



**SALE**

# Just Under 9 Acres on Collier Blvd. (SR 951)

**14785 COLLIER BLVD**

Naples, FL 34119

**PRESENTED BY:**

**TIFFANY LUONGO**

O: 239.707.1700

TiffanyL@SVN.com

**ASHLEY BARRETT BLOOM**

O: 941.366.1136

ashley.bloom@svn.com

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Undisclosed
<b>LOT SIZE:</b>	8.78 Acres
<b>CAN BE DIVIDED</b>	
<b>BUILDING SIZE:</b>	7,216 SF
<b>ZONING:</b>	AG
<b>CONDITIONAL APPROVED USE:</b>	SCHOOL

### PROPERTY DESCRIPTION

Larger parcel in the coveted area of North Naples, this property is situated just south of Immokalee Rd at the lighted corner intersection of Tree Farm Rd. and Collier Blvd. (SR 951). Formerly occupied by Nicaea Academy, the property includes four portables, a house and ample grounds.

### PROPERTY HIGHLIGHTS

- Formerly a school - existing buildings consist of four portables and a house totaling over 7000 sf.
- Lighted intersection of Collier Blvd. and Tree Farm Rd.
- Visibility on Collier Blvd.
- Adjacent to the upscale Golden Gate Nursery
- Surrounded by Multi-Family
- Superior location just south of Founder's Square and other commercial development
- Northeast Naples is the fastest growing area in Collier County

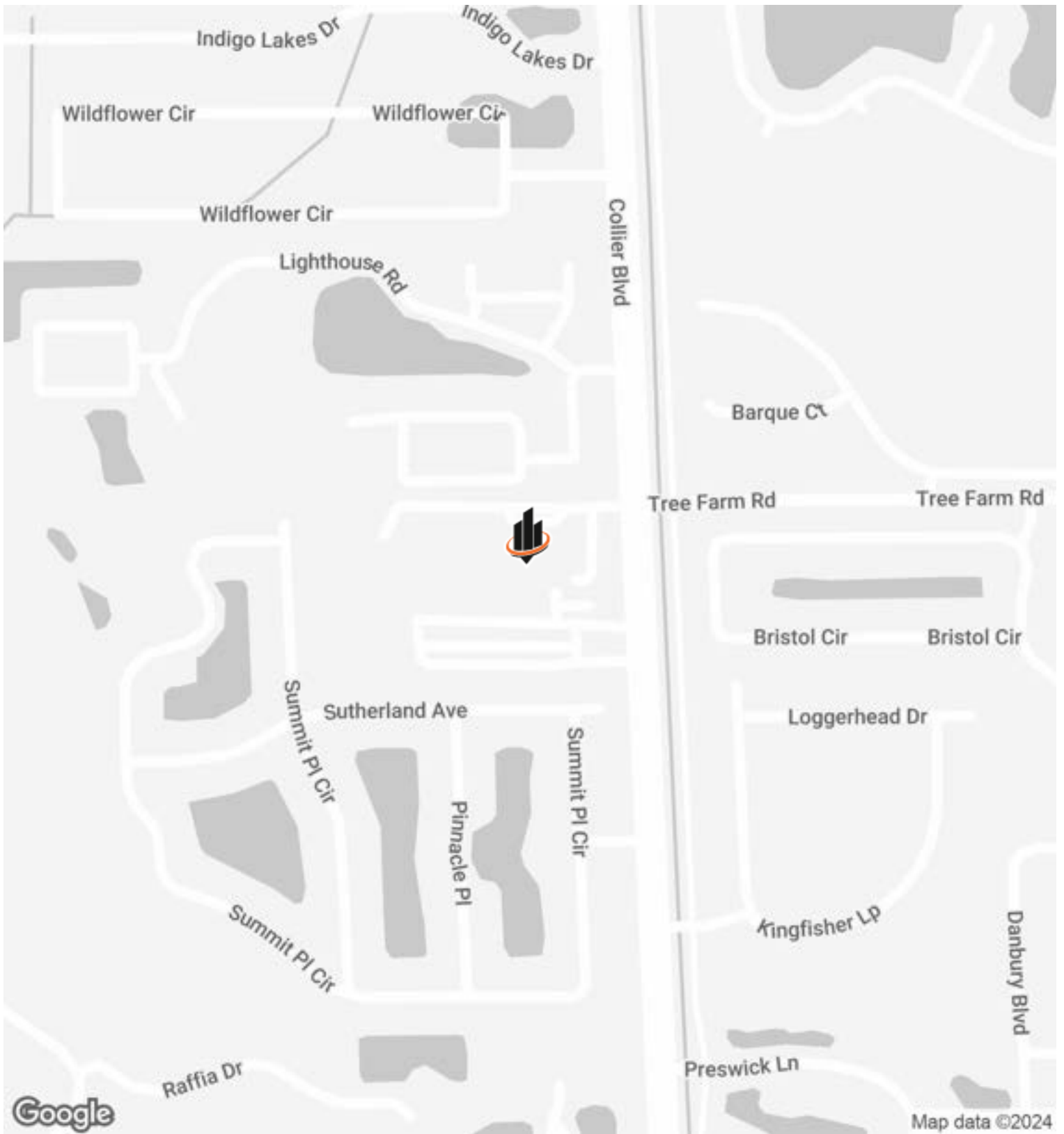
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## ADDITIONAL PHOTOS



