

CENTRAL GATEWAY TO NAPLES

4.68± ACRES

FOR SALE

TRACT 76, NW QUADRANT OF PINE RIDGE ROAD & I-75, NAPLES, FL 34109



- PRICE:** Call for Information
- SIZE:** 4.68± Acres
- LOCATION:** Northwest quadrant of I-75 and Pine Ridge Road
- ZONING:** E - Estate District (Collier County)
- RE TAXES:** \$9,221.35 (2021)
- PARCEL ID:** 38455000009

GATEWAY TO NAPLES

- Frontage on Pine Ridge Road
- Access from signalized intersection
- Potential assemblage of adjacent tracts
- Central Gateway to Naples
- High traffic count of 48,000 AADT

CONTACT

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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.

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SUGGESTED USES

- Medical Uses
- Hotel, up to 26 rooms/acre
- Multi-Family Residential, up to 16 units/acre
- Car Wash
- Auto Sales
- Various Retail Outparcel Opportunities

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2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,370	52,974	162,769
EST. HOUSEHOLDS	2,280	22,184	70,494
EST. MEDIAN HOUSEHOLD INCOME	\$99,602	\$80,231	\$77,884
TRAFFIC COUNTS (2020)	48,000 AADT (Pine Ridge Road)		

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