



Investment
Properties
Corporation

LAND LEASE



COLLIER BLVD | NAPLES FL 34113



HAMMOCK PARK APARTMENTS
265 +/- UNITS



COSTCO
WHOLESALE
(Coming Soon)


PHYSICIANS REGIONAL
HEALTHCARE SYSTEM

RATTLESNAKE HAMMOCK ROAD

Mister
CAR WASH



COLLIER BOULEVARD

1.4 ACRES
VACANT LAND

DISCOVERY
VILLAGE
AT NAPLES
By Discovery Senior Living

ASTER
AT LELY RESORT
A Preferred Apartment Community

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

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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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:

(2024)

\$9,211.62

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



FOLIO #: 73620100605



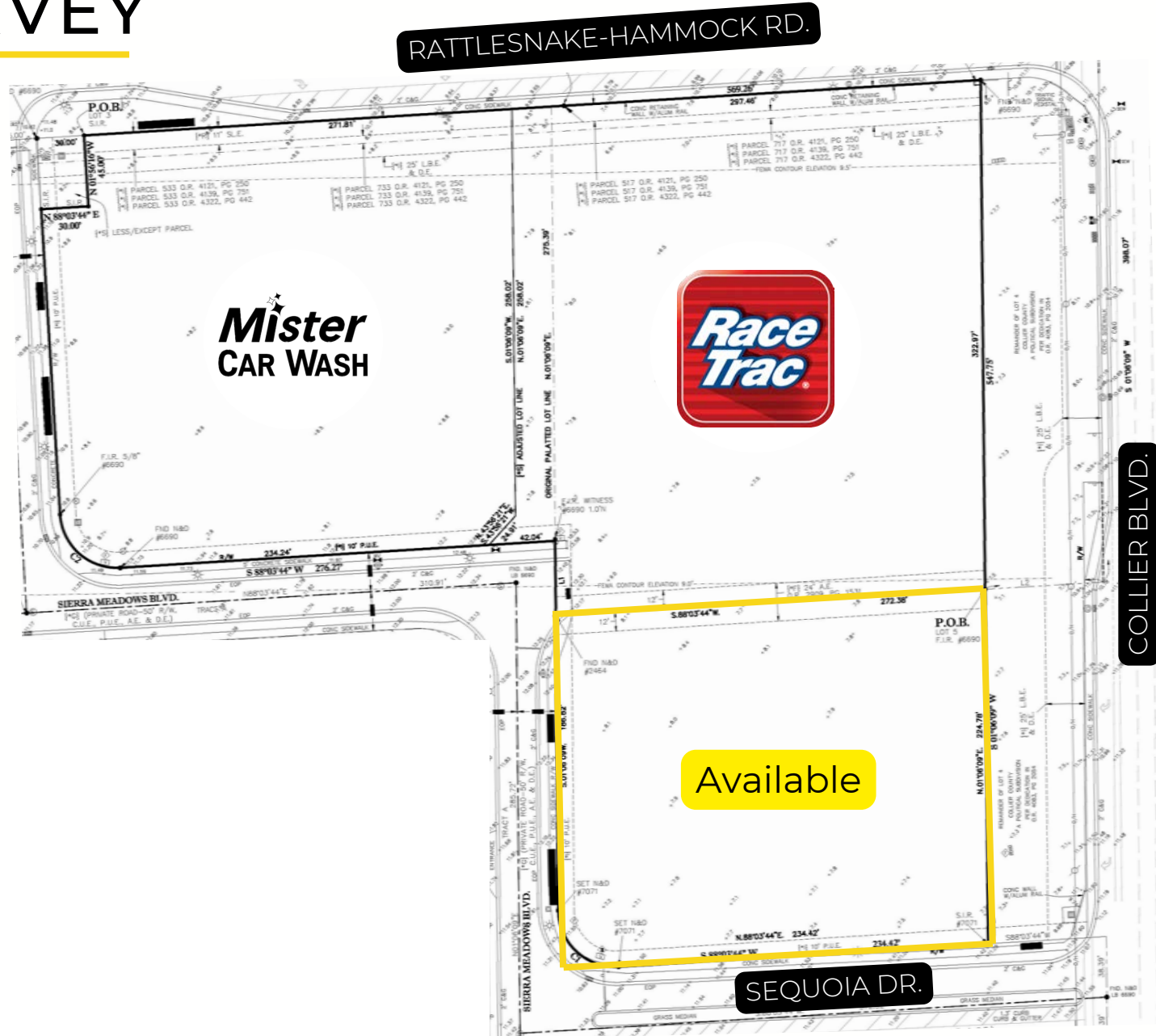


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SURVEY





