

**SAGE**

COMMERCIAL PROPERTIES  
&  
BUSINESS BROKERAGE

9130 Galleria Court • Naples, Florida 34109

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

COMMERCIAL  
PROPERTY  
for  
SALE

DESCRIPTION :



17.4+/- A Vacant Land—Immokalee Rd. & Logan Blvd., Naples FL

**Executive Summary:**

- 17.4+/- Acres Vacant Land—Approx. 640 Front Feet on Immokalee Rd.
- SE Hard Corner of Signalized Intersection of Immokalee & Logan
- Logan Slated to be Extended North to Bonita Beach Blvd.
- East-bound Side of 6-Lane Road (Immokalee Rd.)
- Currently Zoned Non-Agricultural Acreage
- Nearby Upscale Residential Developments
- Features Electricity (FPL), Water (Collier), Phone (Embarq, Comcast, Vonage), Internet (Comcast), Sidewalks
- Some Wetlands
- Possible to Re-zone for Commercial Uses

**Attachments:**

- Property Aerials
- Locator Map
- Photos
- Reports: Demographics & Income
- Property Legal Description and Tax Information

GENERAL :

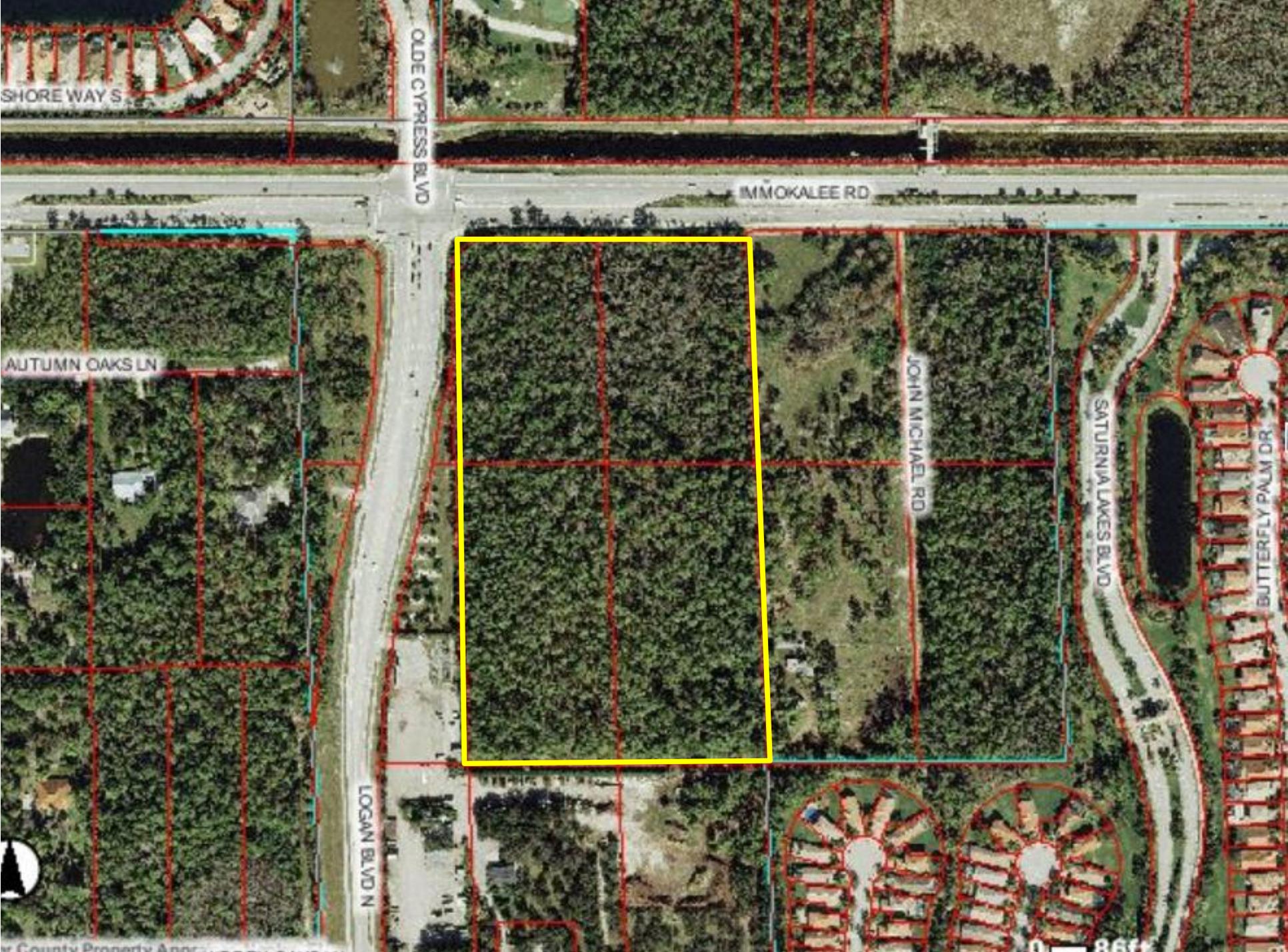
PRICE :

