

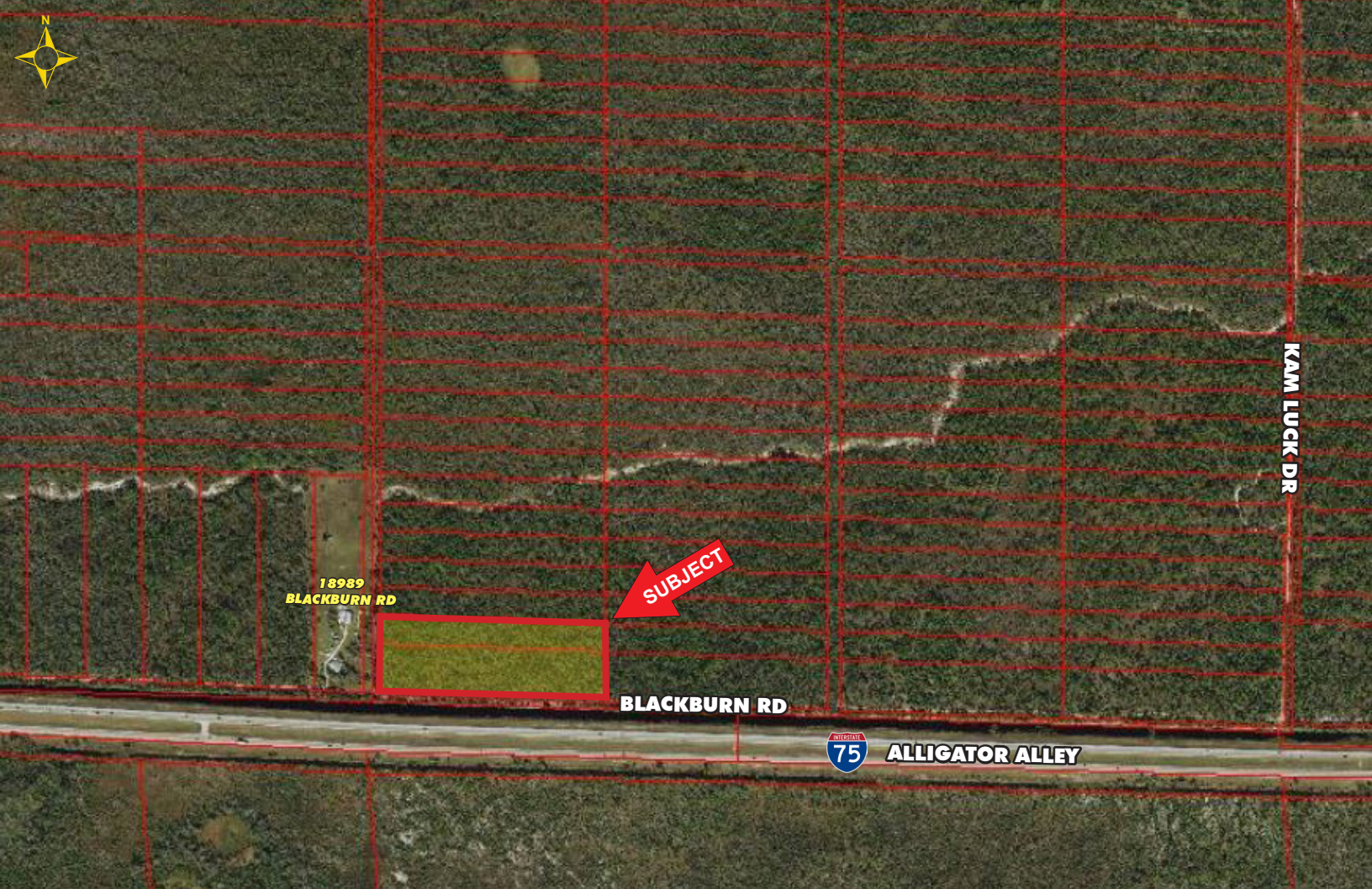
13.3± ACRE ASSEMBLED LOTS

POTENTIAL 10.8 TDR CREDITS



FOR SALE

BLACKBURN ROAD, NAPLES, FL, 34117



- PRICE:** \$375,000 @ \$28,195/Acre or \$34,722/TDR Credit
- SIZE:** 13.3± Acres (8.5± & 4.8± Acre lots)
- DIMENSIONS:** 1,300'± frontage x 446'
- LOCATION:** 5± miles east of Collier Boulevard, just east of 18989 Blackburn Road
- ZONING:** A - Agricultural (Collier County), 10.8 TDR credits to be severed
- F.L.U.:** Rural Fringe Mixed-Use Overlay, Natural Resource Protection Area, North Bell Meade Overlay, Sending Lands (RFMUO-NRPA-NBMO-SENDING)
- RE TAXES:** \$16.03 (2022)
- PARCEL ID:** Front 8.5± Acre Lot: 00348200009 & Rear 4.8± Acre Lot: 00348160000

13.3± ACRES

Located 5± miles east of Collier Boulevard, White Lake Corporate Park and the Paradise Coast Sports Complex. These two contiguous lots are in the Agricultural Zoning District