

# CENTRAL GATEWAY TO NAPLES

4.03± ACRES VISIBLE FROM I-75

## FOR SALE

NW QUADRANT OF PINE RIDGE ROAD & I-75, TRACT 93, NAPLES, FL 34109



**PRICE:** \$3,862,000 @ \$22.00 PSF

**SIZE:** 4.03± Acres (175,547± SF), potential assemblage with adjacent tracts

**LOCATION:** NW quadrant of I-75 and Pine Ridge Road

**ZONING:** E - Estates District (Collier County)

**F.L.U.:** Interchange Activity Center Sub-District #10

**RE TAXES:** \$7,953.65 (2021)

**PARCEL ID:** 38456240004

### SUGGESTED USES

*SUBJECT TO REZONING*

- Power Center
- Medical Center
- Outlet Mall
- Sports Facility
- Convention Center
- Resort Center
- Restaurants/QSR
- Multi-Family Residential, up to 16 units/acre
- Entertainment Center
- Charter School
- College Campus
- Auto Mall
- Outparcel Opportunities

### CONTACT

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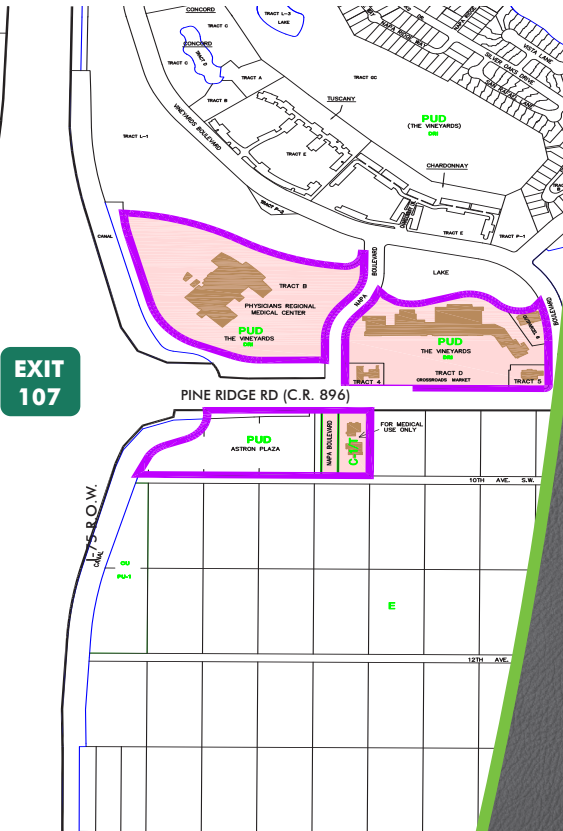
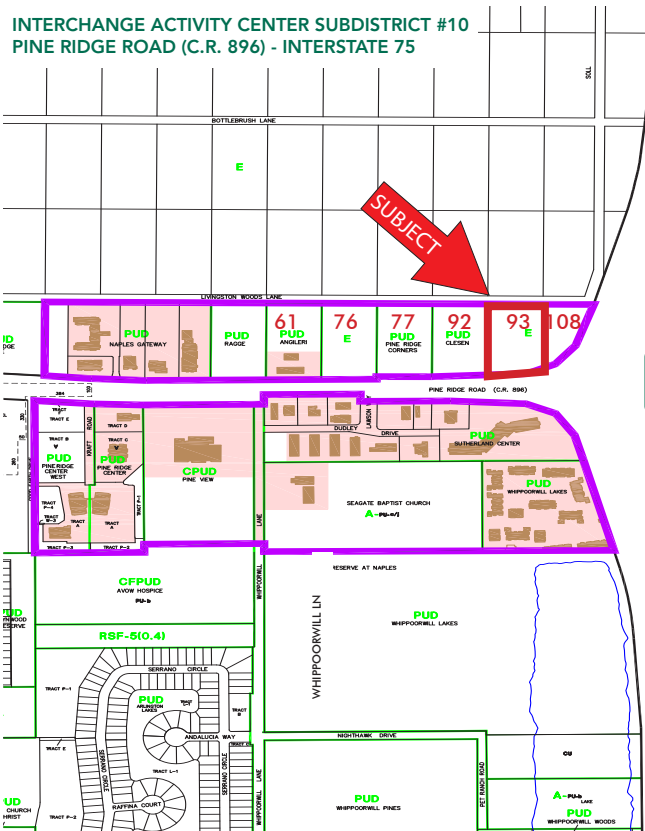
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## HIGHLIGHTS

- 335'± frontage on Pine Ridge Road
- Potential of assemblage with adjacent tracts
- Central Gateway to Naples
- High traffic count of 48,000 AADT
- Discount available for 90-Day Closing



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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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