

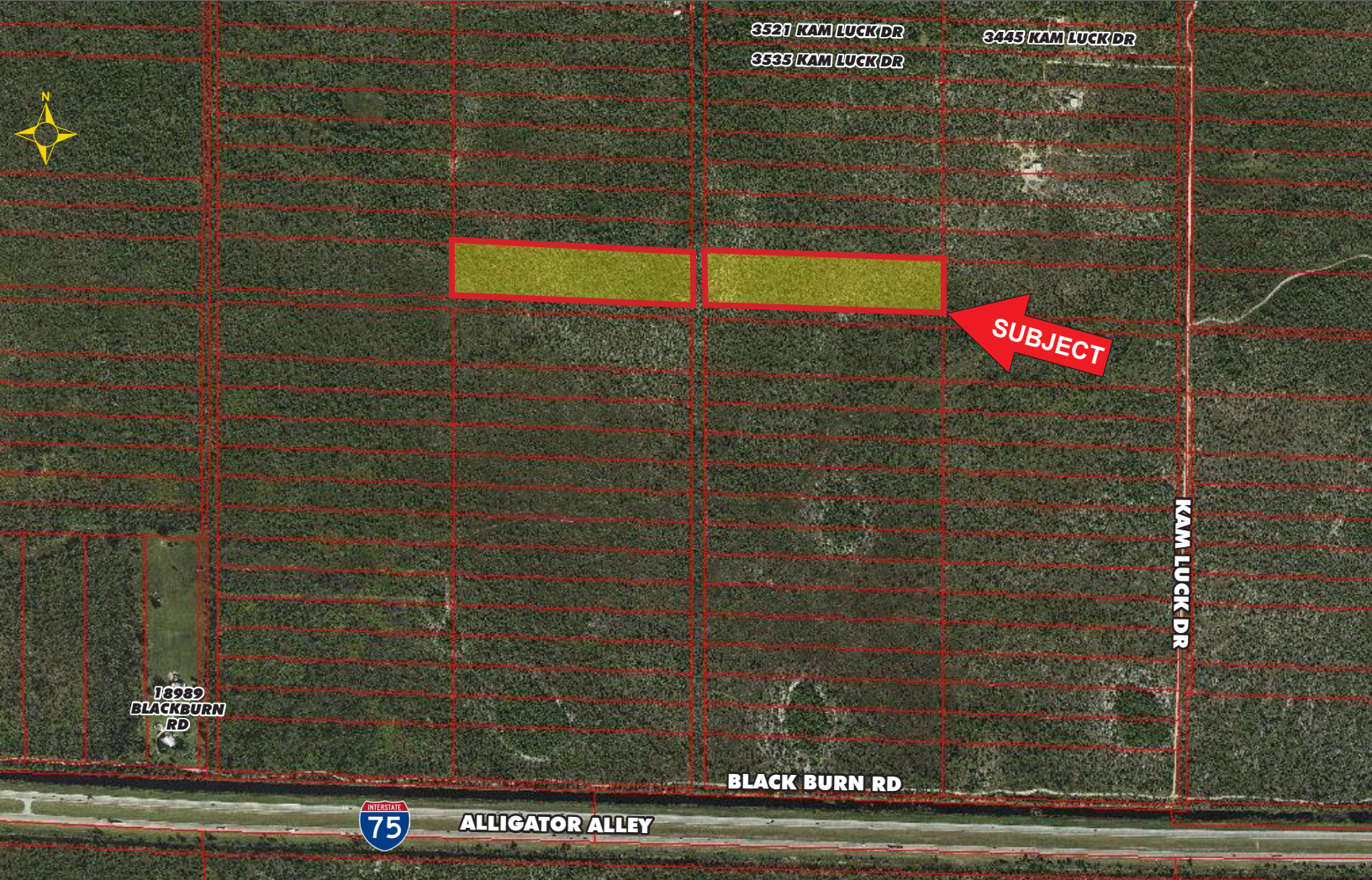
TWO 8.5± ACRE LOTS

POTENTIAL 13.6 TDR CREDITS



FOR SALE

KAM LUCK DRIVE, NAPLES, FL, 34117



- PRICE:** \$175,000 (\$10,300/Acre or \$12,900/TDR Credit)
- LOCATION:** East of Collier Boulevard, off Black Burn Road, between Smith Road and Kam Luck Road. Just north of I-75/Alligator Alley
- SIZE:** Two 8.5± Acre lots, Total of 17± Acres
- ZONING:** A - Agriculture (Collier County)
Natural Resource Protected Sending Area, 13.6 TDR credits to be severed
- RE TAXES:** \$20.56 (2024)
- PARCEL ID:** 00346520008 & 00346560000