within the Rural Fringe Mixed-Use Overlay, Natural Resource Protection Area, North Bell Meade Overlay, Sending Lands designated future land use. Potential 10.8 TDR Credits to be severed. Potentially one dwelling unit can be built on each lot.

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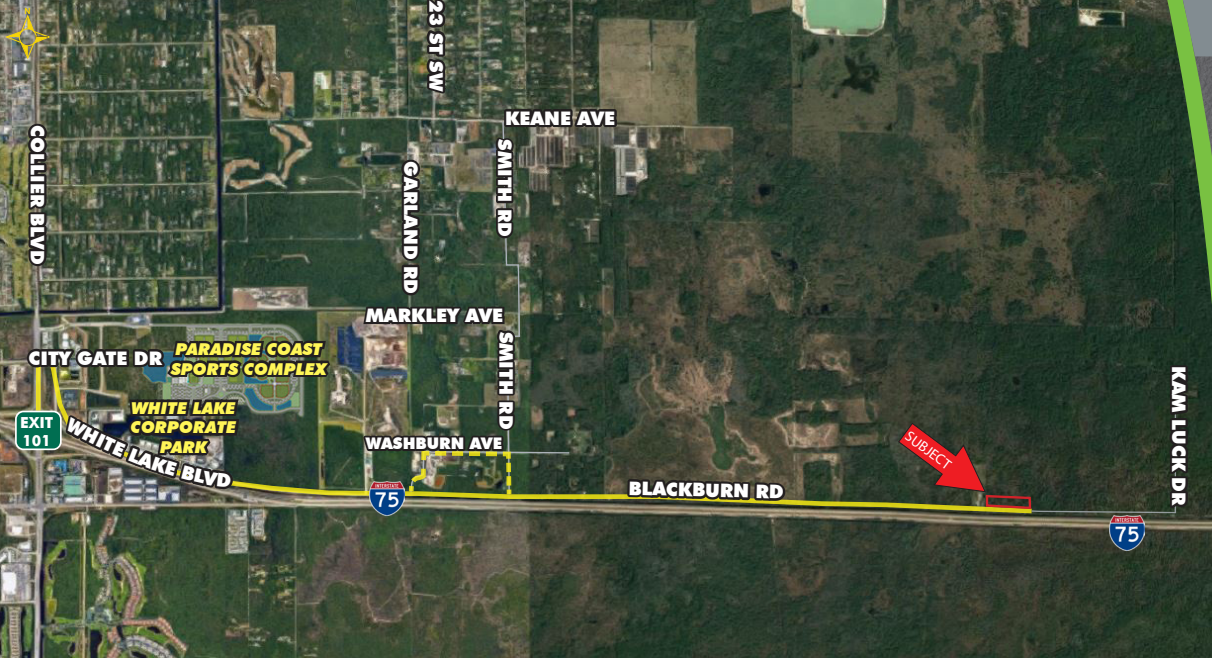
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HIGHLIGHTS

- Two contiguous lots, totaling 13.3± Acres
- Located 5± miles east of Collier Boulevard in the NE quadrant of Collier Boulevard and I-75
- Potential 10.8 TDR Credits to be severed
- Potentially one dwelling unit can be built per lot
- Currently no utilities to the property



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2022 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	435	9,690	187,297
EST. HOUSEHOLDS	157	3,542	75,423
EST. MEDIAN HOUSEHOLD INCOME	\$79,943	\$87,474	\$80,044

