

PUD ZONED VACANT LAND FOR SALE

 SIERRA MEADOWS BLVD | NAPLES FL 34113



HAMMOCK PARK APARTMENTS
265 +/- UNITS

RATTLESNAKE HAMMOCK ROAD

COSTCO
WHOLESALE
(Coming Soon)


PHYSICIANS REGIONAL
HEALTHCARE SYSTEM

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



Investment Properties Corporation

PUD ZONED VACANT LAND

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OFFERING SUMMARY

PRICE: **\$3,695,000**

LOT SIZE: **2 +/- ACRES**

ZONING: **PUD - Sierra Meadows Planned Unit Development**

R.E. TAXES: **\$13,475.33**

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!



FOLIO #: 73620100647



VIEW FACING NORTH



**Investment
Properties
Corporation**

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Population

1 Mile Radius: 3,742
3 Mile Radius: 31,563
5 Mile Radius: 87,055

Average Household Income

1 Mile Radius: \$117,809
3 Mile Radius: \$111,721
5 Mile Radius: \$98,750



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

Average Home Values

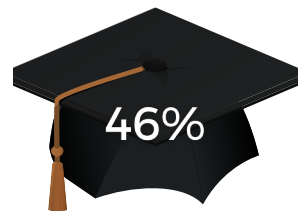
1 Mile Radius: \$628,401
3 Mile Radius: \$419,803
5 Mile Radius: \$361,592

2023 Home Values (within 1 mile)

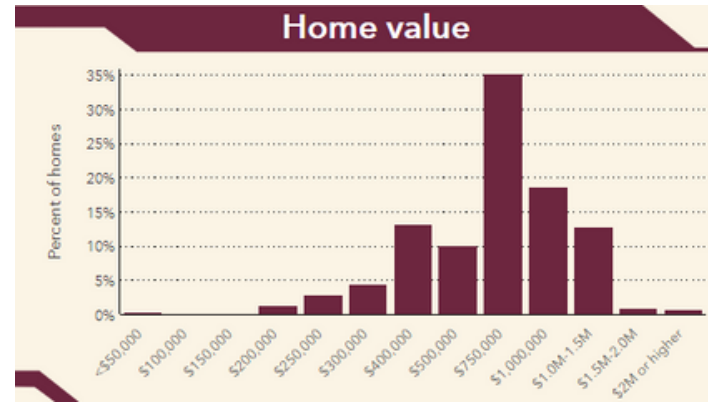
Located only 1.2 miles away, Florida Southwestern State College has approx. 15,000 students attend each semester.



Bachelor's Degree



Graduate Degree



Within a 3 mile radius from the property, there are 20,146 housing units.
Within a 5 mile radius, there are 58,239 housing units.



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



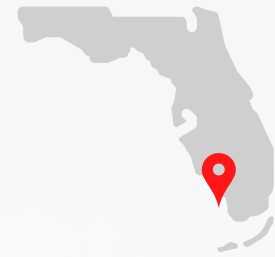
Aster at Lely Resort
308 Units

LE LELY CULTURAL PARKWAY



**Investment
Properties
Corporation**

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 Named Best City to Live in U.S." - Scholaroo 2023

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

"Naples Ranks as No.1 Beach Town to Live In" - WalletHub/2020

"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

"Overall Closed Sales of Existing Home in Naples for February 2021, increased 62% from February 2020" - Nabor/2021

"Condominium Sales in February 2021 Eclipsed its Comparable Sales in Any Month Over the Past 15 Years" - Nabor/2021

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