price / Acre:	\$895,833
Zoning:	E-Estate District

PROPERTY OVERVIEW

Assemblage of two lots at the signalized SE corner intersection of Pine Ridge Rd and Logan Blvd S, in Naples. totaling 4.8+/- net acres with three frontages on Pine Ridge Rd, Logan Blvd S, and Boxwood Way with great visibility. The Current Estate District zoning has potential of being used as ALF project, Places of Worship, Schools, Nursing Homes, subject to amending GMP (Growth Management Plan). This site also has the potential of being used as a Commercial or Multi Family projects, subject to rezoning as well as amending the GMP. There is a 1,700 SF 3br 2 baths pool house on the southern lot, currently rented and generates income.

PROPERTY HIGHLIGHTS

- 4+ Acre Signalized Hard Corner Lot
- Potential for Commercial/MF use subject to rezoning
- 610' Pine Ridge Rd Frontage
- 490' Logan Blvd South Frontage
- 41,000 AADT on Pine Ridge Rd
- 27,500 AADT on Logan Blvd S

Fred Kermani, CCIM, AIA
fred.kermani@cbrealty.com
4851 Tamiami Trail N Ste. 100
Naples, FL 34103
[View Profile](#)



COLDWELL BANKER
COMMERCIAL
REALTY

L-1 = N 89°40'50" W 340' D. & M.
 L-2 = N 89°41'15" W 290.15' M.
 L-3 = N 00°19'10" E 330' P. & M.
 L-4 = N 00°19'10" E 300.00' M.
 L-5 = S 89°40'50" E 290.00' M.
 L-6 = S 00°17'30" W 299.96' M.
 L-7 = S 89°40'50" E 670' D.
 S 89°41'13" E 669.74'

SURVEY #23575

DATE OF SURVEY	DRAWN BY
10/12/2022	N.G.
COMPLETION DATE:	CHECKED BY
10/19/2022	K.S.
*ADDED AREA EAST & NORTH OF R/W'S: 11/10/2022	

Flood Zone Information:
Community Number: 120067
Panel: 0404 Suffix: H
Effective Date: 05/16/2012
Flood Zone: AH BFE: 12' N.A.V.D. 1988
(SEE NOTE # 12)

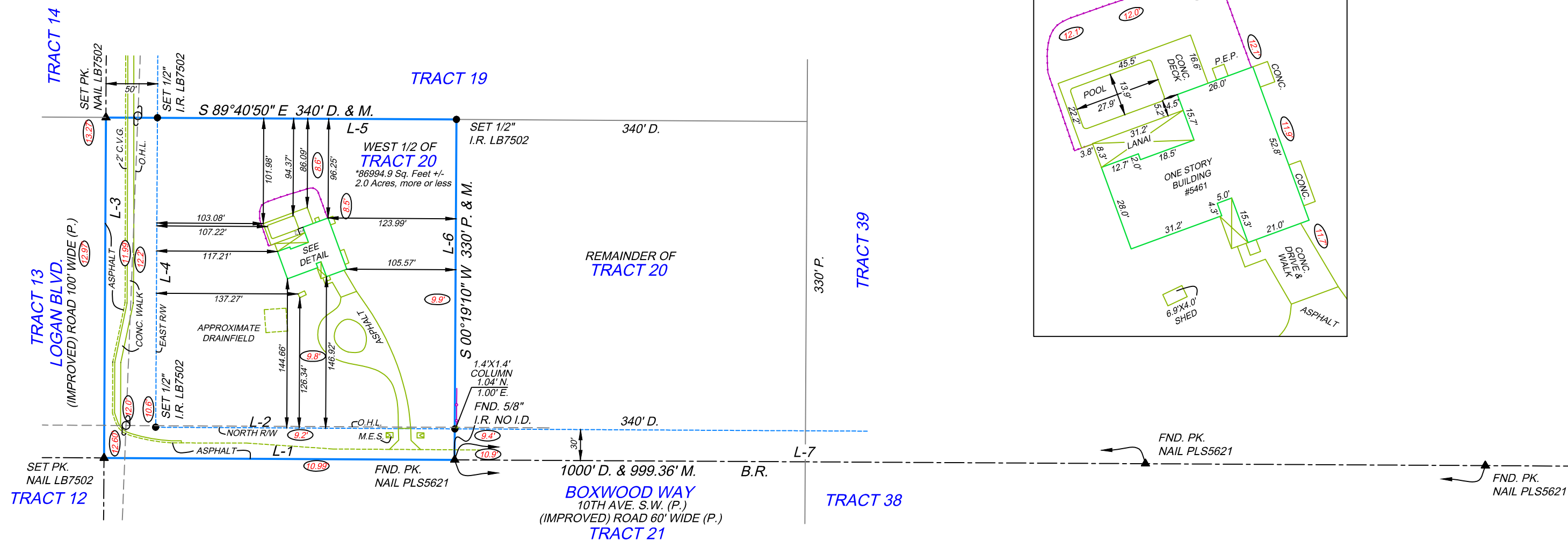
Legal Description As Furnished:

