



Investment Properties Corporation

# PUD ZONED VACANT LAND FOR SALE

SIERRA MEADOWS BLVD | NAPLES FL 34113

**FINAL SITE DEVELOPMENT PLANS APPROVED**

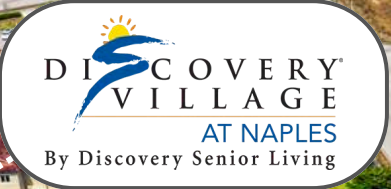


HAMMOCK PARK APARTMENTS  
265 +/- UNITS

RATTLESNAKE HAMMOCK ROAD



2 ACRES  
VACANT LAND  
WILL  
SUBDIVIDE



COLLIER BOULEVARD

SUBJECT PROPERTY



SIERRA MEADOWS BLVD

**DAVID J. STEVENS, CCIM | 239-261-3400 EXT. 160 | DAVID@IPCNAPLES.COM**

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*Licensed Real Estate Broker*

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# PUD ZONED VACANT LAND

📍 SIERRA MEADOWS BLVD | NAPLES FL 34113

## OFFERING SUMMARY

**PRICE:**

**\$3,495,000**

**LOT SIZE:**

**2 +/- ACRES**

**ZONING:**

**PUD -  
Sierra Meadows  
Planned Unit Development**

**R.E. TAXES:**

**\$13,728.99**

(2025)

Site Development Plans Approved

Sierra Meadows Plaza (SDP)

Project Number: PL20210001870

Conveniently located directly across from  
Physicians Regional Hospital, and only 1.2 Miles  
from Florida Southwestern State College.

Property is 2 +/- Acres, and is able to be  
subdivided.

*click  
here!*



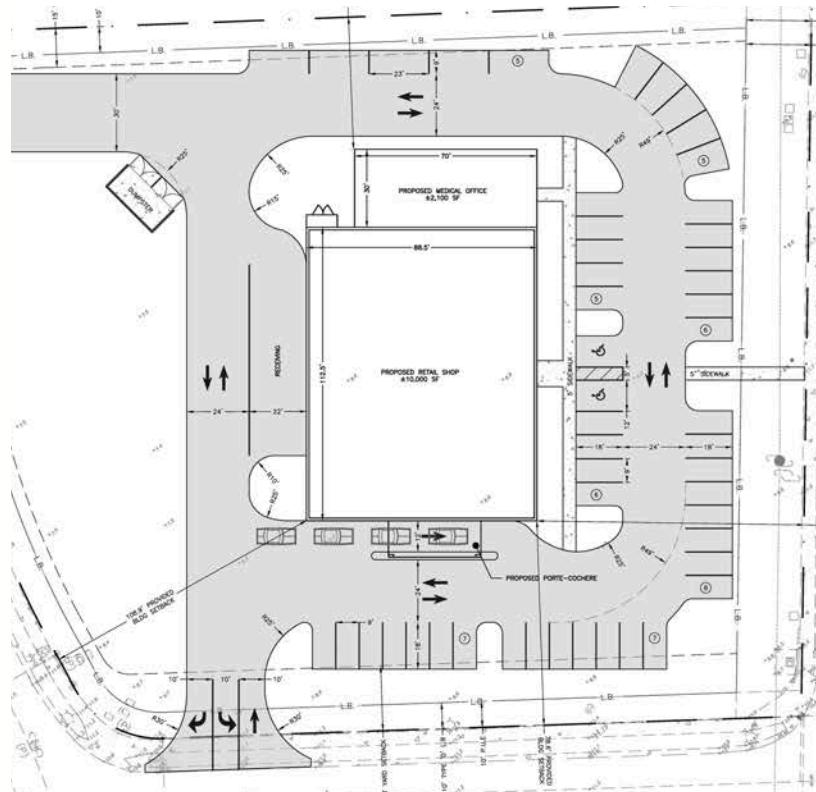
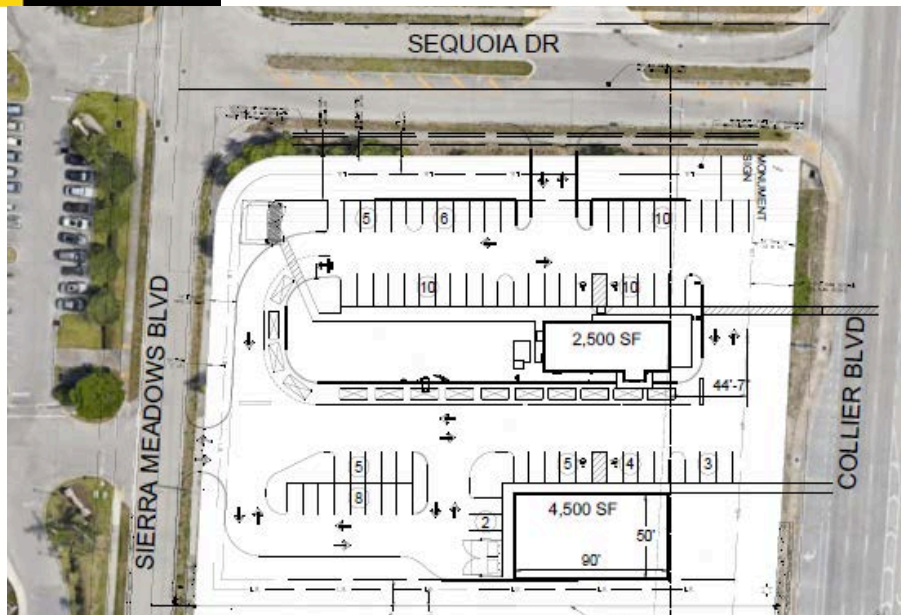
Google  
Maps



