







HAMMOCK PARK APARTMENTS  
265 +/- UNITS



**COSTCO**  
WHOLESALE  
(Coming Soon)

RATTLESNAKE HAMMOCK ROAD



COLLIER BOULEVARD

  
PHYSICIANS REGIONAL  
HEALTHCARE SYSTEM

**Mister**  
CAR WASH

1.4 ACRES  
VACANT LAND

**DISCOVERY**  
VILLAGE  
AT NAPLES  
By Discovery Senior Living

**ASTER**  
AT LEY RESORT  
A Preferred Apartment Community

**ROB CARROLL, CCIM | 239-261-3400 EXT. 111 | ROB@IPCNAPLES.COM**



Investment Properties Corporation

# COMMERCIAL VACANT LAND

COLLIER BLVD | NAPLES FL 34113

## OFFERING SUMMARY

**PRICE:**

**Please Call**

**LOT SIZE:**

**1.4 Acres**

**ZONING:**

**PUD -  
Retail, Restaurant, Medical**

**R.E. TAXES:**

**\$9,055.43**

(2023)

Pad ready site conveniently located directly across from Physicians Regional Hospital, and only 1.2 Miles from Florida Southwestern State College.

*click here!*



Google Maps





SURVEY

RATTLESNAKE-HAMMOCK RD.



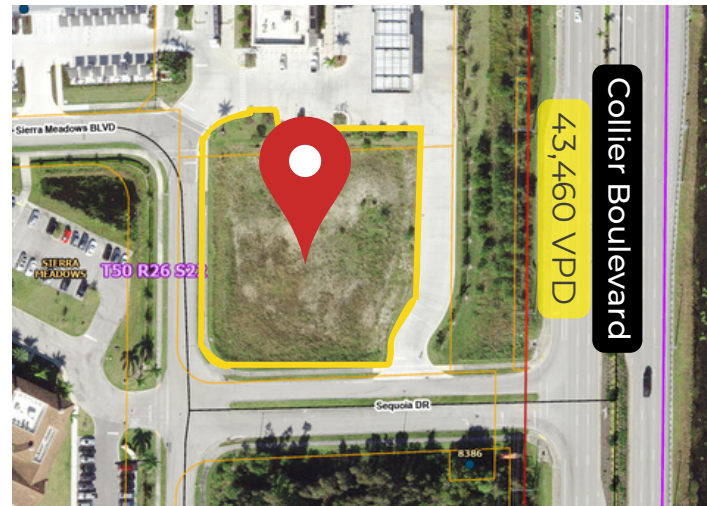


## Population

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



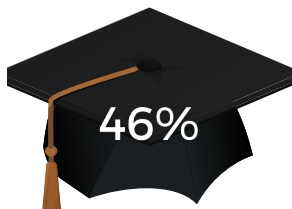
## Average Home Values

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

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



## Bachelor's Degree



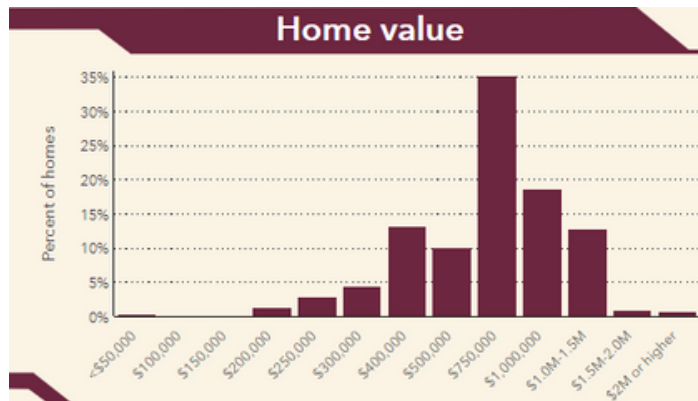
## Graduate Degree



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.



## 2023 Home Values (within 1 mile)





**Investment  
Properties  
Corporation**

# COMMERCIAL VACANT LAND

COLLIER BLVD | NAPLES FL 34113



**731 Units**



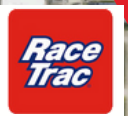
DENTAL CARE AT NAPLES LAKES  
SABAL & PALM ANIMAL HOSPITAL  
Ideal Physical Therapy & Fitness



**3,942 VPD**

**RATTLESNAKE HAMMOCK ROAD**

**14,444 VPD**

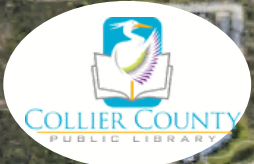


**COSTCO WHOLESALE**  
(Coming Soon)

**College Park Apartments**  
210 Units

**Sierra Grande**  
273 +/- Units

43,460 VPD



**Discovery Village**  
121 Units

**2,312 VPD**

**PHYSICIANS REGIONAL HEALTHCARE SYSTEM**

**212,400 SF - 100 Beds**



**Aster at Lely Resort**  
308 Units

**Hacienda Lakes**  
419 Units

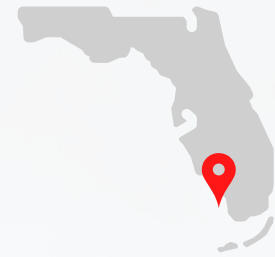
**LELY CULTURAL PARKWAY**

**COLLIER BOULEVARD**



**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