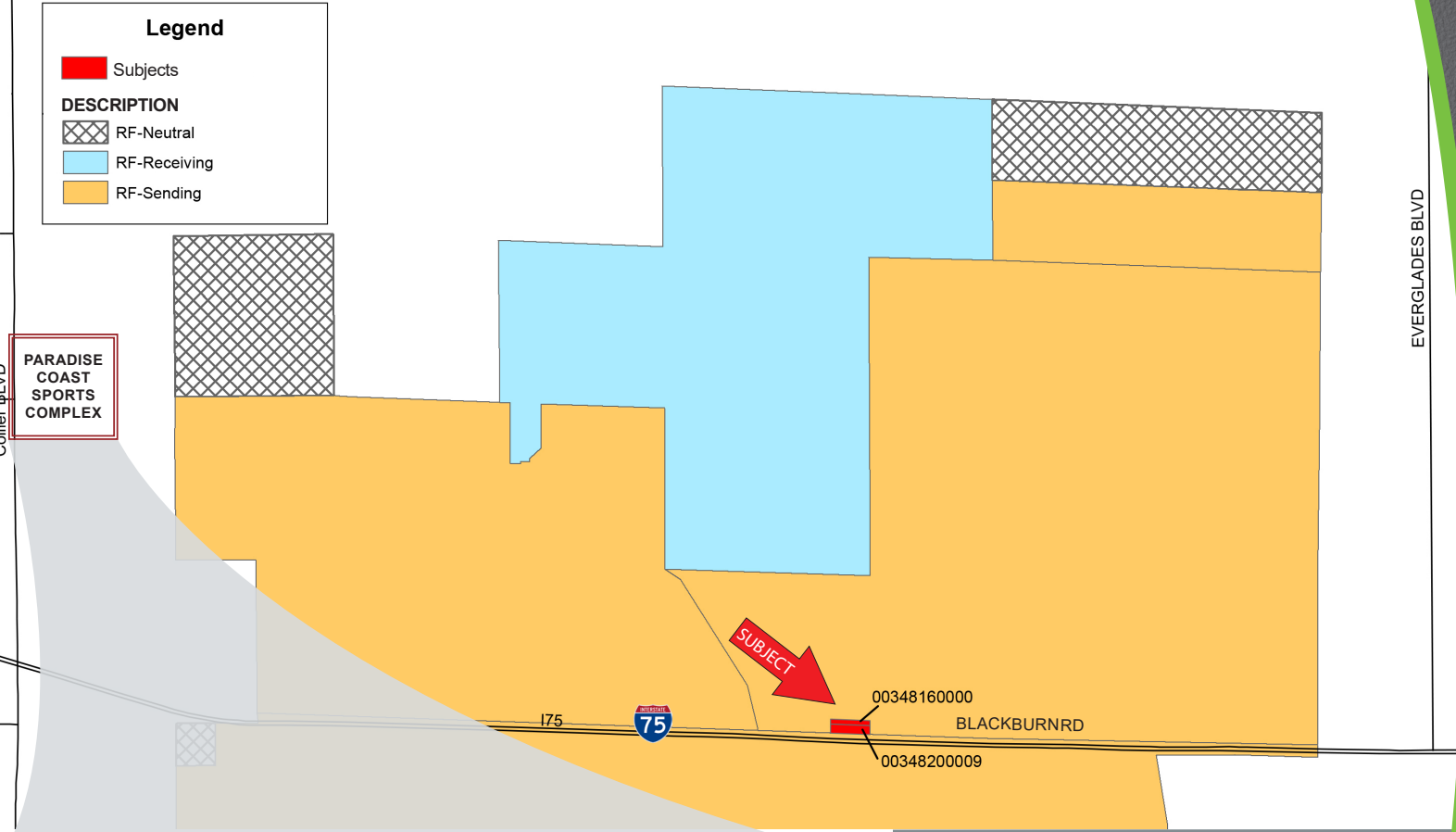
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TDR CREDITS BREAKDOWN

- 2.7 Base credits
- 2.7 Early entry bonus credits
- 2.7 Restoration maintenance bonus credits
- 2.7 Conveyance bonus credits
- Total of 10.8 Credits**

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