

Roberts Avenue West  
Immokalee, FL 34142

FOR SALE



## INFORMATION

Sale Price: \$1,200,000

Property Size: 5 Acres

Zoning: MF-6

## OVERVIEW

Unlock the potential of a rare investment opportunity in the heart of Immokalee, one of Southwest Florida's fastest-growing markets. This 5-acre parcel is zoned MH (Mobile Home), and is currently approved for 30 residential units, offering a highly sought-after development option in an area with limited supply of quality rental housing.

Strategically located with excellent accessibility and proximity to local infrastructure, schools, and commercial services, this property is primed for residential or alternative land-use development. Immokalee continues to experience strong demand for affordable housing, making this site an exceptional choice for investors seeking long-term growth and stable income potential.

## FEATURES

- 5 Acres - Zoned MF-6
- Currently approved for 6 units per acre
- Very limited supply of residential rental properties
- Immokalee is a "bedroom" commuter for Collier County.

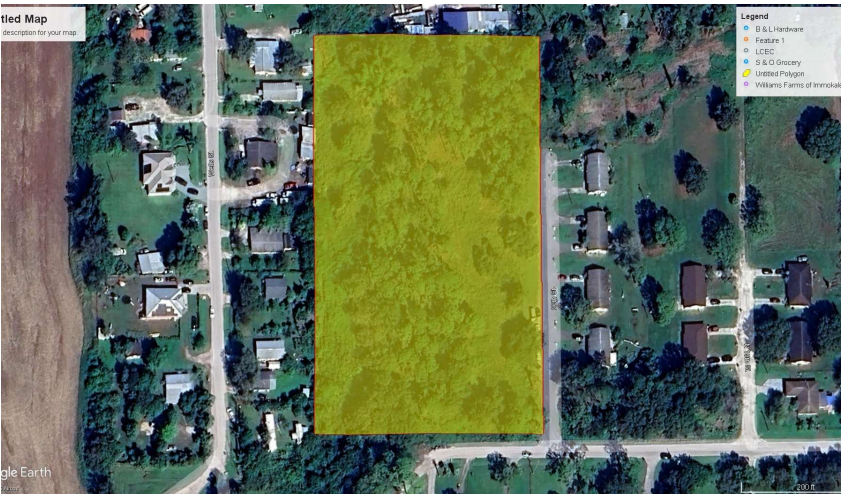
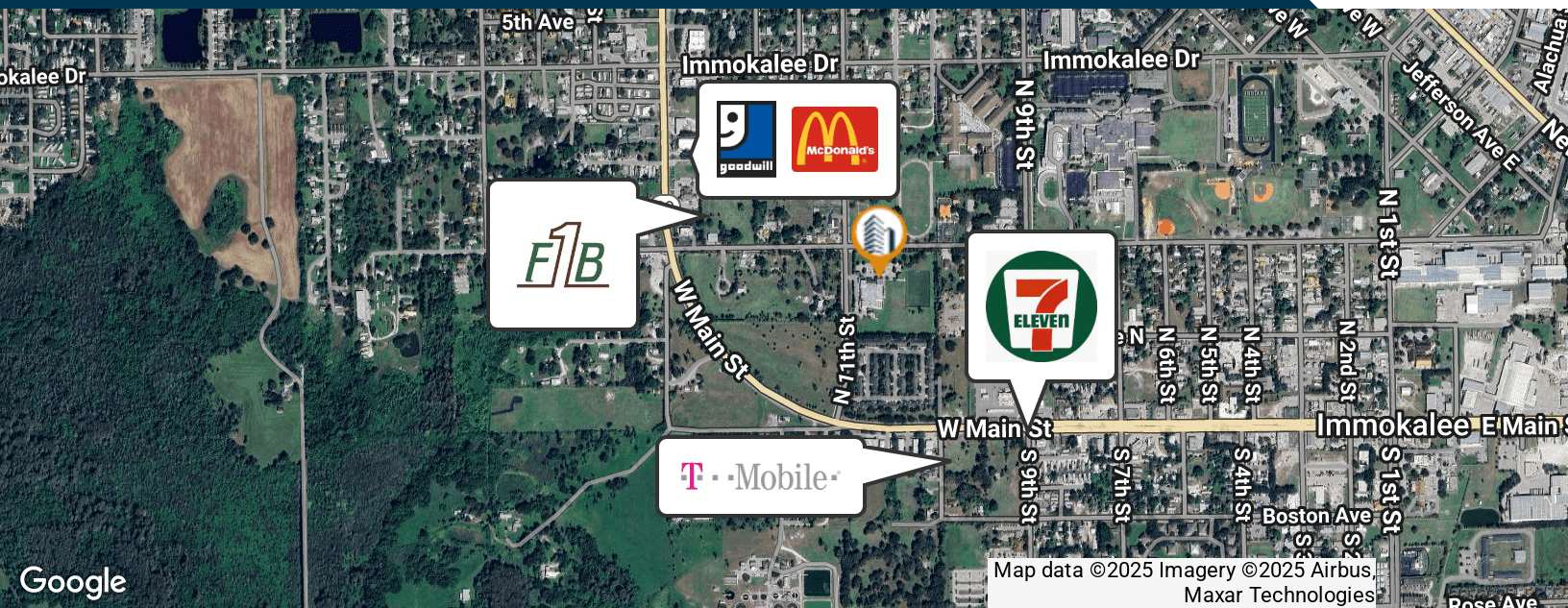
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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