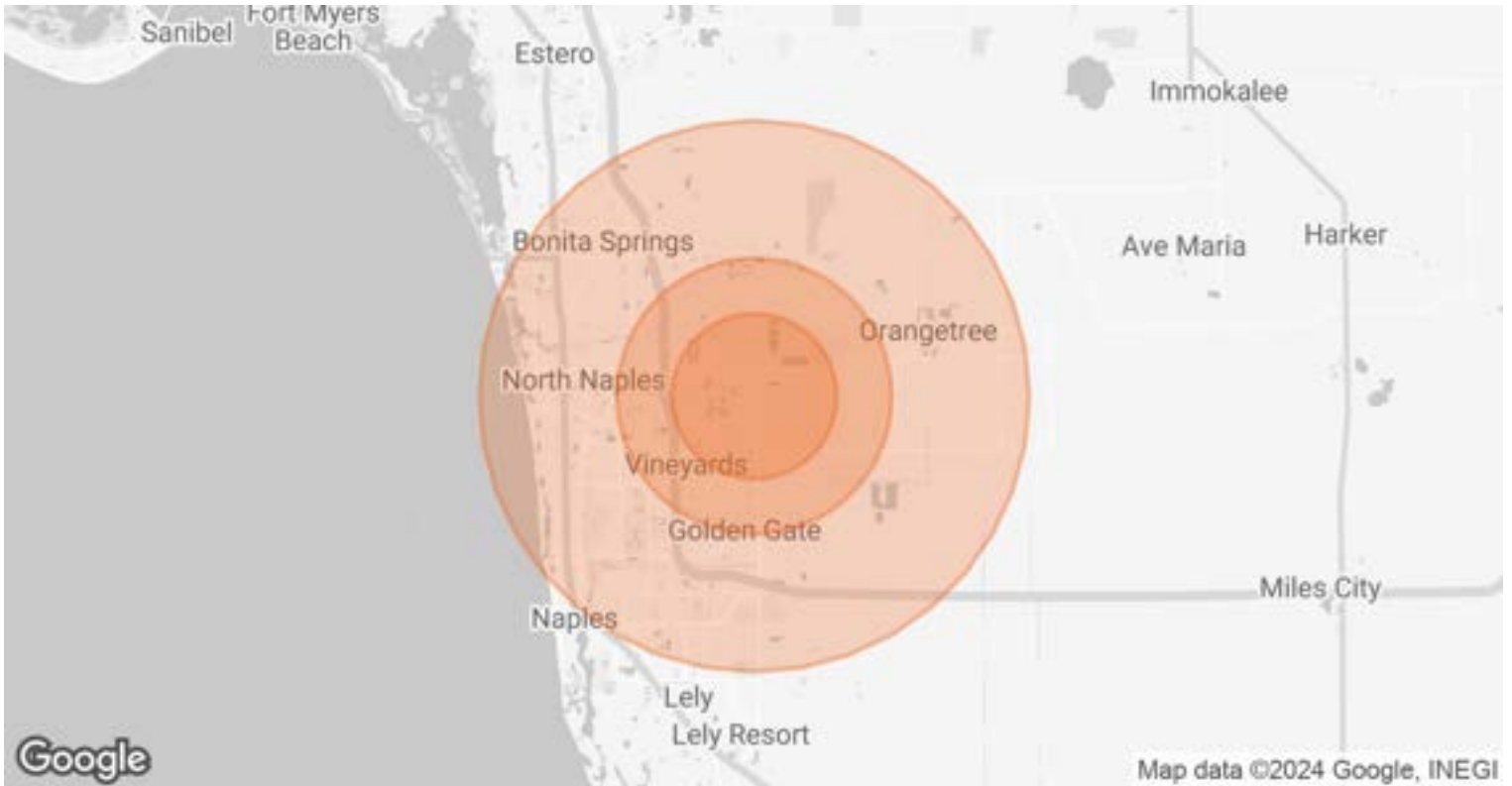
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 3 MILES

### 5 MILES

### 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	39,655	111,446	293,375
<b>AVERAGE AGE</b>	48	49	51
<b>AVERAGE AGE (MALE)</b>	48	48	51
<b>AVERAGE AGE (FEMALE)</b>	48	49	51

## HOUSEHOLDS & INCOME

### 3 MILES

### 5 MILES

### 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	15,870	45,783	126,266
<b># OF PERSONS PER HH</b>	2.5	2.4	2.3
<b>AVERAGE HH INCOME</b>	\$133,358	\$129,589	\$129,903
<b>AVERAGE HOUSE VALUE</b>	\$704,683	\$663,429	\$676,282

Demographics data derived from AlphaMap

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