The West 1/2 of Tract 20, GOLDEN GATE ESTATES, UNIT NO. 34, according to the plat thereof as recorded in Plat Book 7, Page (s) 23, of the Public Records of Collier County, Florida.



1807 J. & C. Boulevard
Naples, Florida 34109
L.B. # 7502
Tel. 239-591-0778
Fax. 239-591-1195
www.benchmarklandservices.com

ADDED TRACT AREA: 11/08/2022



1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.

3. UNDERGROUND PORTIONS OF LOTTING, EXCAVATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.

5. THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT.

6. ONLY IMPROVEMENTS SHOWN WERE LOCATED. FENCE OWNERSHIP NOT DETERMINED.

7. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.

8. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.

9. WHEN LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THE RECORDS MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTE, § 7.052 (2)(4)(c) OF THE FLORIDA ADMINISTRATIVE CODE.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR RECORDS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.

12. THE SIGNER ASSUMES RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO ANY CONSTRUCTION.

13. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.D. 1988.

I hereby certify that A Survey of the hereon described property was made under my direction and meets the Minimum Technical Standards as per Chapter 5J-17.051 & .052 F.A.C., pursuant to section 472.027, Florida Statutes.

KENNETH SARRIO
Professional Surveyor and Mapper PSM No. 6348 State of Florida



POINTS OF INTEREST:

1 inch = 100' ft.
GRAPHIC SCALE



A horizontal scale bar with three segments. The first segment from 0 to 50 is white with a black outline. The second segment from 50 to 100 is solid black. The third segment from 100 to the end is white with a black outline. The numbers 0, 50, and 100 are placed below the bar at their respective positions.



B.R. BEARING REFERENCE C. CALCULATED	ELEC. ELECTRIC BOX ENCL. ENCLOSURE	I.P. IRON PIPE A.E. ACCESS EASEMENT
CATV CABLE TV. RISER	E.O.W. EDGE OF WATER	L.B. LAND SURVEYING BUSINESS
C.U.E. COUNTY UTILITY ESMT.	F.F. FINISHED FLOOR	T.U.E. TECHNOLOGY UTILITY EASEMENT
D.E. DRAINAGE EASEMENT	FND. FOUND	L.C.E. LEE COUNTY UTILITY EASEMENT
D.H. DRILL HOLE	I.D. IDENTIFICATION	M. FIELD MEASURED
	I.R. IRON ROD	M.E. LAKE MAINTENANCE EASEMENT

N.&D.	NAIL & DISK
O.H.L.	OVERHEAD LINE
P.	PLAT
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PK	PARKER-KALON NAIL

P.I.	POINT OF INTERSECTION
P.L.S	PROFESIONAL LAND SURVEYOR
P.T.	POINT OF TANGENCY
P.E.P.	POOL EQUIPMENT PAD
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT

N.R.	NON-RADIAL
C.V.G.	CONC VALLEY GUTTER
C.B.	CATCH BASIN
S.D.	STORM DRAIN
C.M.	CONCRETE MONUMENT
C/O	CLEAN OUT

P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
O.U.E.	ORANGE TREE UTIL. ESMT. UTIL. ESMT.
I.E.	IRRIGATION EASEMENT
T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK

U.E.	UTILITY EASEMENT
W.M.	WATER METER
—	FENCE
○	EXISTING ELEVATION
□	PROPOSED ELEVATION
R.	RADIAL

	E.P. EDGE OF PAVEMENT		B.M. BENCH MARK
	WATER VALVE		LAMP POST
	POWER POLE		CENTER LINE
	WELL		

 EXISTING FIRE HYDRANT
 I.R.
 CONCRETE MONUMENT
 CATCH BASIN

PLNT	PLANTER
▲	NAIL
CONC.	CONCRETE
N/A	NOT APPLICABLE



BENCHMARK
LAND SERVICES, INC.

