



Offering Memorandum

TRACT 76

Pine Ridge Rd. & I-75

Naples, FL 34109

George Vukobratovich
CEO
GeorgeV@welshfl.com
239.261.4744

George A. Vukobratovich
Broker Associate
Gav@welshfl.com
239.877.0417

Ryan Paiva
Broker Associate
Ryanp@welshfl.com
239.248.7154



Welsh Companies FL. Inc. is pleased to present Tract 76 an owner/user and or investment opportunity in Collier County. This is the last tract of land with the highest traffic count at Pine Ridge Rd. & I 75 that is ready for development.

HIGHLIGHTS

Last Available Land For Sale on the I-75 & Pine Ridge Rd. Interchange

- Prime location - strategically located
 - Estates / CPUD zoning - 4.68 acres
- With one of the highest traffic counts in Collier County
 - Utilities stubbed to site
- Prime opportunity to capitalize on Naples economic growth
- Access to the parcel from a signalized intersection and private road



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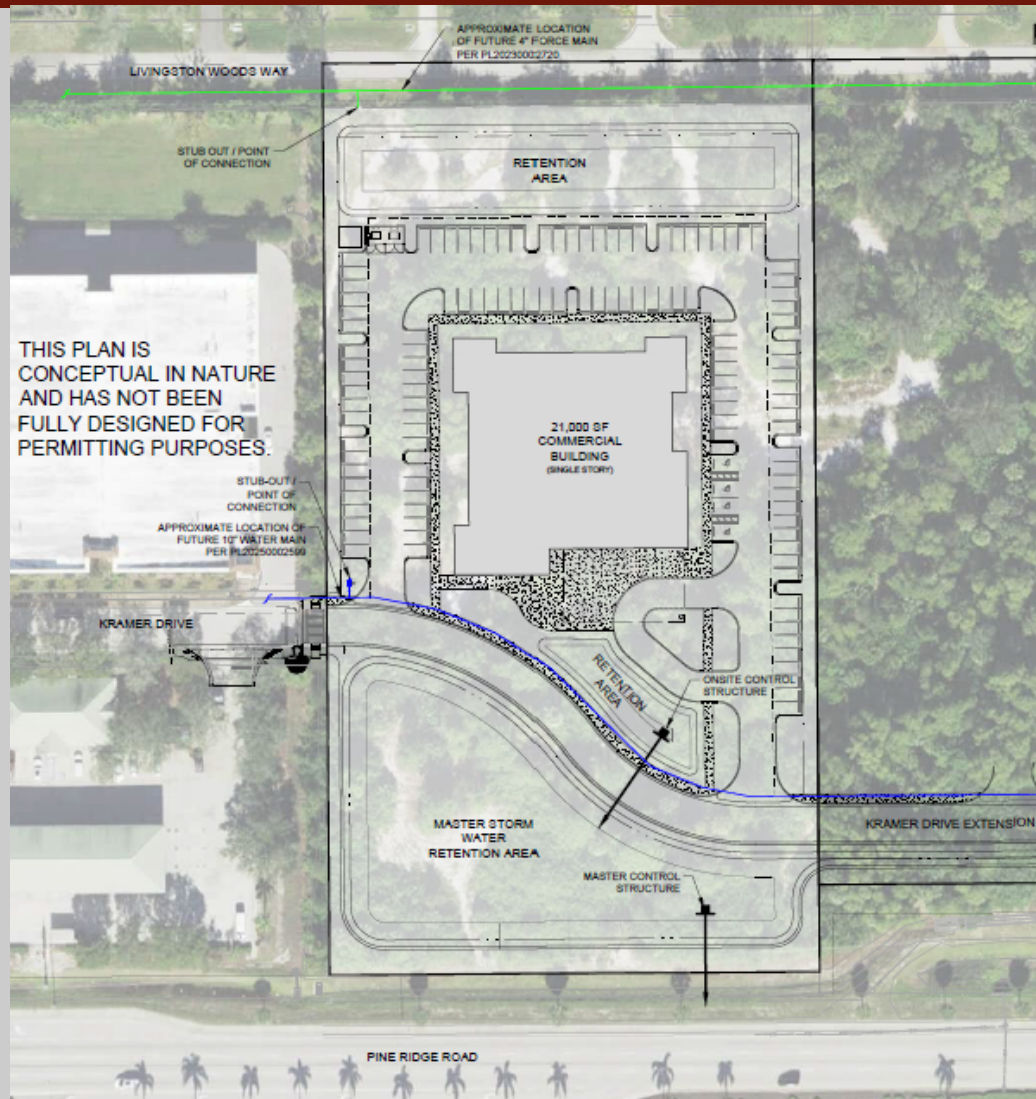
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Conceptual Building Plan #1