**FOLIO #: 73620100647**



VIEW FACING NORTH





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# PUD ZONED VACANT LAND

 SIERRA MEADOWS BLVD | NAPLES FL 34113



*VIEW FACING EAST*



*VIEW FACING NORTH WEST*



*VIEW FACING WEST*



## Population

1 Mile Radius: 5,610  
3 Mile Radius: 30,817  
5 Mile Radius: 90,392

## Average Household Income

1 Mile Radius: \$127,639  
3 Mile Radius: \$127,021  
5 Mile Radius: \$116,588



Naples Ranks No.1 in the United States for Economic Growth

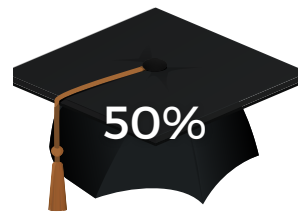
## Average Net Worth

1 Mile Radius: \$2,194,913  
3 Mile Radius: \$2,624,584  
5 Mile Radius: \$2,141,134

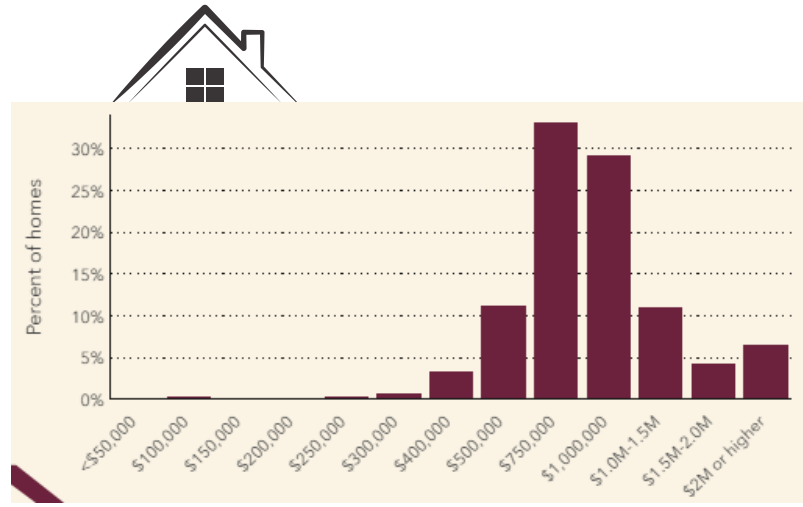
Located only 1.2 miles away, Florida Southwestern State College has approx. 15,000 students attend each semester.



## Bachelor's Degree

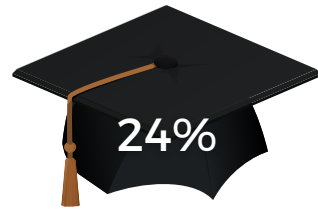


## 2025 Home Values (within 1 mile)



Within a 3 mile radius from the property, there are 15,137 housing units.  
Within a 5 mile radius, there are 42,581 housing units.

## Graduate Degree





731 Units

RATTLESNAKE HAMMOCK ROAD



Sierra Grande  
273 +/- Units

College Park  
Apartments  
210 Units

**SUBJECT PROPERTY**

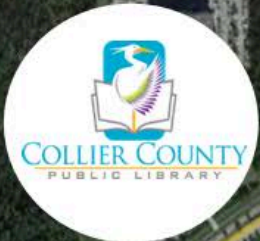
**COSTCO**  
WHOLESALE  
(Coming Soon)

COLLIER BOULEVARD

Discovery Village  
121 Units



212,400 SF - 100 Beds



Aster at Lely Resort  
308 Units

LE LELY CULTURAL PARKWAY

RATTLESNAKE HAMMOCK ROAD

COLLIER BOULEVARD

MORGAN

TCW 2082 LLC

Sante Plus Medical





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Located approximately 40 miles south of Fort Myers, Naples is considered to be the "crown jewel" of Southwest Florida. Consisting of world class shopping & entertainment, exquisite dining, and serene white sand beaches.



*About the Area*

**NAPLES  
FLORIDA**

## *Making Headlines*

"Naples Ranks No.1 in the U.S. for Economic Growth" - Bloomberg

"Naples named the best place to live in the U.S. 2024-2025" - U.S. News & World Report

"Naples Ranks No.2 for Best Small Cities in America"  
- Resonance Consultancy 2020

"No.1 for Future Job Growth" - Forbes

"No.1 Best Destination for Luxury Travelers" - USA Today

"Naples is one of the wealthiest cities in the United States, with the sixth highest per capita income in America, and the second highest proportion of Millionaires per capita in the U.S." - C-SPAN

"Naples Named Top U.S. City for Life Expectancy" - USA Today/2020

"Naples has No.17 Richest Zip Code in the U.S." - Moneywise/2020

"Naples - Immokalee-Marco Island Metro Area Ranks 18th in the Nation as "Best Performing Cities" - The Milken Institute

"Collier County rated 2nd place for highest per capita wealth in the state of Florida" - Naples Daily News 2023

"Naples Ranks No. 1 for Best Places to Retire in 2025" - U.S News Real Estate



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