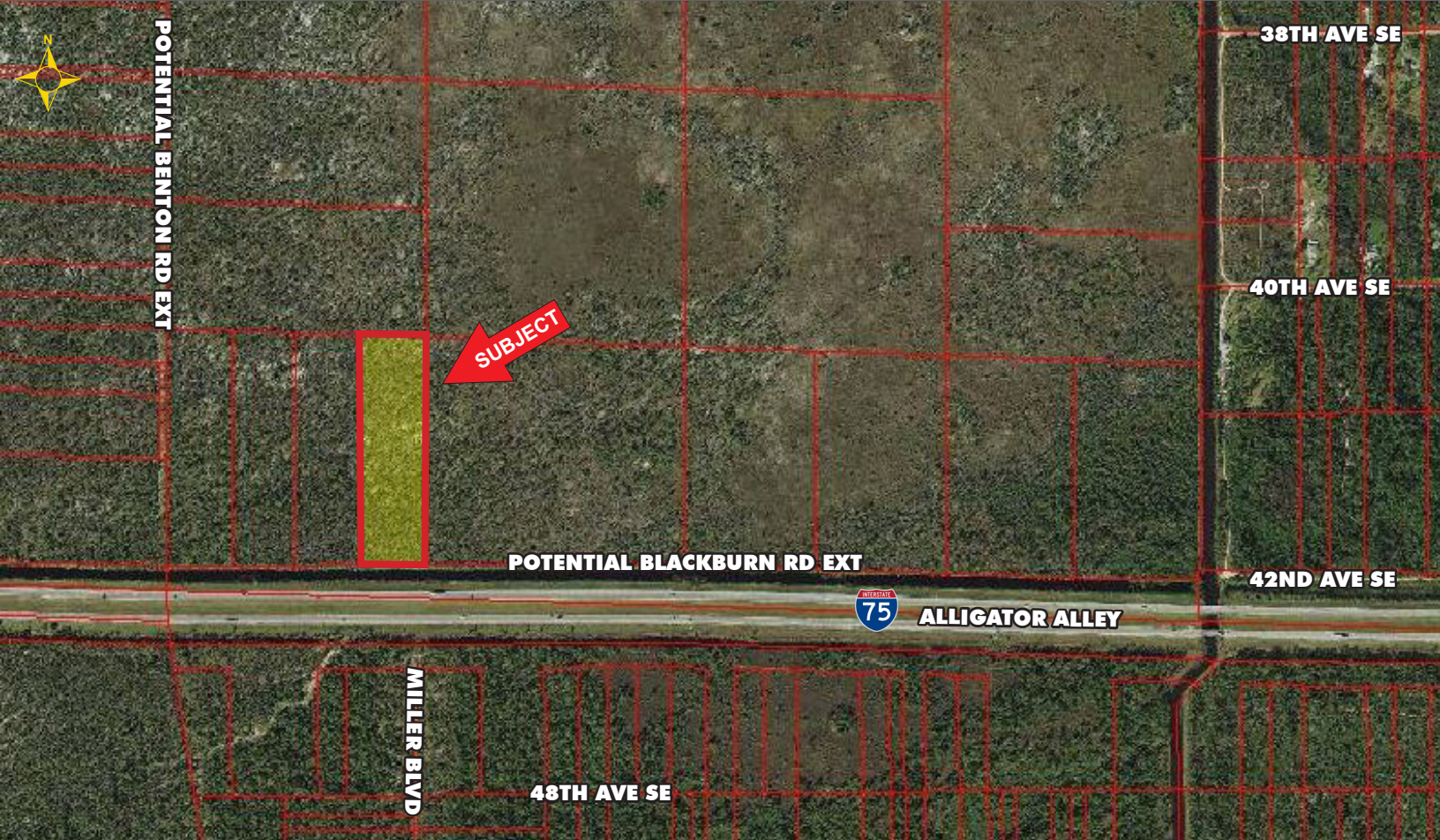


8.91± ACRES INVESTMENT PROPERTY

FOR SALE

POTENTIAL BLACKBURN ROAD EXTENSION, NAPLES, FL, 34117



PRICE: \$89,100 @ \$10,000/Acre
SIZE: 8.91± Acres (388,120± SF)
DIMENSIONS: 330'± frontage x 1,180'
LOCATION: North of I-75, 1¼ mile east of Kam Luck Drive, directly north across I-75 from Miller Boulevard
ACCESS: Buyer to confirm access to the property
ZONING: A-RFMUO-NRPA-NMBO-SENDING (Collier County), Rural Fringe Mixed Use Overlay-Natural Resource Protection Area-North Belle Meade Overlay, 7± TDR credits to be severed-subject to RMP (Restoration & Maintenance Plan) approval
F.L.U.: Rural Fringe Sending
UTILITIES: None
RE TAXES: \$278.84 (2021)
PARCEL ID: 00353560006

