

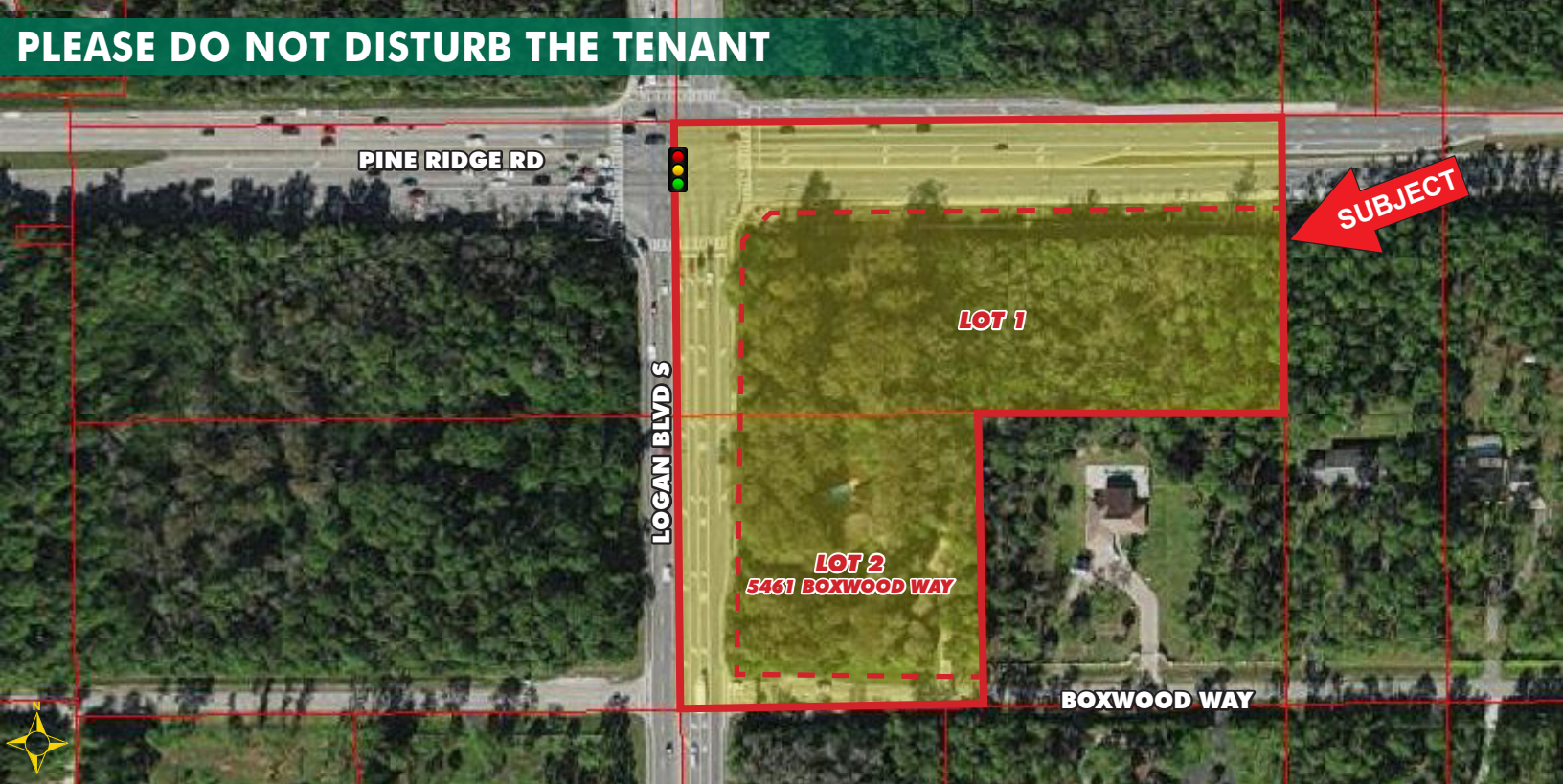
# SIGNALIZED HARD CORNER

## ASSEMBLAGE OF TWO LOTS

### FOR SALE

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

**PLEASE DO NOT DISTURB THE TENANT**



- PRICE:** \$4,400,000 @ \$21.13 PSF or \$920,502/Acre
- SIZE:** 4.78± Acres
- DIMENSIONS:** 609'± Pine Ridge Road x 500'± 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
- RE TAXES:** Lot1: \$3,559.21 & Lot 2: \$5,452.42 = Total: \$9,011.63 (2023)
- PARCEL ID:** Lot 1: 38391240004 & Lot 2: 38391320005

### SIGNALIZED HARD CORNER

This two lot assemblage totaling 4.78± acres 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 three road frontages, Pine Ridge Road, Logan Boulevard S and Boxwood Way. 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, or Retail Center, subject to rezoning as well as amending the GGAMP. Lot 2 has a tenant occupied, 1,760± SF, 3-bedroom, 2-bathroom pool home built in 1989, that generates \$3,700/month gross rent with a lease that expires on May 21, 2024.

