



Investment
Properties
Corporation

PUD ZONED VACANT LAND FOR SALE

📍 SIERRA MEADOWS BLVD | NAPLES FL 34113

FINAL SITE DEVELOPMENT PLANS APPROVED



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Licensed Real Estate Broker

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OFFERING SUMMARY

PRICE:

\$3,495,000

LOT SIZE:

2 +/- ACRES

ZONING:

**PUD -
Sierra Meadows
Planned Unit Development**

R.E. TAXES:

\$13,728.99

(2025)

Site Development Plans Approved

Sierra Meadows Plaza (SDP)

Project Number: PL20210001870

Conveniently located directly across from
Physicians Regional Hospital, and only 1.2 Miles
from Florida Southwestern State College.

Property is 2 +/- Acres, and is able to be
subdivided.

*click
here!*



Google
Maps



FOLIO #: 73620100647

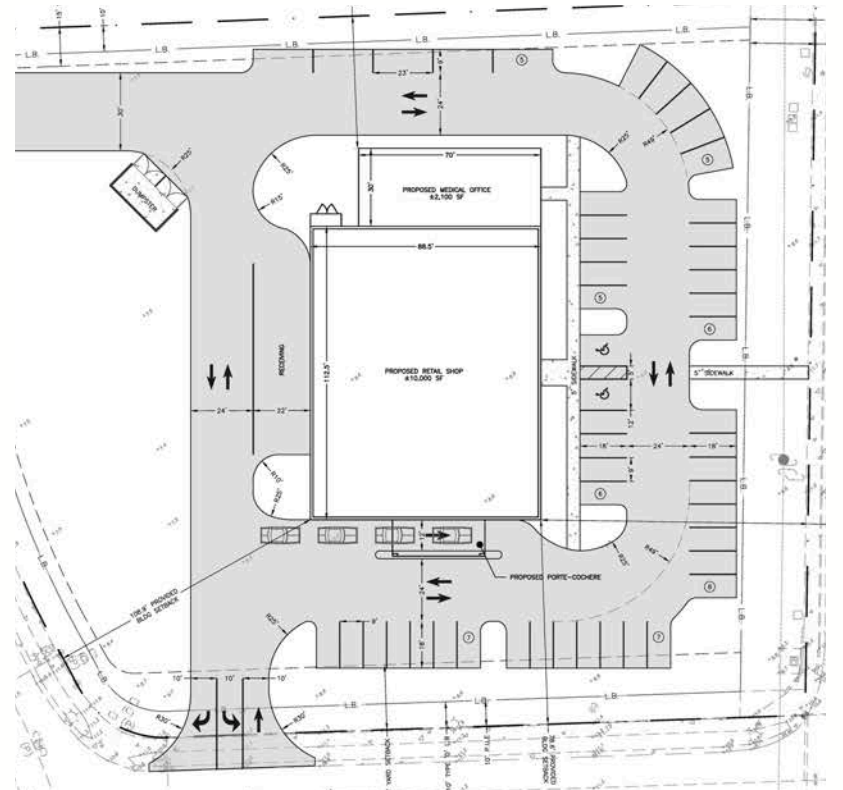


VIEW FACING NORTH



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CONCEPT PLANS





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Population

1 Mile Radius: 5,644
3 Mile Radius: 33,732
5 Mile Radius: 93,496

Average Household Income

1 Mile Radius: \$146,421
3 Mile Radius: \$142,713
5 Mile Radius: \$128,186



Naples Ranks No.1 in
the United States
for Economic Growth

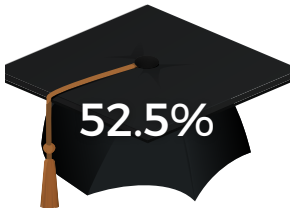
Average Home Values

1 Mile Radius: \$910,326
3 Mile Radius: \$687,701
5 Mile Radius: \$619,711

Located only 1.2 miles
away, Florida
Southwestern State
College has approx.
15,000 students attend
each semester.



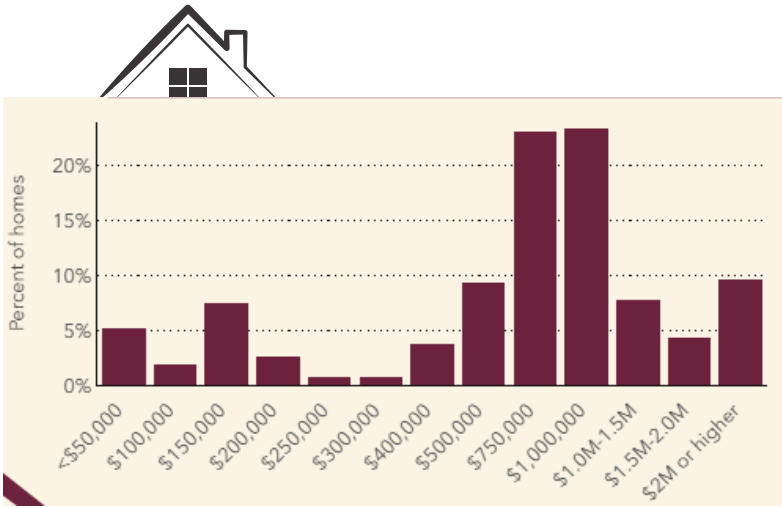
Bachelor's Degree



Graduate Degree



2026 Home Values (within 1 mile)



Within a 3 mile radius
from the property,
there are 16,555
housing units.
Within a 5 mile radius,
there are 43,772
housing units.



