

Naples Florida (Port of the Islands submarket)

Subdivision & Development Opportunity

50 Acres +/- \$8,400,000

Development Concept:

109 lot single family community amid nature and wilderness areas yet close to Naples/Marco.



Legal: Extensive metes and bounds legal	Access: Paved Union Road via a signalized intersection on US 41
Utilities: Electric via Lee County Electric Coop Water/Sewer via Port of Islands Community Improvement District (requires tap fees purchase per contract schedule over 4 years)	Zoning: Current: RT (Residential Tourist) and Conservation In Process: Rezone to Planned Unit Residential Development (RPUD)

Property Tax ID #s: 01058920005 with an address of 12425 Union Road 01058920513 with an address of 12400 Union Road, Naples FL 34114

Broker: Horizons & Ventures, Inc.	Contact: Paul Tateo 239.821.7606 paul@marconaplesliving.com
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