Buyers obligation to determine its own development of the property at buyers discretion.



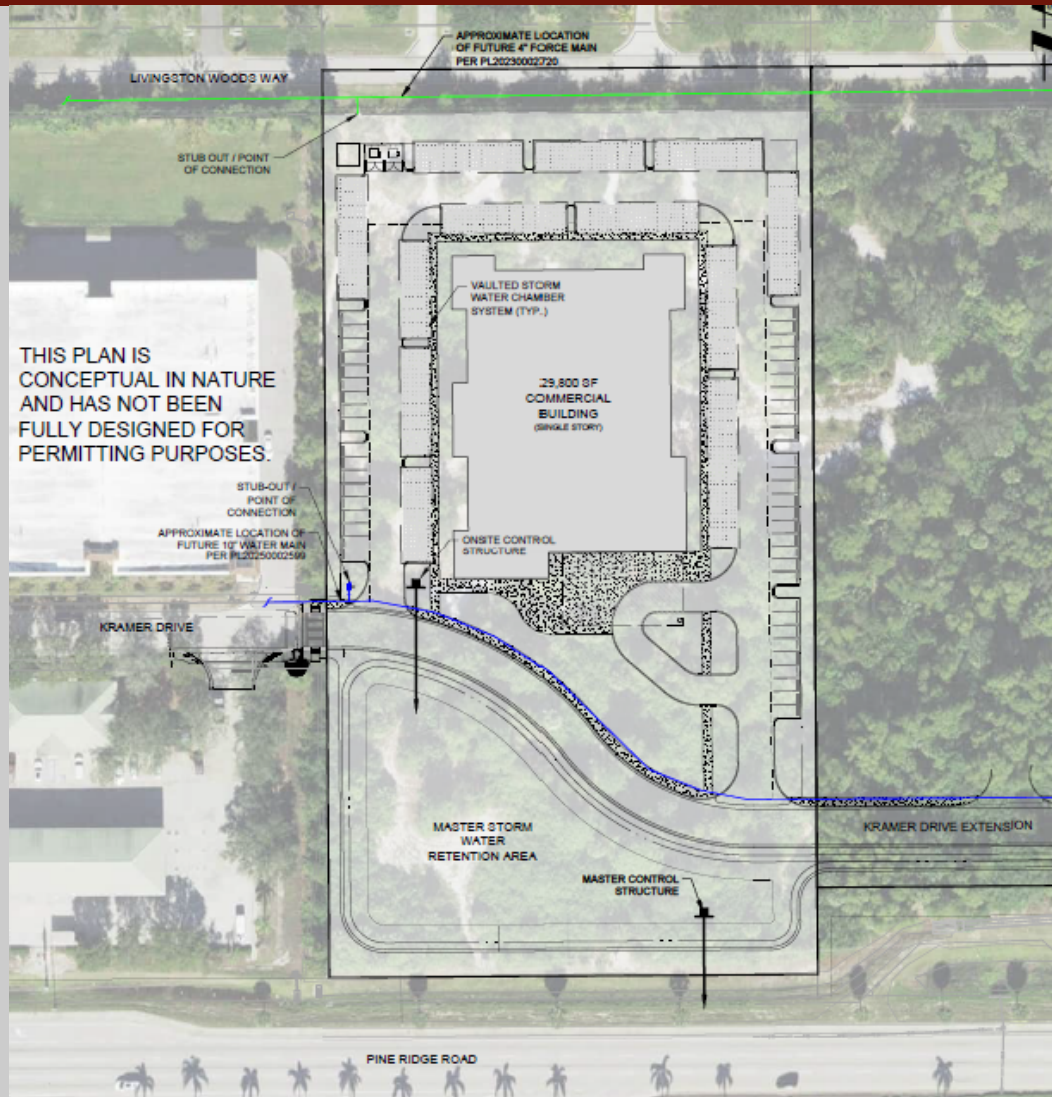
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REPUTATION IS OUR MOST VALUABLE ASSET