**Investment
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PUD ZONED VACANT LAND

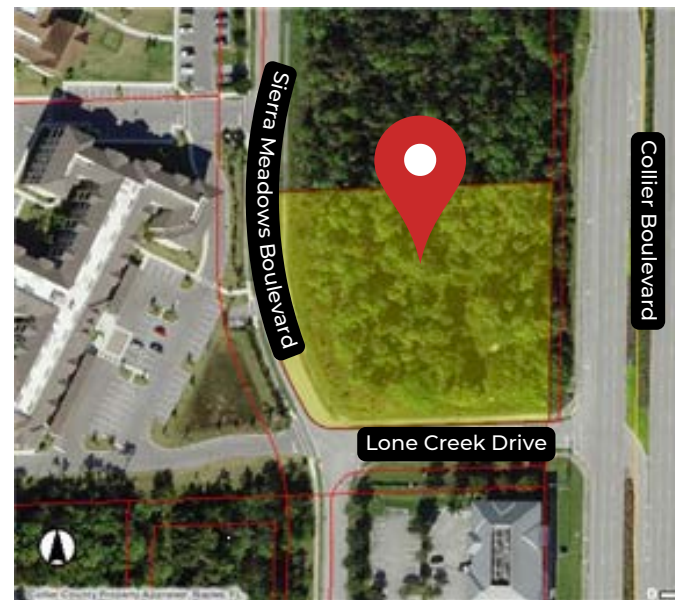
SIERRA MEADOWS BLVD | NAPLES FL 34113

Population

1 Mile Radius: 5,610
3 Mile Radius: 30,817
5 Mile Radius: 90,392

Average Household Income

1 Mile Radius: \$127,639
3 Mile Radius: \$127,021
5 Mile Radius: \$116,588



Naples Ranks No.1 in
the United States
for Economic Growth

Average Net Worth

1 Mile Radius: \$2,194,913
3 Mile Radius: \$2,624,584
5 Mile Radius: \$2,141,134

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



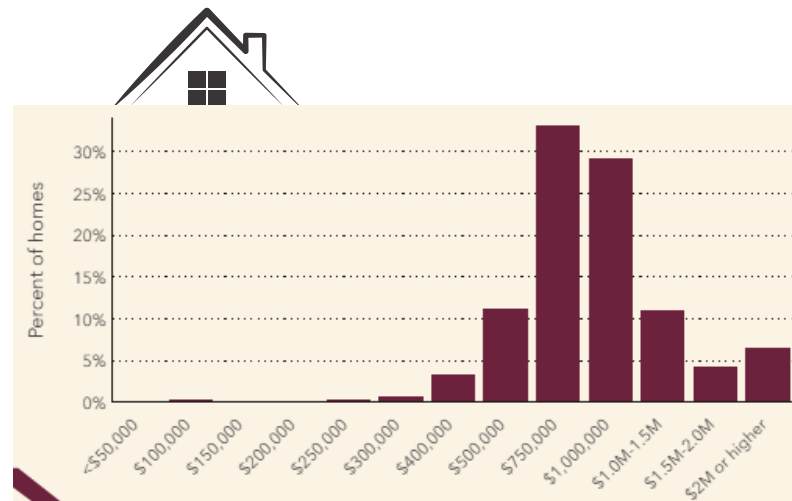
Bachelor's Degree



Graduate Degree



2025 Home Values (within 1 mile)



Within a 3 mile radius
from the property,
there are 15,137 housing
units.

