



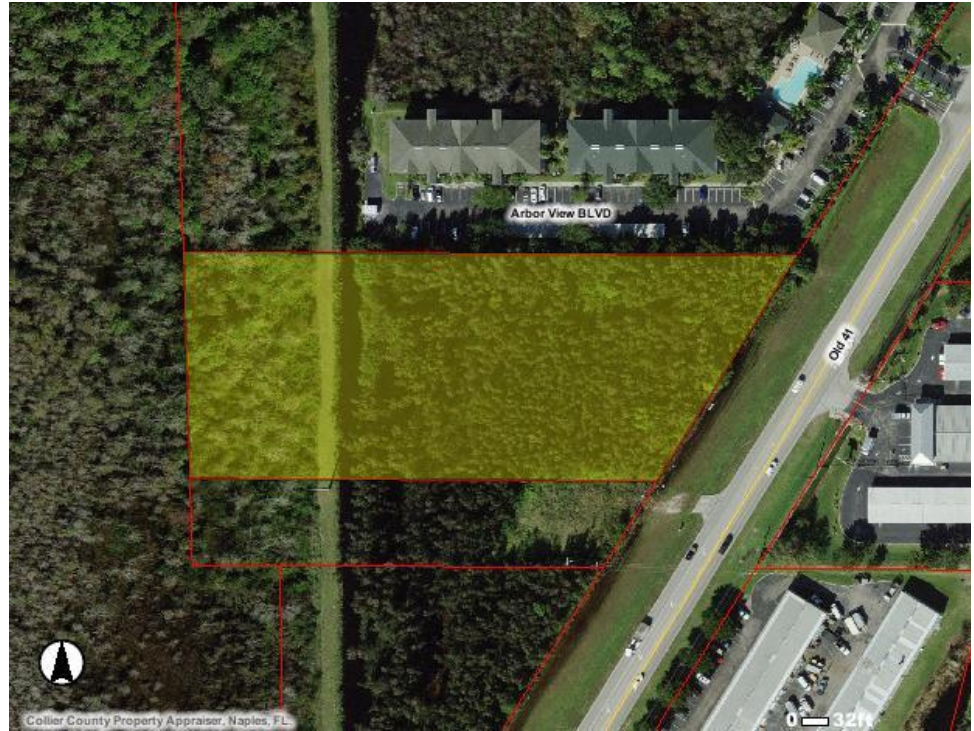
investment  
properties  
corporation

# VACANT LAND FOR SALE

available

**\$1,300,000**

CAN BE SOLD  
WITH  
ADJOINING  
.92 ACRES FOR  
AN ADDITIONAL  
\$499,000



## 15805 OLD 41 ROAD | NAPLES, FL 34110

- LOT SIZE: 3.69 acres 160,736 square feet
- OLD 41 FRONTAGE: 300'
- REAL ESTATE TAXES: \$3,650.55 (2023)
- PARCEL NUMBER: 00143160001
- ZONING: CPUD with C-3 permitted uses

**CONTACT 239.261.3400**

William V. Gonnering, CCIM, SIOR ext. 162 [bill@ipcnaples.com](mailto:bill@ipcnaples.com)  
Christine McManus, CCIM, SIOR ext. 163 [christine@ipcnaples.com](mailto:christine@ipcnaples.com)