### CONTACT

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**Partner**

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

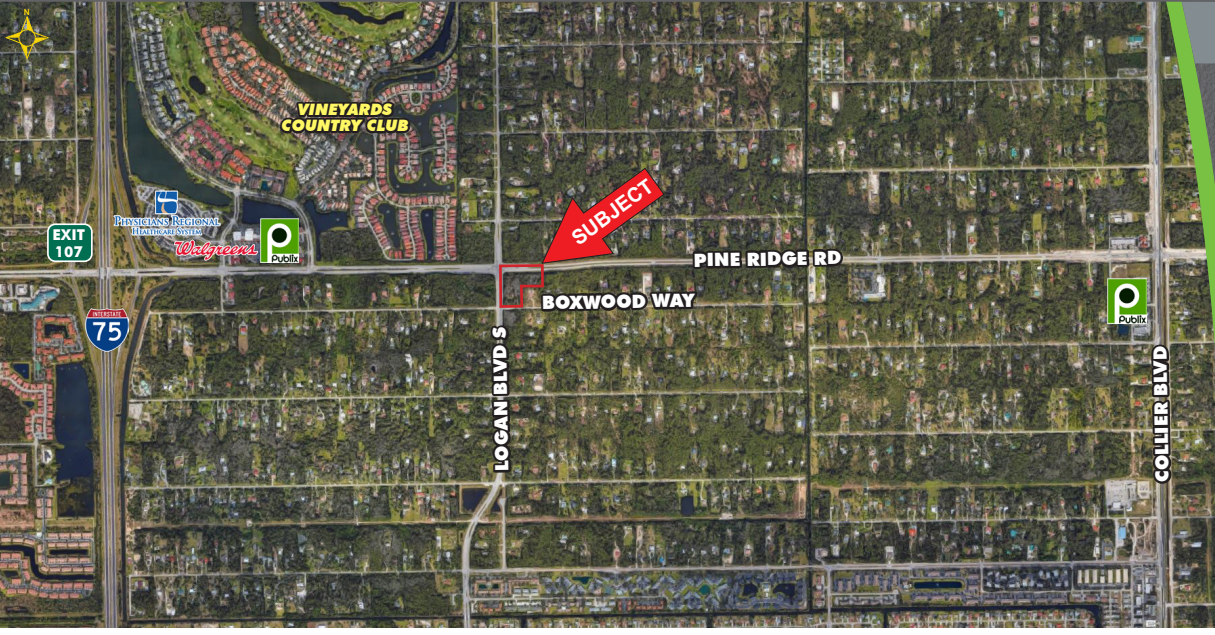
1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