17± ACRES

Located 9± miles east of Collier Boulevard, this parcel falls within the Natural Resource Protection Area Overlay. These two 8.5± acre lots are in the Agricultural Zoning District with Rural Fringe Mixed-Use District-Sending Lands designation for future land use. Potential 13.6 TDR Credits to be severed. One dwelling unit can be built on each lot. While access easements are available for both lots, there is currently no paved road or utilities available.

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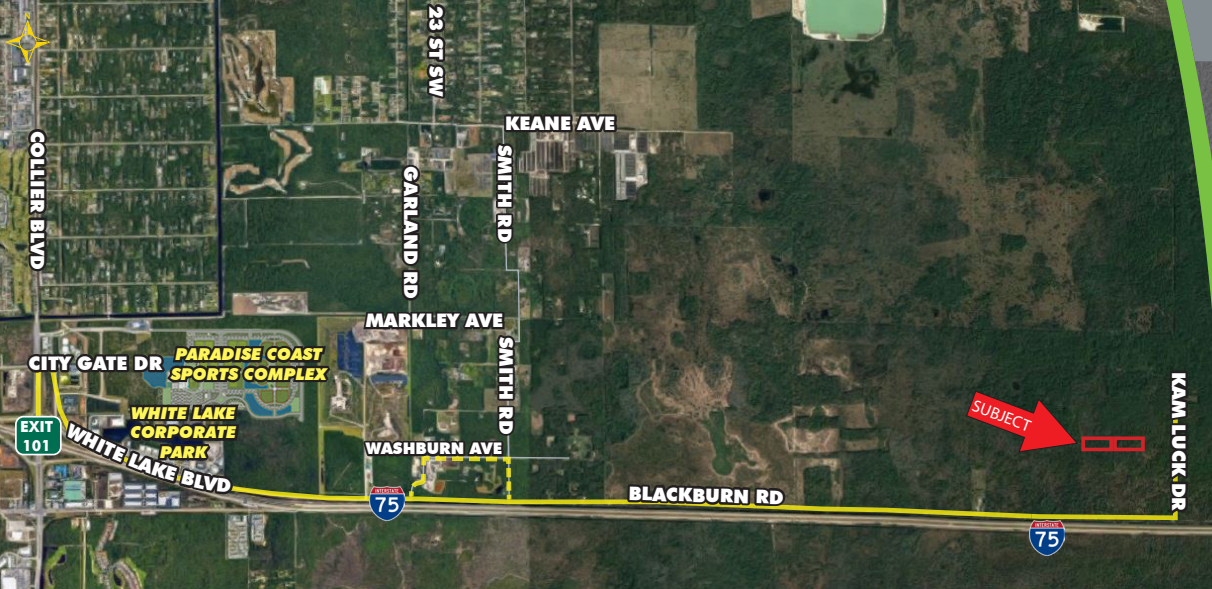
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