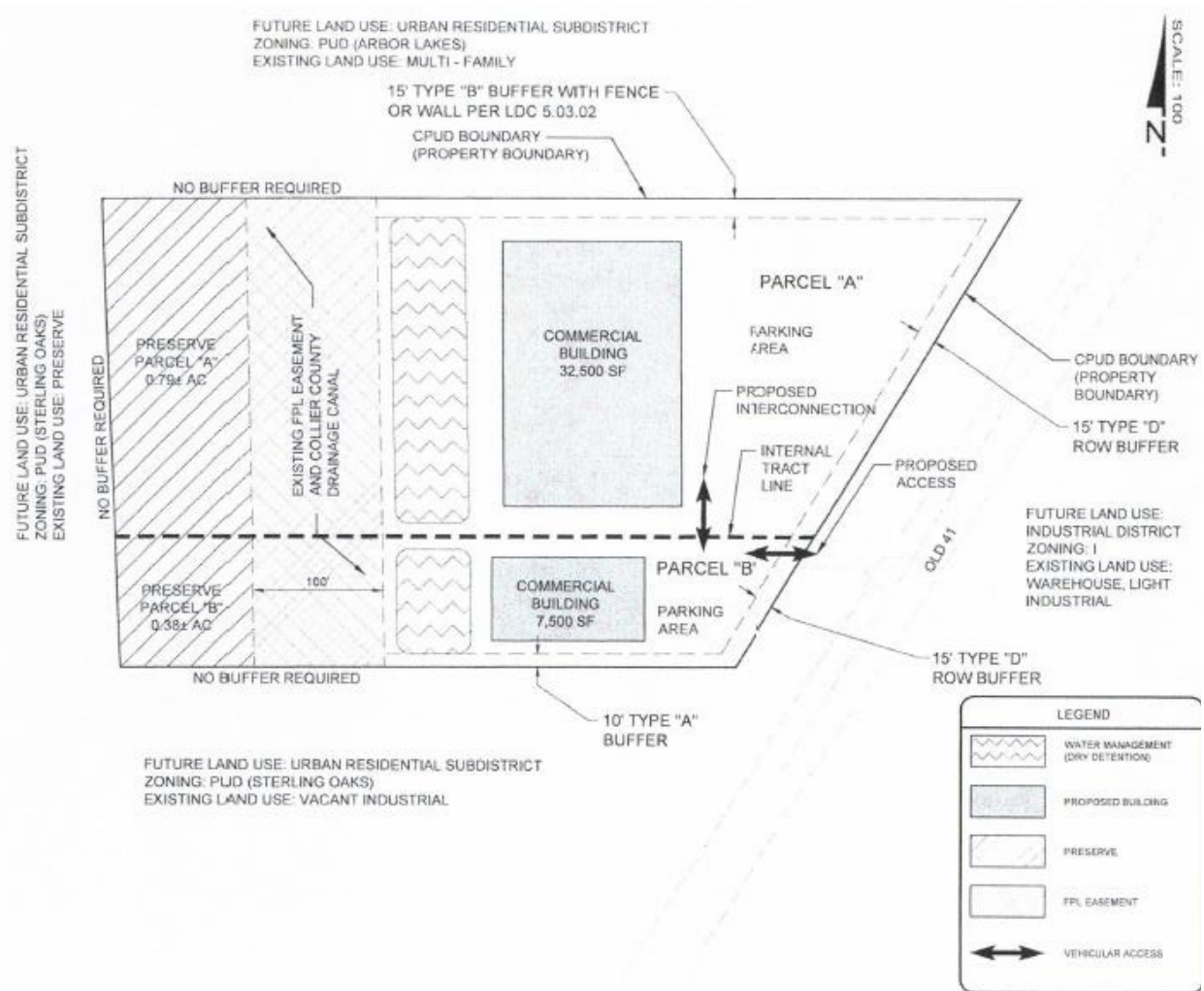


Investment Properties Corporation of Naples  
3838 Tamiami Trail North, Suite 402 Naples, Florida 34103-3586  
Tel 239.261.3400 fax 239.261.7579 [www.ipcnaples.com](http://www.ipcnaples.com)  
*Licensed Real Estate Broker*  
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

# 15805 OLD 41 ROAD | NAPLES, FL 34110



INVESTMENT PROPERTIES CORPORATION  
 Licensed Real Estate Broker  
 3838 TAMIAMI TRAIL N, STE 402, NAPLES, FL 34103  
 ▪ tel 239.261.3400 ▪ fax 239.261.7579  
 www.ipcnaples.com



**Click here for Link to Google Maps:**  
<https://goo.gl/maps/T8uF1ziE8pyz3yii7>

# 15805 OLD 41 ROAD | PROPOSED USES

1. Accounting
2. Adjustment and collection services
3. Advertising agencies
4. Animal specialty services, except veterinary (excluding outside kenneling).
5. Apparel and accessory stores with 5,000 square feet or less of gross floor area in the principal structure
6. Architectural services
7. Auditing
8. Auto and home supply stores with 5,000 square feet or less of gross floor area in the principal structure [No onsite mechanics or performance of auto services]
9. Banks, credit unions and trusts
10. Barber shops
11. Beauty shops (except for beauty schools)
12. Bookkeeping services
13. Business associations
14. Business consulting services
15. Business credit institutions
16. Business services — miscellaneous (except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories telephone, drive-away automobile, exhibits- building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, texture designers, textile folding, tobacco sheeting, window trimming, and yacht brokers)
17. Catalog and Mail Order Houses limited to 7,500 square feet and limited to Parcel B ( no on- site sales)
18. Civic, social and fraternal associations
19. Commercial art and graphic design
20. Commercial photography
21. Computer and computer software stores with 5,000 square feet or less of gross floor area in the principal structure
22. Computer programming, data processing and other services
23. Credit reporting services
24. Direct mail advertising services
25. Drug stores
26. Eating places with 6, 000 square feet or less in gross floor area in the principal