Conceptual Building Plan #2



Buyers obligation to determine its own development of the property at buyers discretion.



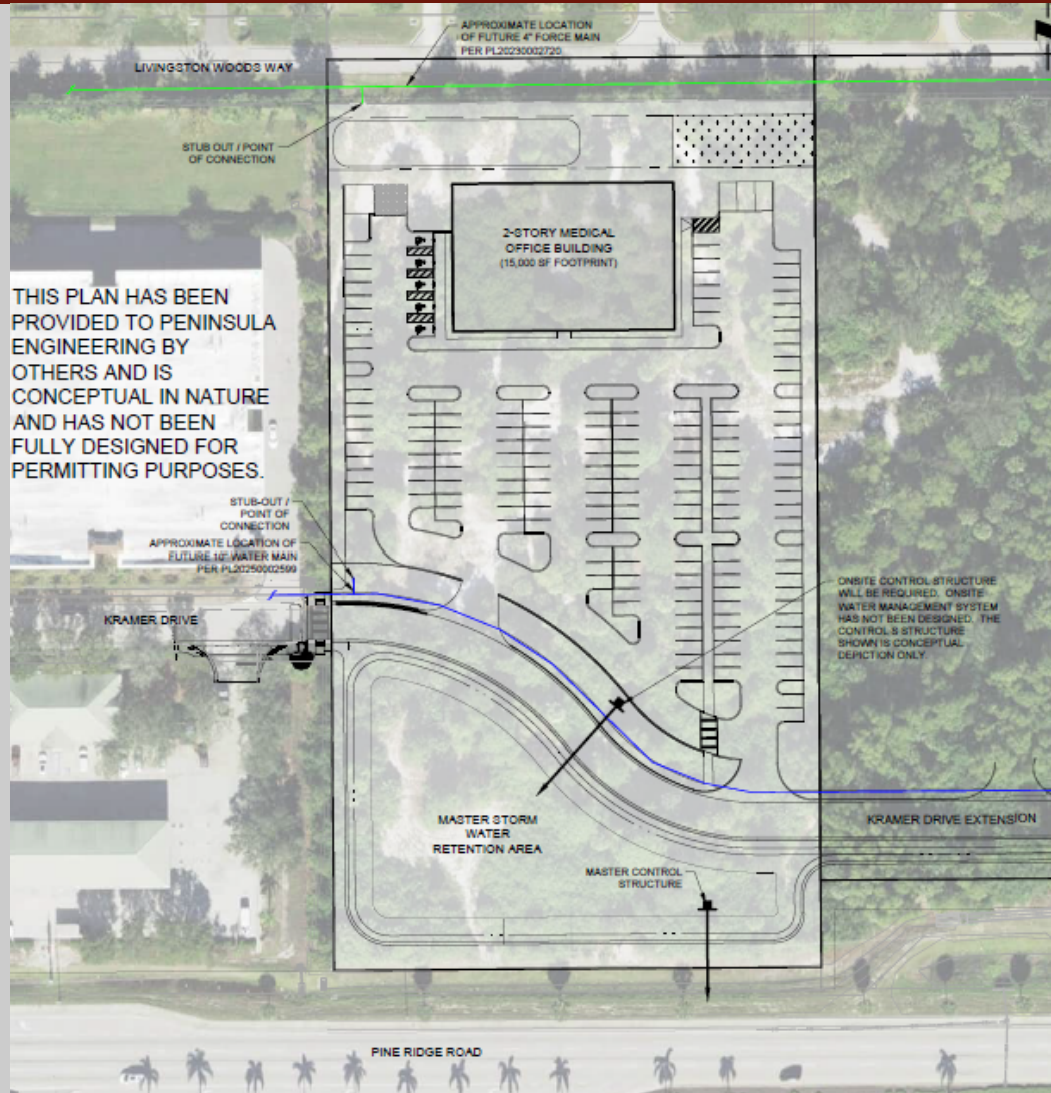
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REPUTATION IS OUR MOST VALUABLE ASSET

Conceptual Building Plan #3



Buyers obligation to determine its own development of the property at buyers discretion.