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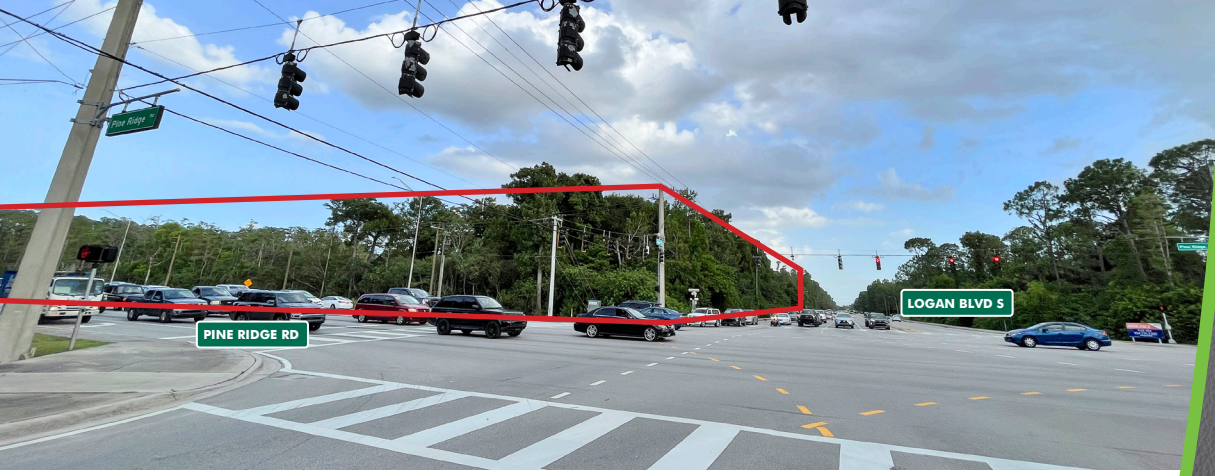
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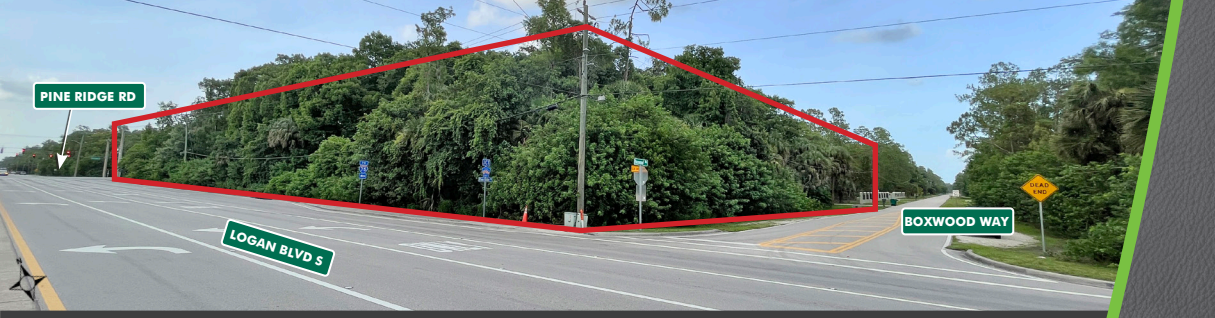
### HIGHLIGHTS

- High traffic signalized intersection
- Excellent visibility and access from three road frontages
- Many uses allowed, subject to amending the GGAMP and rezoning
- Lot 2 includes a pool home that generates \$3,700/month gross rent with a lease that expires on May 21, 2024

LOT 1 | PINE RIDGE RD & LOGAN BLVD S



LOT 2 | 5461 BOXWOOD WAY



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,214	53,940	142,455
EST. HOUSEHOLDS	1,740	20,805	59,854
EST. MEDIAN HOUSEHOLD INCOME	\$85,029	\$76,723	\$77,649