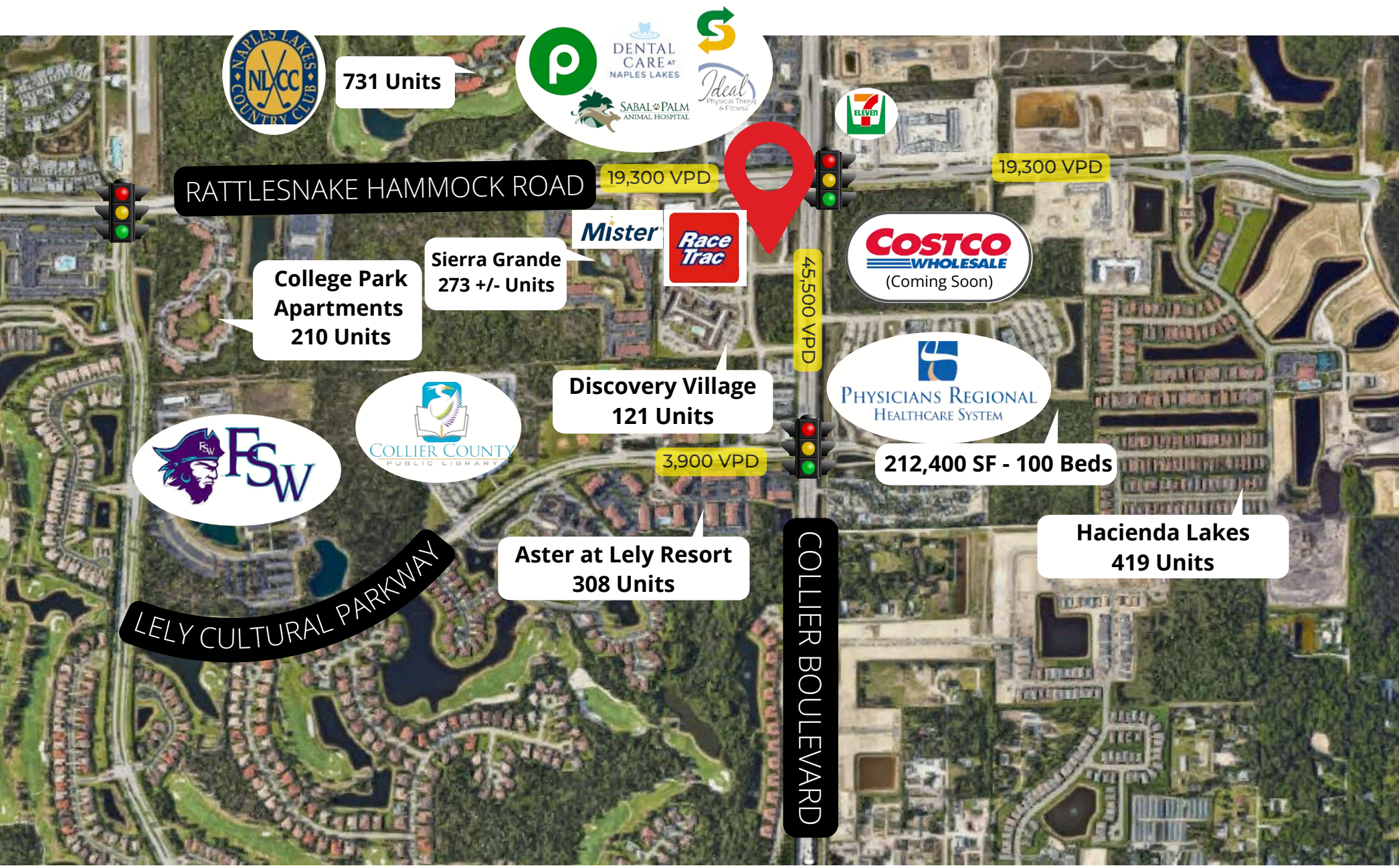
Within a 5 mile radius,
there are 42,581
housing units.



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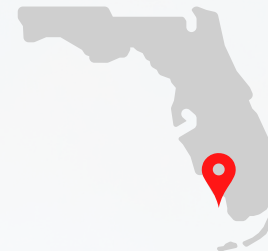
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Located approximately 40 miles south of Fort Myers, Naples is considered to be the "crown jewel" of Southwest Florida. Consisting of world class shopping & entertainment, exquisite dining, and serene white sand beaches.



About the Area

**NAPLES
FLORIDA**

Making Headlines

"Naples Ranks No.1 in the U.S. for Economic Growth"- Bloomberg

"Naples named the best place to live in the U.S. 2024-2025" - U.S. News & World Report

"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

"Collier County rated 2nd place for highest per capita wealth in the state of Florida" - Naples Daily News 2023

"Naples Ranks No. 1 for Best Places to Retire in 2025" - U.S News Real Estate