# 15805 OLD 41 ROAD | PROPOSED USES

- structure. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to locational requirements of section LDC 5. 05. 01. Subject to Condition 4. A. AND B.
27. Engineering services
  28. Essential services, subject to LDC section 2. 01 . 03.
  29. Federal and federally-sponsored credit agencies
  30. Food stores with 5,000 square feet or less of gross floor area in the principal structure
  31. Funeral services (except crematories)
  32. Garment pressing, and agents for laundries and drycleaners
  33. General merchandise stores with 5,000 square feet or less of gross floor area in the principal structure.
  34. Glass stores with 5,000 square feet or less of gross floor area in the principal structure
  35. Group care facilities (except for homeless shelters); care units, except for homeless shelters; nursing homes; assisted living facilities pursuant to F. S. § 429 and ch. 58A- 5 F. A. C.; and continuing care retirement communities pursuant to F. S. § 651 ; all subject to LDC section 5. 05.04.
  36. Hardware stores with 1,800 square feet or less of gross floor area in the principal structure
  37. Health services, offices and clinics excluding outpatient rehab
  38. Home furniture and furnishings stores with 5,000 square feet or less of gross floor area in the principal structure
  39. Home health care services
  40. Household appliance stores with 5,000 square feet or less of gross floor area in the principal structure
  41. Insurance carriers, agents and brokers
  42. Labor unions
  43. Landscape architects, consulting and planning
  44. Laundries and dry cleaning, coin operated - self-service
  45. Legal services
  46. Libraries
  47. Loan brokers
  48. Management services
  49. Membership organizations, miscellaneous
  50. Mortgage bankers and loan correspondents
  - 51 . Museums and art galleries
  52. Musical instrument stores with 5,000 square feet or less of gross floor area in the principal structure
  53. Paint stores with 5,000 square feet or less of gross floor area in the principal structure
  54. Personal credit institutions
  55. Personal services, miscellaneous (babysitting bureaus, clothing rental, costume rental, dating service, debt counseling, depilatory salons, diet



# 15805 OLD 41 ROAD | PROPOSED USES

- workshops, dress suit rental, electrolysis, genealogical investigation service, and hair removal only) with 5,000 square feet or less of gross floor area in the principal structure
56. Personnel supply services except for labor pools and employee leasing
  57. Photocopying and duplicating services
  58. Photofinishing laboratories
  59. Photographic studios, portrait
  60. Physical fitness facilities (except discotheques)
  61. Political organizations
  62. Professional membership organizations
  63. Public administration
  64. Public relations services
  65. Radio, television and consumer electronics stores with 5,000 square feet or less of gross floor area in the principal structure.
  66. Radio, television and publishers advertising representatives
  67. Real Estate
  68. Repair services - miscellaneous (bicycle repair, binocular repair, camera repair, key duplicating, lawnmower repair, leather goods repair, locksmith shop, picture framing, and pocketbook repair only)
  69. Retail nurseries, lawn and garden supply stores with 5,000 square feet or less of gross floor area in the principal structure.
  70. Retail services - miscellaneous (except pawnshops and building materials, 5992-5999 except auction rooms, awning shops, gravestones, hot tubs, monuments, swimming pools, tombstones and whirlpool baths) with 5,000 square feet or less of gross floor area in the principal structure
  71. Secretarial and court reporting services
  72. Security and commodity brokers, dealer, exchanges and services
  73. Shoe repair shops and shoeshine parlors
  74. Social services, individual and family (activity centers, elderly or handicapped only; day care centers, adult and handicapped only)
  75. Surveying services
  76. Tax return preparation services
  77. Travel agencies (no other transportation services)
  78. United State Postal Service (except major distribution center)
  79. Veterinary services (excluding outdoor kenneling)
  80. Videotape rental with 5,000 square feet or less of gross floor area in the principal structure
  81. Wallpaper stores with 5, 000 square feet or less of gross floor area in the principal structure



# 15805 OLD 41 ROAD | PROPOSED USES

## B. Accessory Uses:

Accessory uses customarily associated with Permitted Principal Uses including but not limited to:

1. Customary accessory uses and structures
2. Caretaker' s residence, subject to LDC Section 5. 03.05, limited to one (1) dwelling unit
3. Essential services, including interim and permanent utility and maintenance facilities
4. Water management facilities

## C. Prohibited Uses

The following uses are prohibited within the CPUD:

1. Tattoo/ piercing parlors
2. Sexually oriented businesses as defined in Ordinance No. 91- 83, as it may be amended from time to time.
3. Pawn shops
4. Automobile Parking, automobile parking garages and parking structures
5. Automotive services
6. Child day care services
7. Churches
8. Dry cleaning plants
9. Educational plants and public schools subject to LDC section 5. 05. 14
10. Gasoline service stations
11. Laundries, family and commercial
12. Marinas
13. Record and prerecorded tape stores
14. Religious organizations

## PRESERVE PERMITTED USES:

No building or structure, or part thereof, shall be erected, altered or uses, or land used, in whole or in part, for other than the following:

### A. Principal Use:

1. Preserve

### B. Accessory Uses:

1. Uses subject to LDC section Allowable Uses within County required preserves