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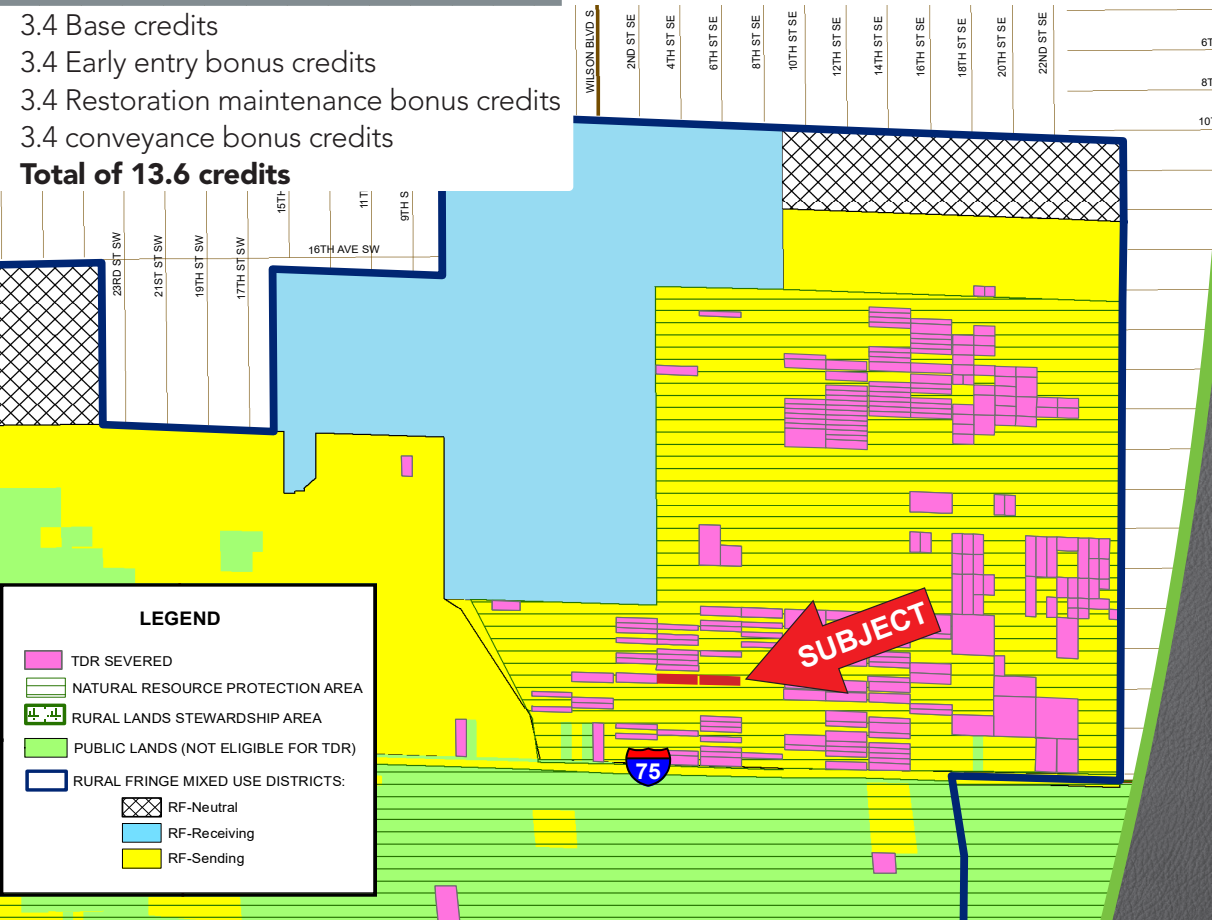


HIGHLIGHTS

- Two 8.5± acre lots, total of 17± acres
- Located 9± miles east of Collier Boulevard in the NE quadrant of Collier Boulevard and I-75
- Potential 13.6 TDR Credits to be severed
- Potentially one dwelling unit can be built per lot
- Currently no access or utilities to the property

TDR CREDITS BREAKDOWN

- 3.4 Base credits
- 3.4 Early entry bonus credits
- 3.4 Restoration maintenance bonus credits
- 3.4 conveyance bonus credits
- Total of 13.6 credits**



LEGEND

- TDR SEVERED
- NATURAL RESOURCE PROTECTION AREA
- RURAL LANDS STEWARDSHIP AREA
- PUBLIC LANDS (NOT ELIGIBLE FOR TDR)
- RURAL FRINGE MIXED USE DISTRICTS:
 - RF-Neutral
 - RF-Receiving
 - RF-Sending

CONTACT

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2024 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	768	10,549	170,199
EST. HOUSEHOLDS	246	3,435	67,877
EST. MEDIAN HOUSEHOLD INCOME	\$75,784	\$94,875	\$81,117

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