1807 J. & C. Boulevard
Naples, Florida 34109
L.B. # 7502

Tel. 239-591-0778
Fax. 239-591-1195
www.benchmarklandservices.com

SKETCH OF BOUNDARY SURVEY

SURVEY #23576

Property Address:

Parcel #38391240004
Naples, FL 34116

Certified To:

Viorel Toader

Flood Zone Information:

Community Number: 120067
Panel: 0404 Suffix: H
Effective Date: 05/16/2012
Flood Zone: AH BFE: 12' N.A.V.D. 1988

(SEE NOTE 11.)

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

Legal Description As Furnished:

All of Tract 19, GOLDEN GATE ESTATES, UNIT NO. 34, according to the plat thereof as recorded in Plat Book 7, Page (s) 23, of the Public Records of Collier County, Florida.

DATE OF SURVEY

10/13/2022

DRAWN BY

E.S.

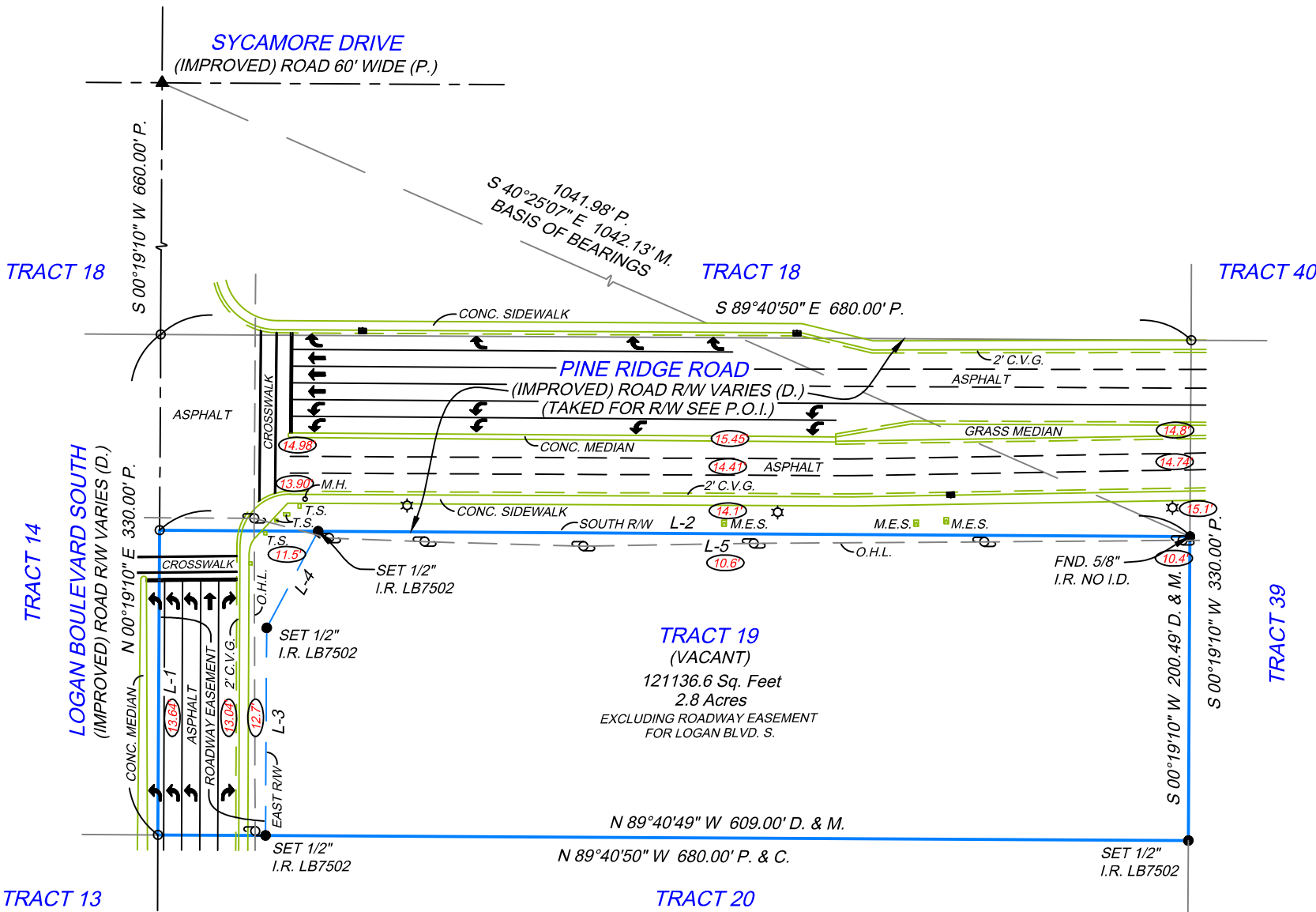
COMPLETION DATE:

11/07/2022

CHECKED BY

K.S.

