

# SIGNALIZED HARD CORNER LOT

EXCELLENT VISIBILITY & TWO-ROAD FRONTAGE ACCESS



## FOR SALE

SE CORNER OF PINE RIDGE ROAD & LOGAN BLVD S, NAPLES, FL 34116



- PRICE:** \$3,499,000 @ \$28.70 PSF or \$1,250,000/Acre
- SIZE:** 2.80 ± Acres (5.15 ± Acres per County Record Includes Road ROWS)
- DIMENSIONS:** 609'± Pine Ridge Road x 200.49'± Logan Boulevard S
- LOCATION:** SEC of the signalized intersection of Pine Ridge Road & Logan Boulevard S
- ZONING:** E - Estates District (Collier County)
- UTILITIES:** Currently well & septic, but water line is on the south side of Pine Ridge Road and sewer line is 4,300' to the west of the property
- FLOOD ZONE:** AH [Click here for description](#)
- RE TAXES:** Lot1: \$4,149.40 & (2024)
- PARCEL ID:** Lot 1: 38391240004

### CONTACT

**FRED KERMANI, CCIM, AIA**  
Partner

239.659.4960

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CREConsultants.com/FredKermani

### SIGNALIZED HARD CORNER

This 2.8-acre lot is situated at the SE corner of the signalized intersection of Pine Ridge Road and Logan Boulevard S, a high traffic intersection boasting almost 70,000 vehicles per day and surrounded by both established and growing residential communities. Excellent visibility and access from two road frontages, Pine Ridge Road, and Logan Boulevard S. Subject to amending the GGAMP (Golden Gate Area Master Plan), the current Estate District zoning has the potential of being developed into an ALF project, Place of Worship, School, Nursing Home, and more. The site also offers the potential for Commercial, Gas Station, Car Wash, Drug Store, Retail Center, or Multifamily, subject to rezoning as well as amending the GGAMP.

