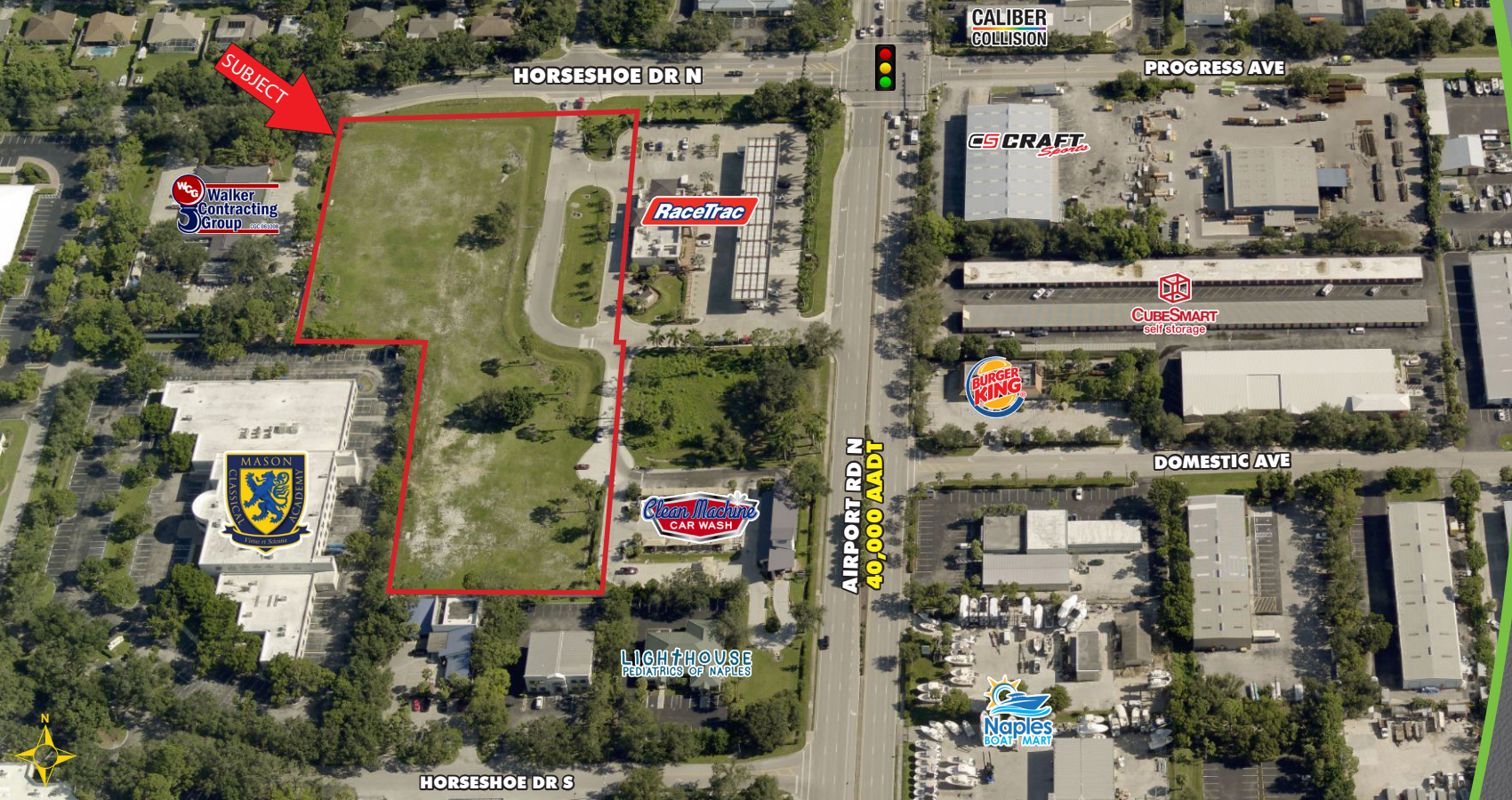


# 4.78± ACRE COMMERCIAL SITE

## READY TO BE DEVELOPED

### FOR SALE

3073 HORSESHOE DRIVE N, TRACTS 4-7, NAPLES, FL 34104



#### SUGGESTED USES

- Indoor Storage
- Medical
- Clinics
- Church
- Light Industrial Uses
- Professional Offices
- School/College
- Dance or Athletic School
- Cultural Facilities

#### CONTACT

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

1100 Fifth Ave. S, Suite 100  
Naples, FL 34102

**PRICE:** \$5,400,000 @ \$1,129,707/Acre (\$25.93 PSF)  
**SIZE:** 4.78± Acres (208,223± SF)  
**LOCATION:** Situated just one lot in off of Airport Road N, adjacent to RaceTrac and north of Naples Airport

**ZONING:** BP - Business Park (City of Naples)  
**F.L.U.:** IA - Incorporated Area  
**UTILITIES:** All to Site  
**PARCEL ID:** 07040000500

#### 4.78± ACRE COMMERCIAL SITE

Prime commercial site in the Collier Park of Commerce, located in the southwest quadrant of the signalized intersection of Airport Road N and Horseshoe Drive N. The property consists of approximately 4± usable acres with 12,000± SF of building allowed per acre for a total of 48,000± SF of buildings on the overall site. Access road and easements already in place. Easy access to the property via 3 entrance points. The Collier Park of Commerce is an attractive location for any business or development project. *Includes easements as shown on survey.*