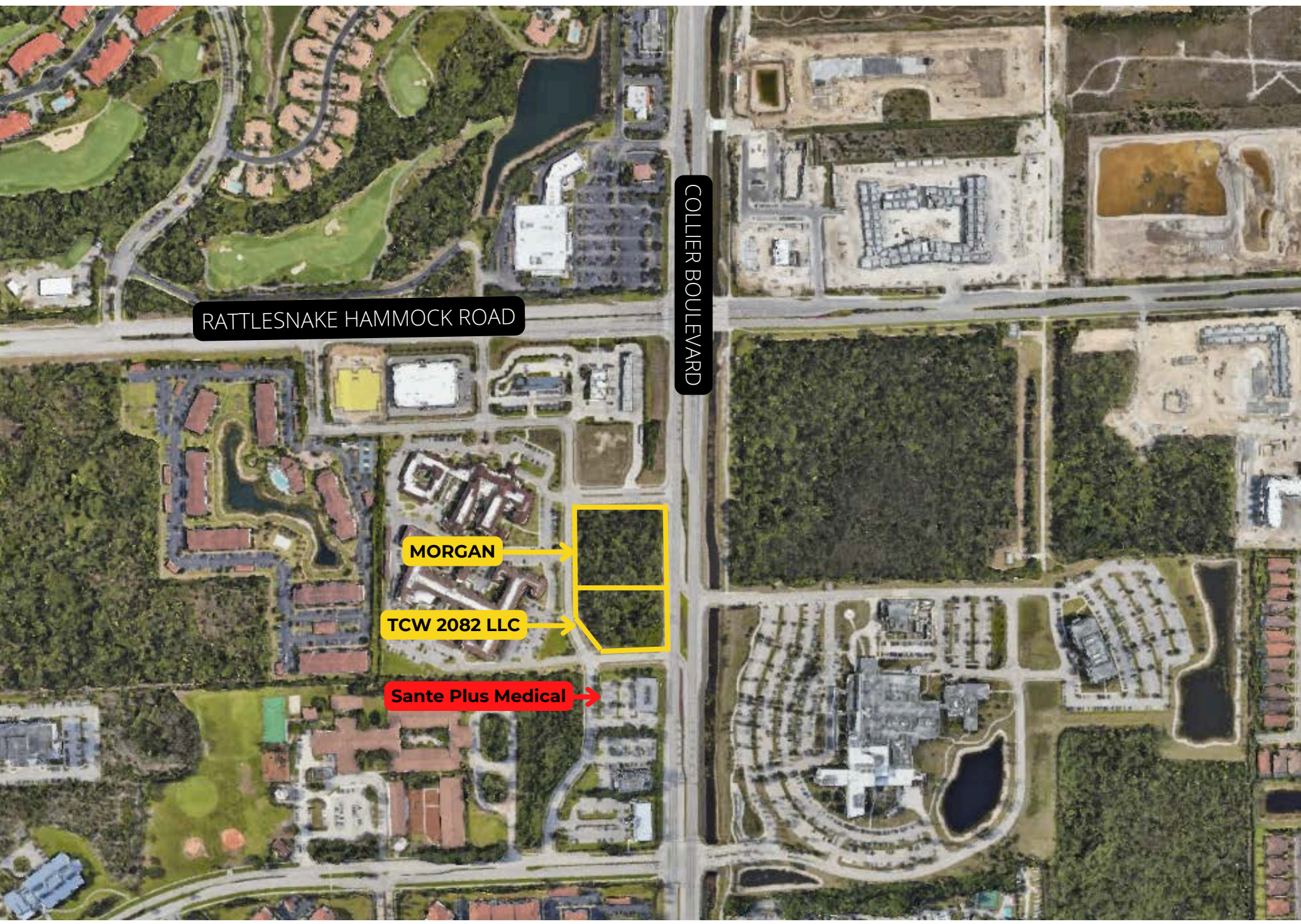
RATTLESNAKE HAMMOCK ROAD

COLLIER BOULEVARD

MORGAN

TCW 2082 LLC

Sante Plus Medical





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Located approximately 40 miles south of Fort Myers, Naples is considered to be the "crown jewel" of Southwest Florida. Consisting of world class shopping & entertainment, exquisite dining, and serene white sand beaches.



About the Area

**NAPLES
FLORIDA**

Making Headlines

"Naples Ranks No.1 in the U.S. for Economic Growth"- Bloomberg

"Naples named the best place to live in the U.S. 2024-2025" - U.S. News & World Report

"Naples Ranks No.2 for Best Small Cities in America"
- Resonance Consultancy 2020

"No.1 for Future Job Growth" - Forbes

"No.1 Best Destination for Luxury Travelers" - USA Today

"Naples is one of the wealthiest cities in the United States, with the sixth highest per capita income in America, and the second highest proportion of Millionaires per capita in the U.S." - C-SPAN

"Naples Named Top U.S. City for Life Expectancy" - USA Today/2020

"Naples has No.17 Richest Zip Code in the U.S." - Moneywise/2020

"Naples - Immokalee-Marco Island Metro Area Ranks 18th in the Nation as "Best Performing Cities" - The Milken Institute

"Collier County rated 2nd place for highest per capita wealth in the state of Florida" - Naples Daily News 2023

"Naples Ranks No. 1 for Best Places to Retire in 2025" - U.S News Real Estate

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SIERRA MEADOWS BOULEVARD



2 ACRES
VACANT LAND
WILL
SUBDIVIDE

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