AMENDED TRACT AREA: 11/08/2022



- L-1= N 00°19'10" E 200.90' C.
L-2= N 89°38'44" W 680.00' C.
L-3= N 00°19'02" E 136.88' D. & M.
L-4= N 28°01'29" E 72.24' D. & M.
L-5= S 89°38'44" E 575.42' D. & M.

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR USE BY THOSE TO WHOM IT IS CERTIFIED.
6. ONLY IMPROVEMENTS SHOWN WERE LOCATED. FENCE OWNERSHIP NOT DETERMINED.
7. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
8. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
9. WHEN LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTE 5J-17.052 (2)(d)(4) OF THE FLORIDA ADMINISTRATIVE CODE.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO ANY CONSTRUCTION OR PLANNING.
12. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988.

POINTS OF INTEREST:

1. A PORTION OF TRACT 19 HAS BEEN TAKEN FOR R/W OF PINE RIDGE ROAD. NO INFORMATION FOR THE TAKING OF PINE RIDGE ROAD WAS SUPPLIED. EASEMENTS NOT SHOWN ON THE PLAT AND AREA OF TAKING CALCULATED FROM INFORMATION LOCATED IN O.R. BOOK 3996, PG. 3398.

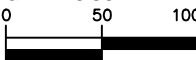
(SEE NOTE 1.)

I hereby certify that A Survey of the hereon described property was made under my direction per Standards of Practice as per Chapter 5J-17.053, F.A.C. & pursuant to section 472.027, Florida Statutes.

KENNETH SARRIO
Professional Surveyor & Mapper
PSM No. 6348 State of Florida

1 inch = 100' ft.

GRAPHIC SCALE



A.E. ACCESS EASEMENT
B.D. BRASS DISC
BLDG. BUILDING
B.R. BEARING REFERENCE
C. CALCULATED
CATV CABLE TV. RISER
C.B. CATCH BASIN
C/O CLEAN OUT
C.M. CONCRETE MONUMENT
C.U.E. COUNTY UTILITY ESMT.
C.V.G. CONC VALLEY GUTTER
D. DEEDED

D.E. DRAINAGE EASEMENT
D.H. DRILL HOLE
F.F. FINISHED FLOOR
F.F. FOUND
GEN. GENERATOR
ELEC. ELECTRIC BOX
ENCL. ENCLOSURE
E.O.W. EDGE OF WATER
EQ. EQUIPMENT
ELEV. ELEVATION
I.D. IDENTIFICATION
I.P. IRON PIPE

I.E. INGRESS / EGRESS EASEMENT
I.R. IRON ROD
L.M.E. LAKE MAINTENANCE EASEMENT
M. FIELD MEASURED
M.E. MAINTENANCE EASEMENT
M.E.S. MITERED END SECTION
N & D. NAIL & DISK
N.R. NON-RADIAL
O.H.L. OVERHEAD LINE
P. PLAT
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE

P.C.P. PERMANENT CONTROL POINT
PK PARKER-KALON NAIL
P.I. POINT OF INTERSECTION
P.L.S. PROFESSIONAL LAND SURVEYOR
P.T. POINT OF TANGENCY
P.O.B. POINT OF BEGINNING
P.E.P. PROPOSED POOL EQUIPMENT
P.R.C. POINT OF REVERSE CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
P.U.E. PUBLIC UTILITY EASEMENT
P.C.C. POINT OF COMPOUND CURVATURE
PROP. PROPOSED

PLT. PLANTER
R. RADIAL
R/W RIGHT OF WAY
S.D. STORM DRAIN
SCRN. SCREENED
T.B.M. TEMPORARY BENCH MARK
TEL. TELEPHONE FACILITIES
T.O.B. TOP OF BANK
U.E. UTILITY EASEMENT
W.M. WATER METER

EXISTING ELEVATION
PROPOSED ELEVATION
IRON ROD
CONCRETE MONUMENT
CATCH BASIN
FENCE
NAIL
CONC. CONCRETE
N/A NOT APPLICABLE

WV WATER VALVE
POWER POLE
WELL
EXISTING FIRE HYDRANT
BENCH MARK
LAMP POST

--- = CENTER LINE = CL