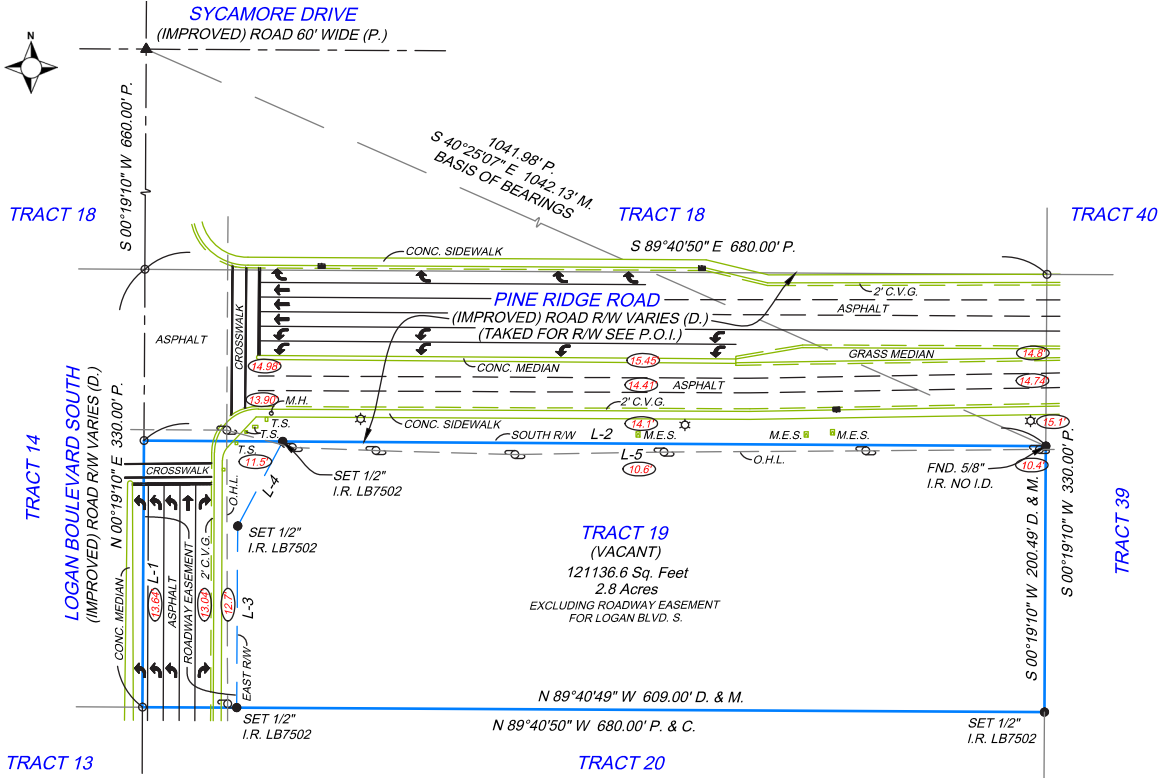
TRAFFIC COUNTS (2022)	42,000 AADT (Pine Ridge Road) 28,500 AADT (Logan Boulevard)		
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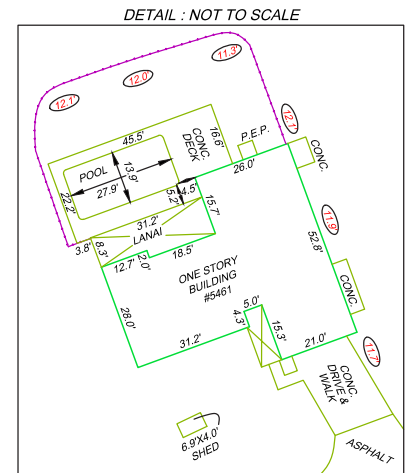
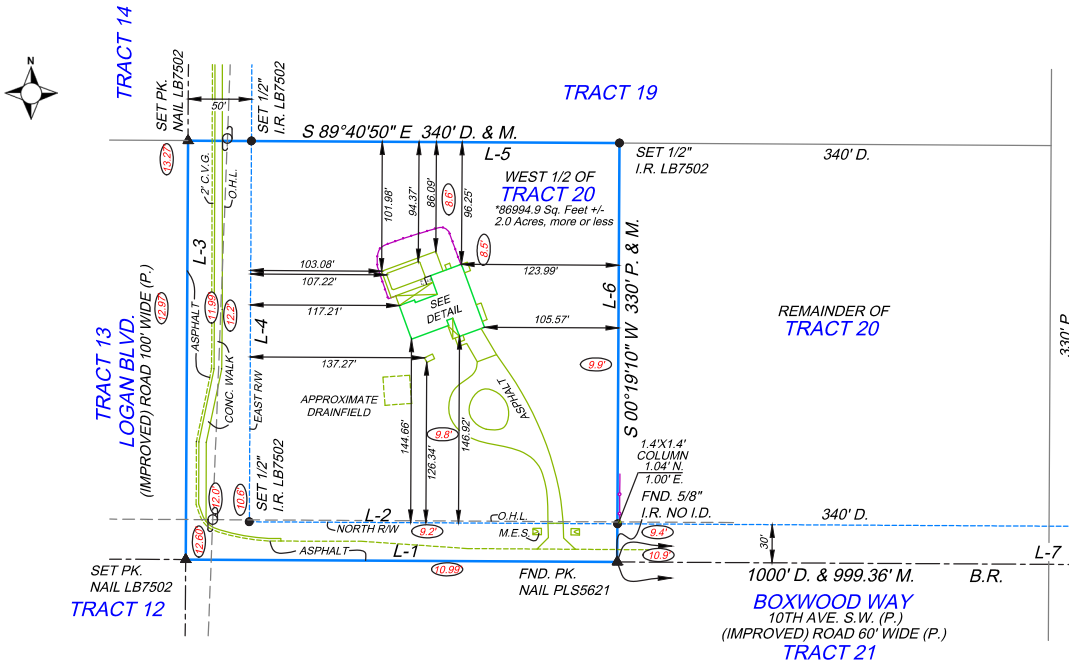
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04/30/24