8.91± ACRES

This parcel falls in the Agricultural Zoning District with Rural Fringe Mixed-Use District-Sending Lands designation within the Natural Resource Protection Area Overlay. Potential 7± TDR Credits to be severed, subject to RMP (Restoration & Maintenance Plan) approval. Located in the secluded area with canal views.

CONTACT
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fred.kermani@creconsultants.com
www.creconsultants.com/FredKermani

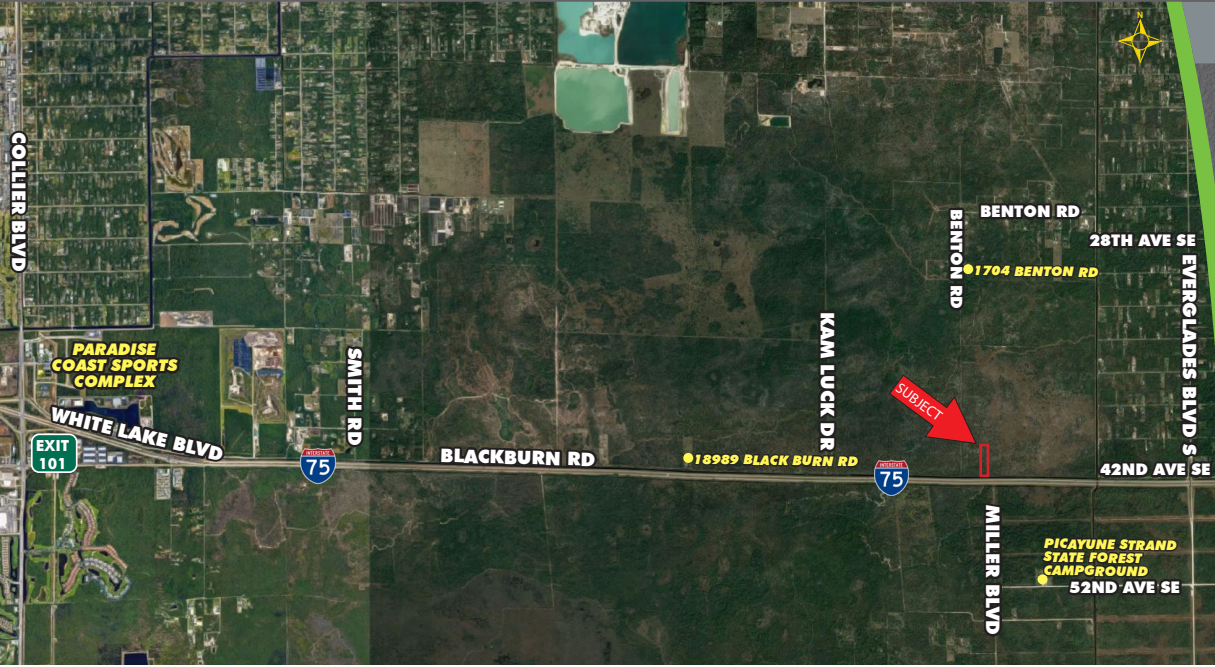
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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. 03/28/22

8.91 ± ACRES INVESTMENT PROPERTY

FOR SALE

POTENTIAL BLACKBURN ROAD EXTENSION, NAPLES, FL, 34117



HIGHLIGHTS

- Just west of Everglades Boulevard S
- Potential 7± TDR Credits to be severed, subject to RMP (Restoration & Maintenance Plan) Approval
- Currently no utilities to the property

TDR CREDITS BREAKDOWN

- 1.78 Base credits
- 1.78 Early entry bonus credits
 - * Restoration maintenance bonus credits
 - * Conveyance bonus credits

Total of 7±* Credits
*Subject to RMP (Restoration & Maintenance Plan) Approval



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2021 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	1,272	7,255	106,900
EST. HOUSEHOLDS	409	2,380	38,631
EST. MEDIAN HOUSEHOLD INCOME	\$74,365	\$80,852	\$70,386

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