

THREE 4.8± ACRE LOTS

POTENTIAL 12 TDR CREDITS

FOR SALE

KAM LUCK DRIVE, NAPLES, FL, 34117



LOT	PARCEL ID	ACRES	PRICE	PRICE/ACRE	BASE CREDITS	EARLY ENTRY	RESTORATION MAINT. BONUS	CONVEYANCE BONUS	TOTAL TDR CREDITS	2020 RE TAXES
T-1	00345520009	4.8±	\$65,000	\$13,542	1	1	1	1	4	\$7.05
T-2	00345560001	4.8±	\$65,000	\$13,542	1	1	1	1	4	\$7.05
T-3	00345600000	4.8±	\$65,000	\$13,542	1	1	1	1	4	\$7.05
TOTAL INDIVIDUAL LOTS		14.4±	\$195,000	\$13,542	3	3	3	3	12	\$21.15
BULK PRICE ALL LOTS		14.4±	\$190,000	\$13,194	3	3	3	3	12	\$21.15

CONTACT

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PRICE: \$190,000 @ \$13,194/Acre, \$15,833/TDR Credit

SIZE: Three 4.8± Acre lots, total of 14.4± Acres

LOCATION: 7± miles east of Collier Boulevard, off Blackburn Road, just north of I-75

ZONING: A - Agricultural (Collier County), 12 TDR credit to be severed

F.L.U.: Rural Fringe Mixed-Use District Sending Lands

14.4± ACRES

Located 7± miles east of Collier Boulevard, this parcel falls within the Natural Resource Protection Area Overlay. These three 4.8± acre contiguous lots, which can be purchased separately, are in the Agricultural Zoning District with Rural Fringe Mixed-Use District-Sending Lands designation for future land use. Potential 12 TDR Credits to be severed. One dwelling unit can be built on each lot, subject to County approval.

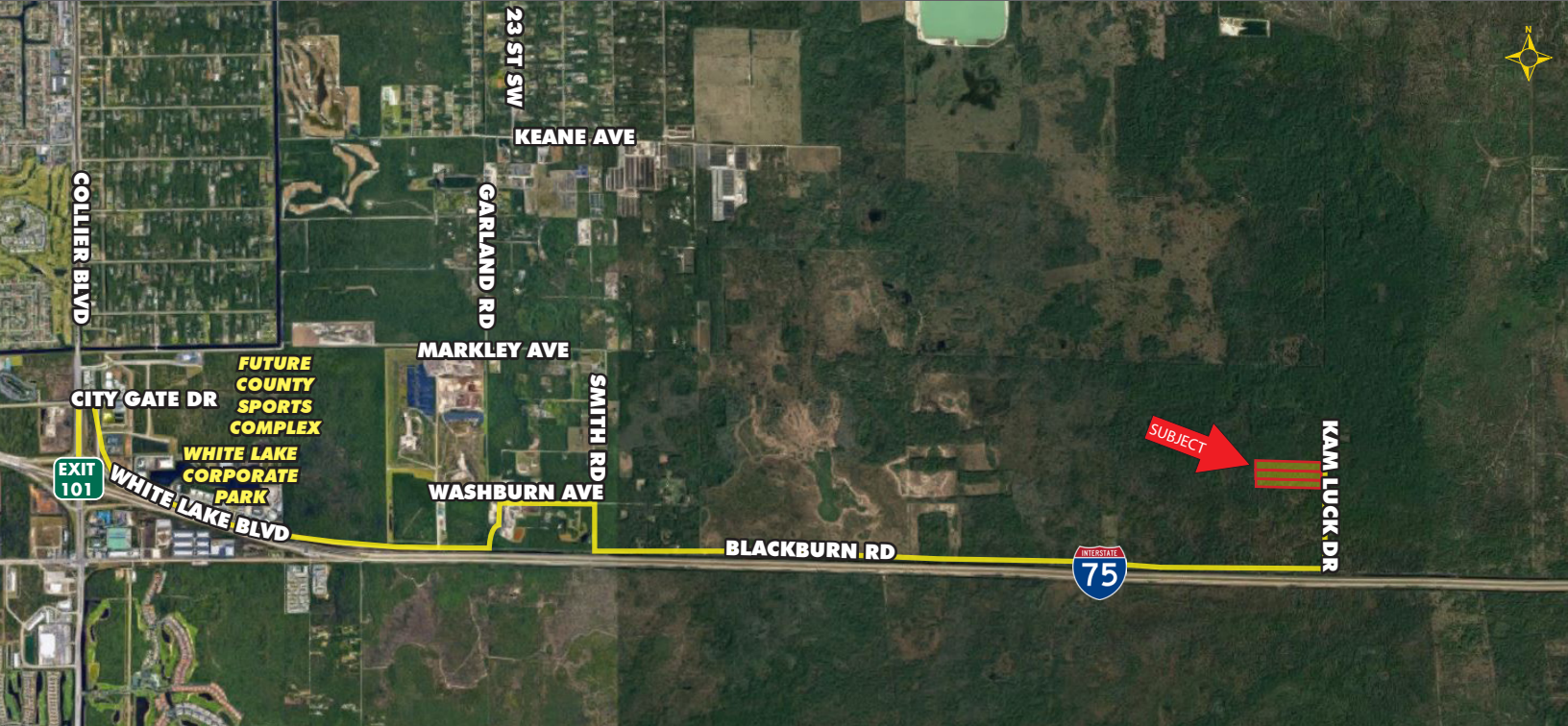
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HIGHLIGHTS

- Three contiguous 4.8± Acre lots, total of 14.4± Acres
- Located 7± miles east of Collier Boulevard in the NE quadrant of Collier Boulevard and I-75
- Potential 12 TDR Credits to be severed
- One dwelling unit can be built per lot, subject to County approval
- Currently no utilities to the property

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2020 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	731	10,388	155,578
EST. HOUSEHOLDS	251	3,424	59,540
EST. MEDIAN HOUSEHOLD INCOME	\$69,614	\$74,932	\$67,338

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