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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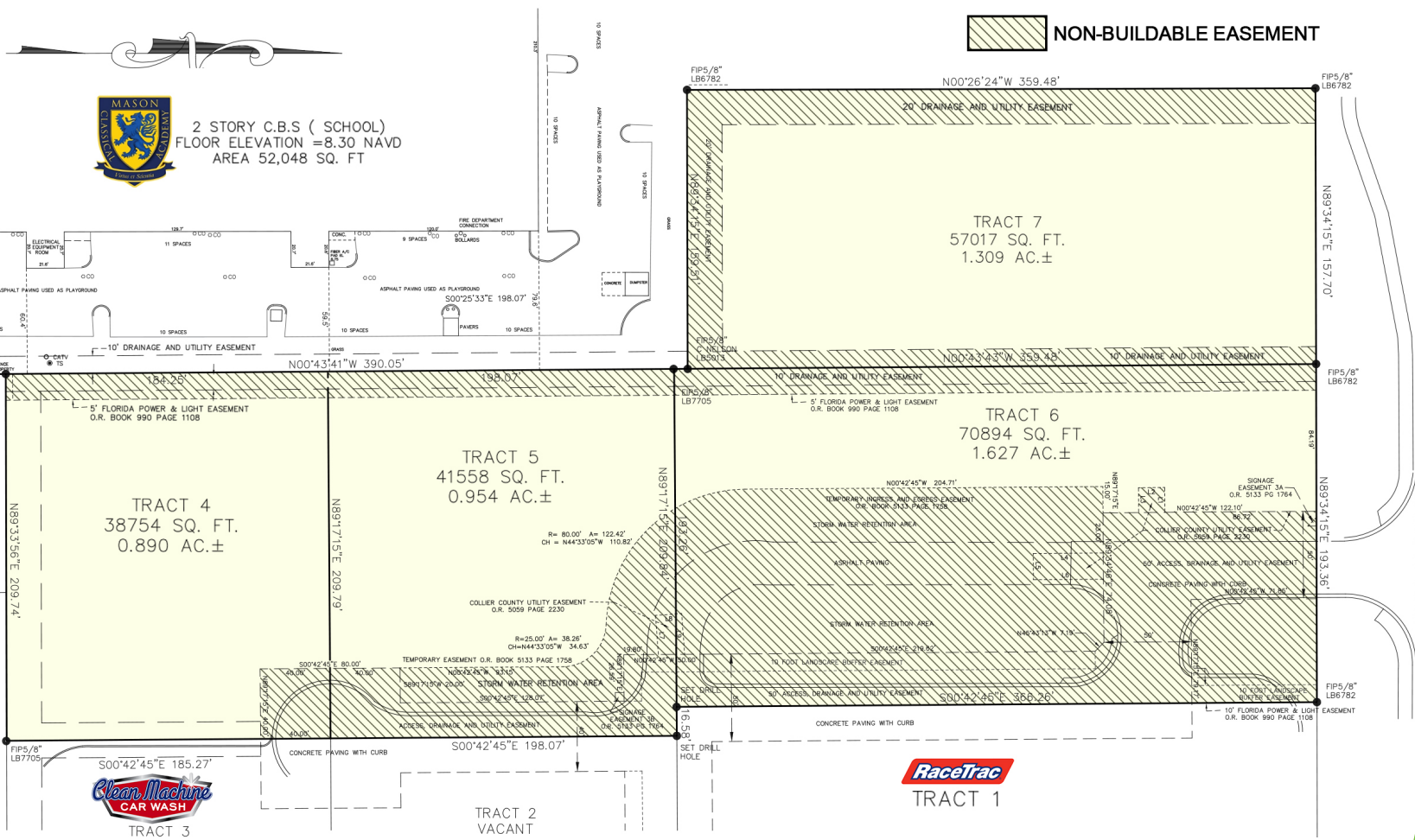


## FOR SALE

3073 HORSESHOE DRIVE N, TRACTS 4-7, NAPLES, FL 34104



2 STORY C.B.S ( SCHOOL)  
FLOOR ELEVATION =8.30 NAVD  
AREA 52,048 SQ. FT



## HIGHLIGHTS

- Rare land with easy access off Airport-Pulling Road
- Ready for development
- Utilities available
- Cash offers with quick close
- Quick access to I-75 and all major corridors in Naples

HORSESHOE DRIVE NORTH

## CONTACT

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2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,198	57,186	140,823
EST. HOUSEHOLDS	1,638	27,187	63,003
EST. MEDIAN HOUSEHOLD INCOME	\$76,452	\$70,673	\$69,123
TRAFFIC COUNTS (2020)	40,000 AADT (Airport-Pulling Road N)		

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# 4.78± ACRE COMMERCIAL SITE

READY TO BE DEVELOPED



Commercial Real Estate Consultants, LLC

www.creconsultants.com

## FOR SALE

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## SYNERGISTIC COMPANIES IN IMMEDIATE TRADE AREA



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