



## PROPERTY OVERVIEW

This property includes three adjacent parcels of vacant commercial land totaling approximately 18.48 acres. The zoning is C-4, which allows the opportunity for the most diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions.

### PROPERTY DETAILS

<b>Asking Price</b>	<b>\$11,450,000</b> (consisting of 3 parcels)
<b>PARCEL ID</b>	<b>00416800001, 00418200007, 04417720009</b>
<b>SIZE</b>	<b>18.48 Acres or 804,989 SF</b>
<b>ZONING</b>	<b>C4 – General Commercial</b>
<b>Submarket</b>	<b>Outlying Collier County</b>
<b>AADT</b>	<b>Collier Blvd – 32,000</b>

### PROPERTY HIGHLIGHTS

- Property is fully entitled and ready for commercial development
- Close to Physicians Regional Hospital & Florida Southwestern State College
- Near proposed senior housing project
- Zoning allows for a variety of uses
- Frontage on Collier Blvd.
- Close to Hacienda Lakes with 2,000+ rooftops
- Just west of Florida Sports Park and across Collier Blvd. from Naples Lakes Country Club
- Close proximity to I-75 and US-41

For more information, please contact:

**GARY TASMAN**  
CEO & Principal Broker  
239.489.3600  
[qtasman@cpswfl.com](mailto:qtasman@cpswfl.com)

**SHAWN STONEBURNER**  
Senior Director  
239.489.3600  
[sstoneburner@cpswfl.com](mailto:sstoneburner@cpswfl.com)

5220 Summerlin Commons Blvd., Ste. 500  
Fort Myers, FL 33907  
239.489.3600  
[www.cpswfl.com](http://www.cpswfl.com)



**★ Frontage on Collier Blvd.!!!**

Demographics			
POPULATION:	3 mile	5 mile	10 mile
2018 Population:	30,888	103,580	231,013
2023 Population:	35,156	115,204	256,222
Pop Growth 2018-2023:	13.82%	11.22%	10.91%
Average Age:	51.20	45.10	46.10
HOUSEHOLDS:			
2018 Total Households	14,135	41,347	96,392
HH Growth 2018-2023:	13.22%	10.91%	10.44%
Avg Household Size:	2.10	2.40	2.30

**★ High Traffic Counts!!!**

For more information, please contact:

**GARY TASMAN**  
CEO & Principal Broker  
239.489.3600  
qtasman@cpswfl.com

**SHAWN STONEBURNER**  
Senior Director  
239.489.3600  
sstoneburner@cpswfl.com

5220 Summerlin Commons Blvd., Ste. 500  
Fort Myers, FL 33907  
239.489.3600  
www.cpswfl.com