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

1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

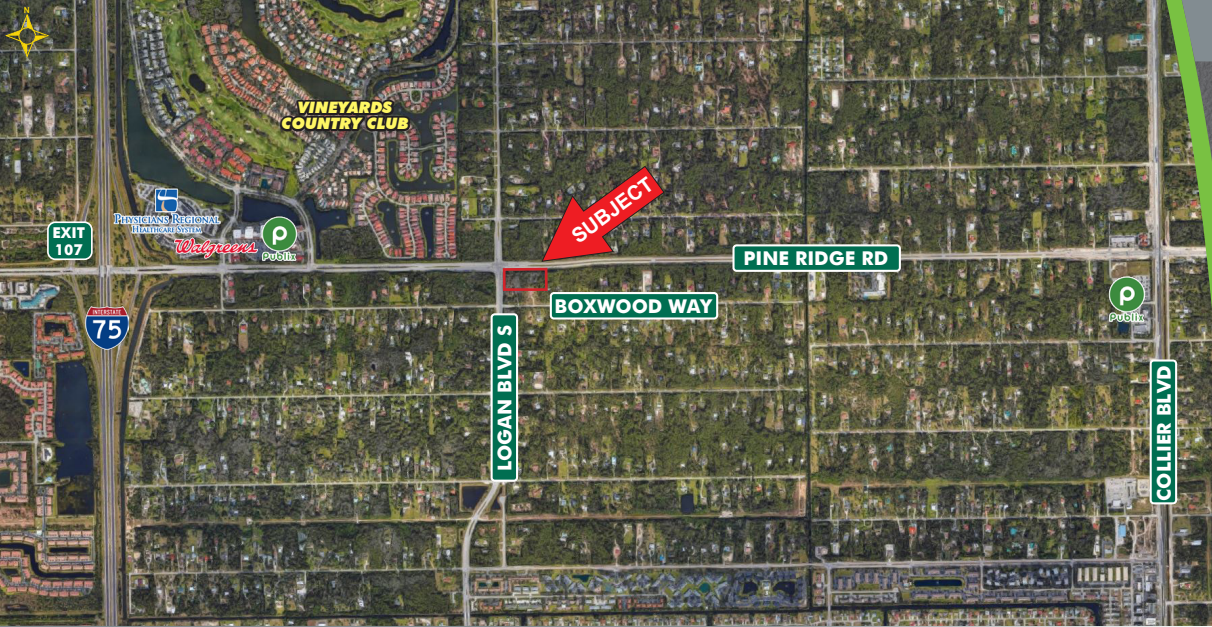
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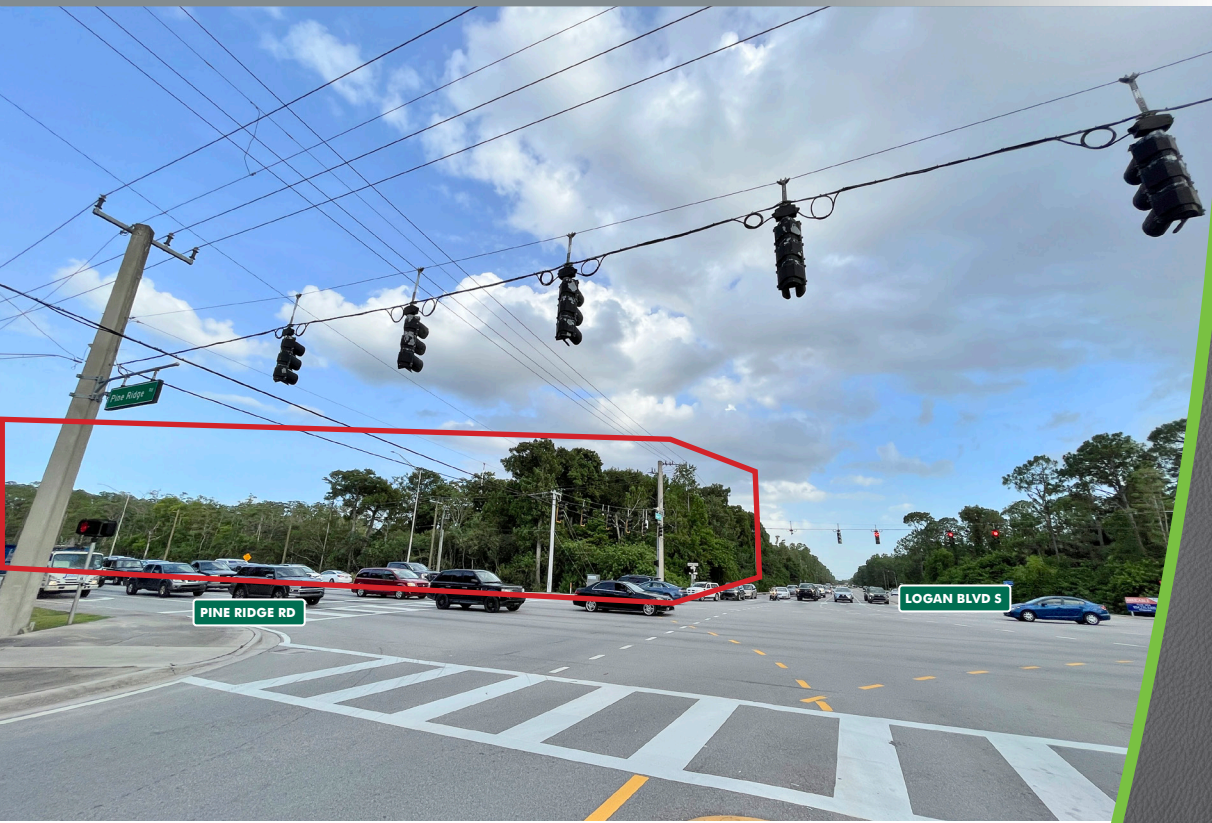
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### HIGHLIGHTS

- High traffic signalized intersection
- Excellent visibility and access from three road frontages
- Many uses allowed, subject to amending the GGAMP and rezoning

LOT 1 | PINE RIDGE RD & LOGAN BLVD S



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,332	52,487	143,297
EST. HOUSEHOLDS	1,462	20,380	60,812
EST. MEDIAN HOUSEHOLD INCOME	\$101,984	\$83,466	\$85,142
TRAFFIC COUNTS (2023)	45,000 AADT (Pine Ridge Road) 33,500 AADT (Logan Boulevard)		