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POSSIBLE PRINCIPAL USES

- Accounting and bookkeeping services (8721)
- Accident and Health Insurance Services (6321)
- Advertising Agencies (7311)
- Amusement and Recreation Services, indoor (7999, limited to: Gymnastics instruction, Judo instruction, Karate instruction, Yoga instruction. Any uses not listed for SIC 7999 are prohibited)
- Apparel and Accessory Stores (5611-5661 and 5699, limited to: Bathing suit stores-retail, Custom tailors-retail, Dresses mad to order-retail, Dressmakers; shops, custom-retail, Merchant tailors-retail, Shirts custom made-retail, Sports apparel stores-retail, Tee shirts custom printed-retail, Uniforms-retail. Any uses not listed below for SIC 5699 are prohibited)
- Auto and home supply stores (5531)
- Banks, credit unions and trusts (6011-6091)
- Child day care services (8351)
- Civic, social and fraternal associations (8641)
- Eating places (5812, except restaurants with drive-through facilities)
- Essential services
- Food stores (5411, except convenience stores)
- Food stores, Miscellaneous (5499, limited to: Coffee stores-retail, Dietetic food stores-retail, Health food stores-retail, Vitamin food stores-retail. Any uses not listed for SIC 5499 are prohibited)
- General merchandise stores (5311)
- Health services (8011-8049, 8082)
- Home furniture, furnishings and equipment stores (5712-5736)
- Hotels and motels (7011)
- Insurance agents, brokers and services (6411)
- Legal services (8111)
- Miscellaneous retail (5912, 5941, 5942, 5992, 5994, and 5995)
- Organization: political, professional, and memberships, miscellaneous (8611-8661)
- Paint and wallpaper stores (5231, except glass stores)
- Personal services (7212 dry-cleaning and laundry pick up stations only, 7215, 7217, 7219-7261, except crematories, 7291)
- Physical fitness facilities (7911-7991)
- Real estate agents and managers (6531)
- Retail bakeries (5461)
- Veterinary services (0742, excluding outdoor kenneling)
- Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Hearing Examiner (HEX) or the Board of Zoning Appeals (BZA) by the process outlined in the LDC

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BROKERAGE DISCLOSURE

- Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest deposit, proof of funds, feasibility period and closing period.
- It is the bidders' responsibility to ensure that their offers are submitted to: GeorgeV@welshfl.com, GAV@welshfl.com, RyanP@welshfl.com.
- Seller has granted the neighboring lot owner a right of first refusal. A period of 5 business days shall be granted to neighboring lot owner from receipt of an Offer to agree to purchase Tract 76 for the purchase price contained in a submitted and acceptable offer.

SELLER HAS ENGAGED THE SERVICES OF WELSH COMPANIES FL. INC. SELLER RESERVES THE RIGHT AT SELLERS DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THIS PROPERTY AND TO TERMINATE DISCUSSION WITH ANY PARTY AT ANY TIME WITH OUR WITHOUT NOTICE. THIS MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM. RESTRICTED COVENANT AGREEMENTS PERTAINING TO THE ACCESS ROAD ARE IN EFFECT; COPIES OF THESE DOCUMENTS WILL BE SHARED TO THE BUYER UPON ACCEPTANCE OF AN ACCEPTABLE OFFER

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Welsh Companies FL, Inc.

WWW.WELSHFL.COM
LICENSED REAL ESTATE BROKER

2950 Tamiami Trail N, Suite 200
Naples, FL 34103

Phone: (239) 261-4744

Fax: (239) 263-4142

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