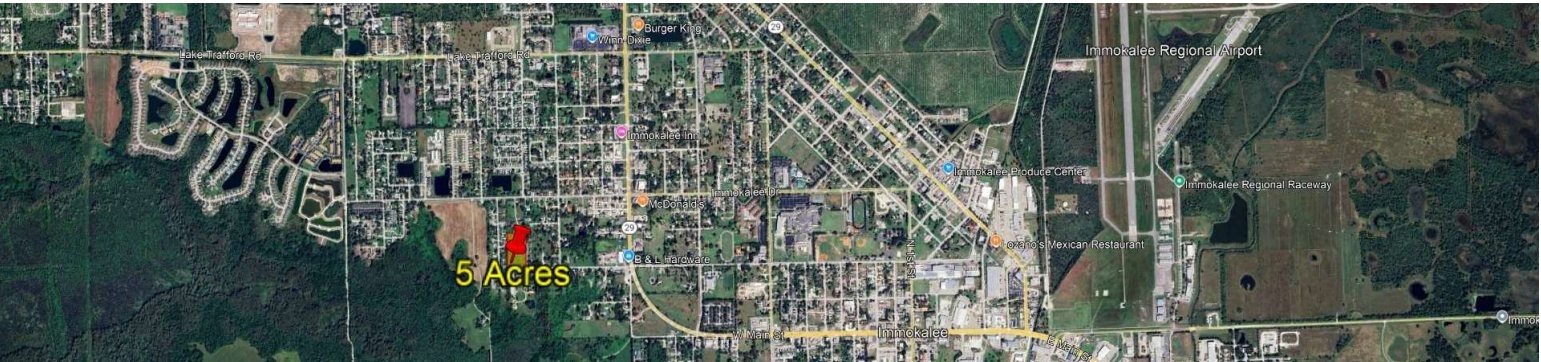


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	0.3 MILES	0.5 MILES	1 MILE
Total households	194	606	2,808
Total persons per hh	3.9	3.9	3.8
Average hh income	\$72,924	\$69,511	\$69,060
Average house value	\$287,952	\$251,936	\$231,841

	0.3 MILES	0.5 MILES	1 MILE
Total population	766	2,371	10,611
Median age	33	32	33
Median age (male)	32	32	33
Median age (female)	33	33	33



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**PROFESSIONAL BACKGROUND**

Felipe Arcila is an accomplished Commercial Real Estate Advisor with nearly 20 years of experience in commercial development, sales, leasing, and site selection. He has a tireless work ethic and a passion for advocating for his customers.

Southwest Florida has been home to Felipe since 2003. Originally from Colombia, he has a broad range of experience with international transactions in Puerto Rico, Colombia, and Mexico. Felipe has been awarded the firms' Top Producer for Total Transaction Volume in both 2021 & 2022 with over \$50M in total transactions within just the past three years.

Felipe has served the local community as a member of the Golden Gate Parkway Economic Development Zoning Advisory Board since 2020 and is a NABOR Commercial Committee member. Felipe is also a member of NABOR, CCIM, ULI, and ICSC.

Felipe is fluent in both English and Spanish. During his free time, he volunteers for Habitat for Humanity, travelling and enjoys surfing.

**CAREER HIGHLIGHTS:**

- Transactions in the United States, Puerto Rico, Colombia, and Mexico
- Retail site selection throughout the State of Florida and Puerto Rico
- Habitat for Humanity volunteer

**MEMBERSHIPS**

- NABOR® Member
- CCIM Member
- ICSC
- Golden Gate Parkway Economic Development Zoning Advisory Board

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