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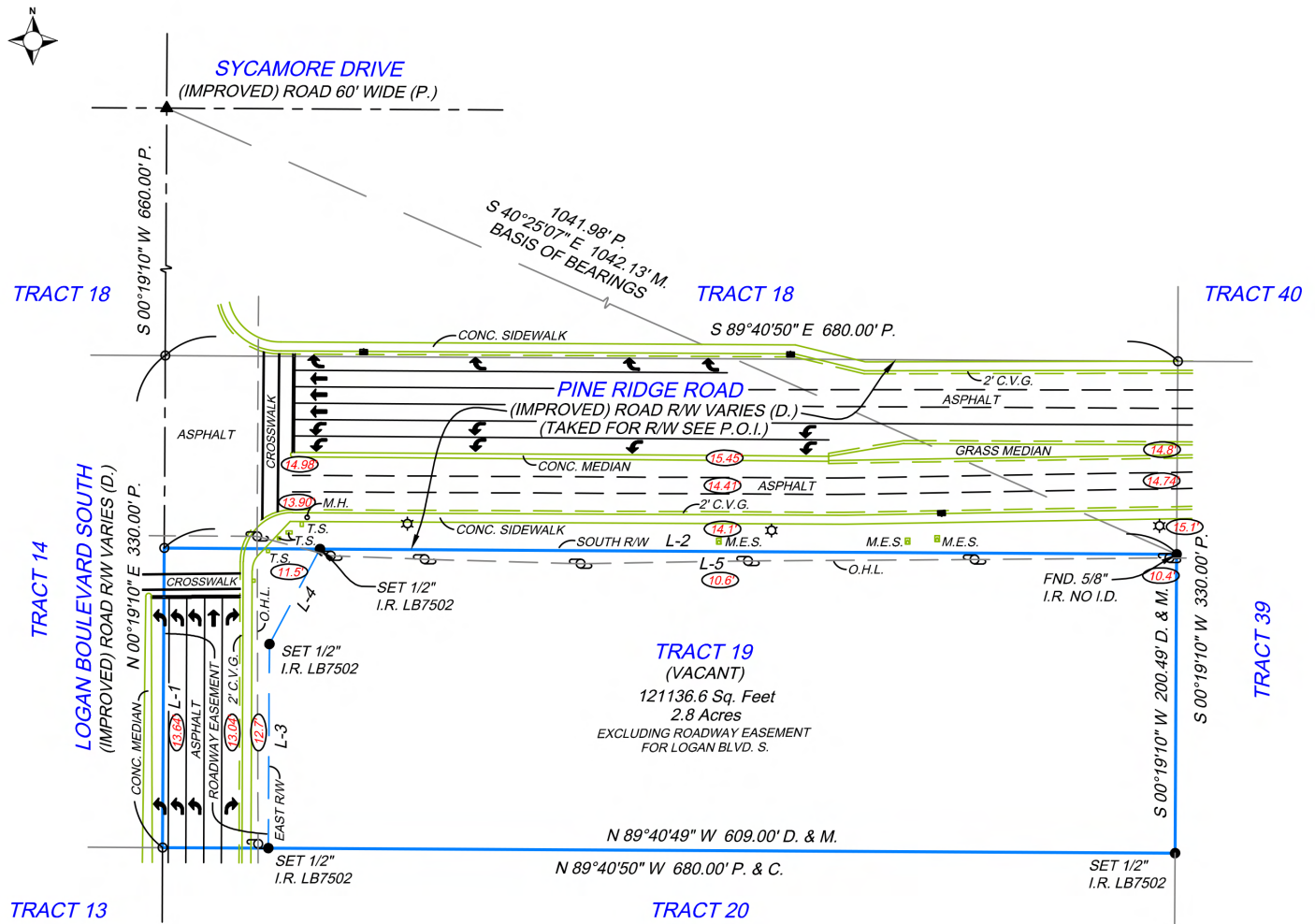
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