

686 & 688

97th AVENUE N
NAPLES, FL 34108

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



0.31± ACRE RESIDENTIAL SITE
RARE DOUBLE LOT IN NAPLES PARK

YOUR LOCAL MARKET **EXPERT** | LOCAL EXPERTISE | INTERNATIONAL REACH
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



EXECUTIVE SUMMARY

Discover a rare double-lot opportunity in the heart of Naples Park, one of North Naples’ most desirable and flexible residential communities. With no HOA, this oversized 0.31± acre parcel offers exceptional development potential—ideal for a custom single-family home, duplex, or multi-family project. Located west of US 41, the property sits just minutes from Vanderbilt Beach, Delnor-Wiggins Pass State Park, and the vibrant dining, shopping, and entertainment options at Mercato, Whole Foods, and nearby coastal hotspots.



PROPERTY INFO



\$1,467,000
ASKING PRICE



0.31± ACRES
LAND SIZE



RMF-6 -Residential
ZONING

FUTURE LAND USE UR - Urban Residential Subdistrict

FLOOD ZONE X500 & X

PARCEL NUMBER 62641320006

PROPERTY AERIAL



AREA INFORMATION

2025 Demographics | 3-Mile Radius

33,418
POPULATION

16,340
HOUSEHOLDS

\$194K
AVG.
HOUSEHOLD
INCOME

65.3
MEDIAN AGE

**VANDERBILT
BEACH**



Walmart

**Riverchase
Plaza**

NCH
Healthcare
System

**Granada
Shoppes**

Naples Park

**The Pavilion
Shopping Center**

MERCATO

**The Marketplace
at Pelican Bay**

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LISTING BROKER

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