**\$3,000,000 (\$172K/Acre)**

CONTACT :

**Dick Naedel (239) 250-3133 Dick@SAGEFLA.com**

NOTICE: All information herein subject to change without notice. Information obtained from Seller and other sources. No warranty is made as to the accuracy, fitness, or suitability of this information for any purpose. No responsibility is taken to ensure that this information is updated beyond initial entry. All pertinent information must be verified by prospective Buyers prior to entering into any transaction.



SHOREWAY S

OLDE CYPRESS BLVD

IMMOKALEE RD

AUTUMN OAKS LN

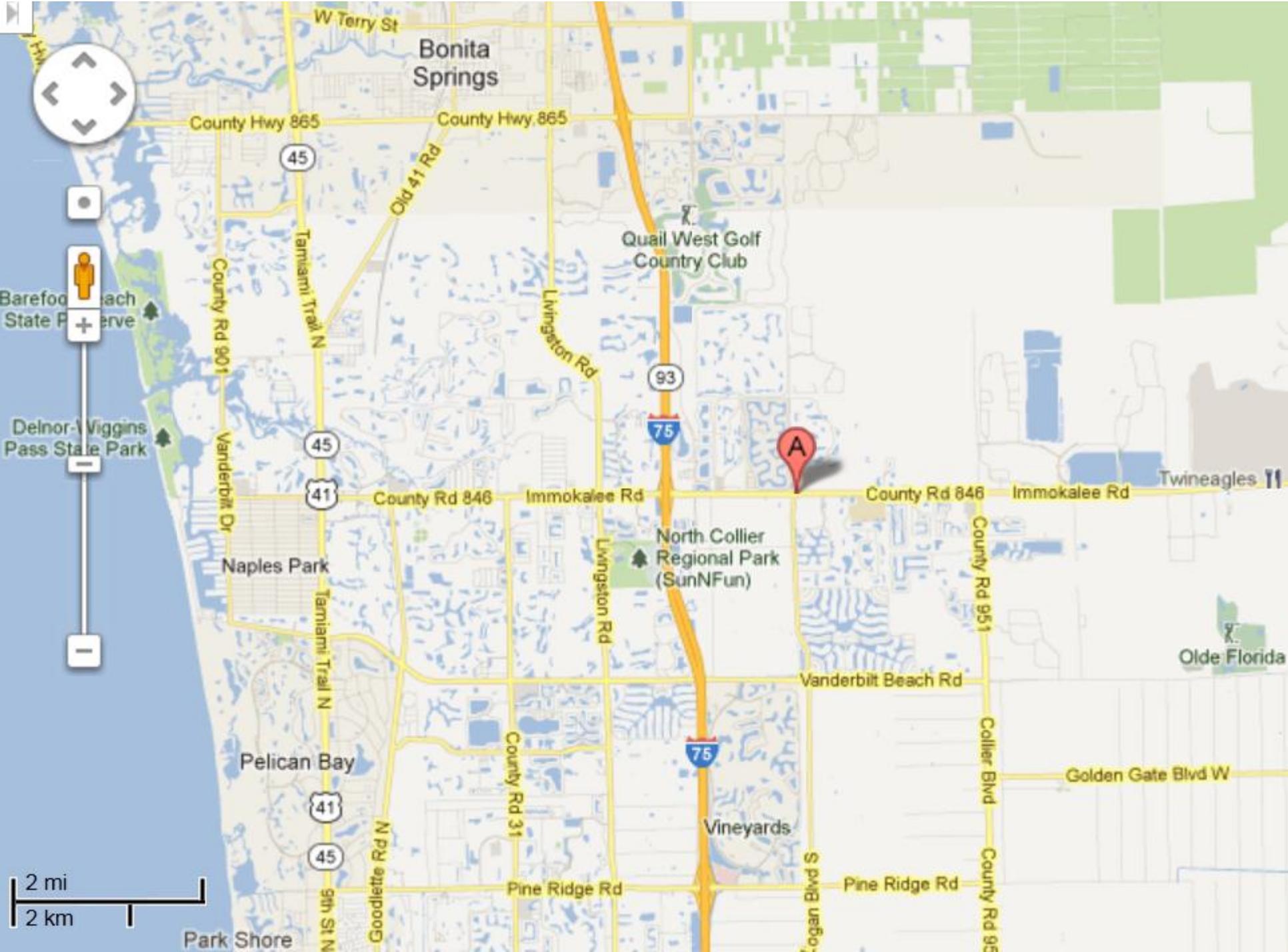
JOHN MICHAEL RD

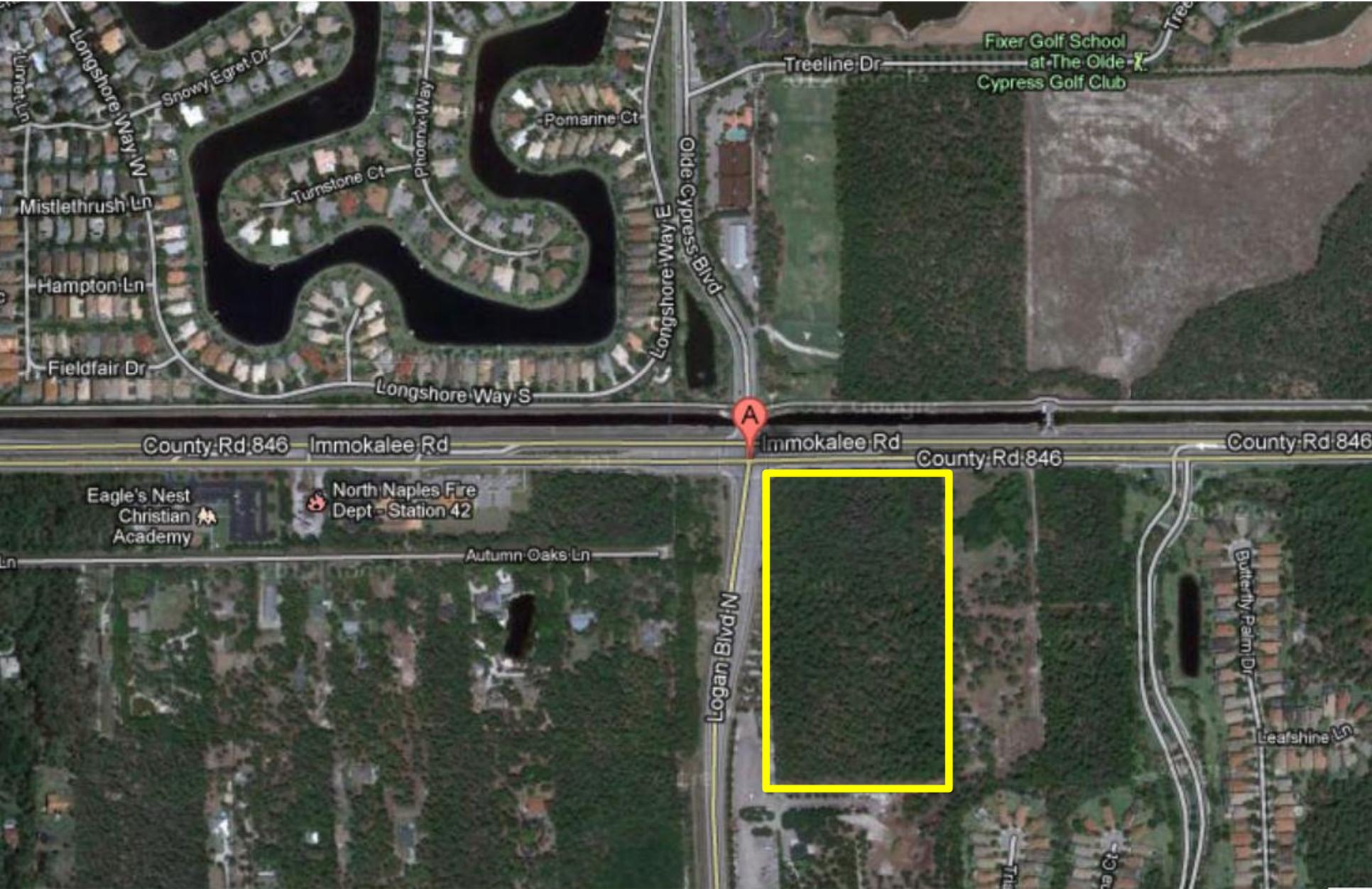
SATURNIA LAKES BLVD

BUTTERFLY PALM DR

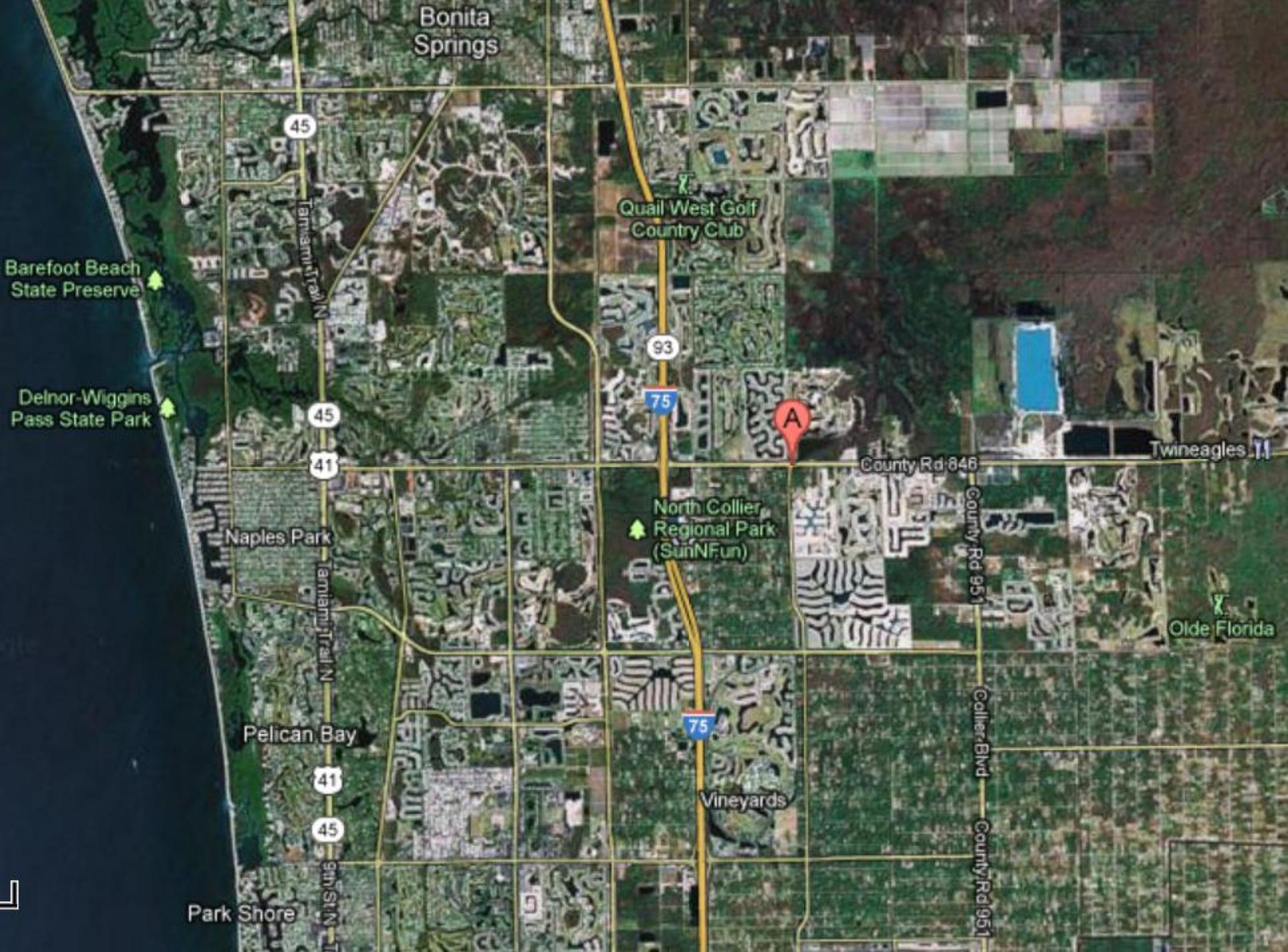
LOGAN BLVD N

0 86ft





17.4+/- Acres ● 640+/- Front Feet on Immokalee Rd. (CR 846) ● Logan Blvd. to be Extended North to Bonita Beach Rd. (CR 865) ● Signalized Intersection



Bonita Springs

45

Quail West Golf Country Club

93

75

A

County Rd 846

Twineagles

North Collier Regional Park (SunNFun)

County Rd 951

Olde Florida

Naples Park

41

Pelican Bay

41

45

75

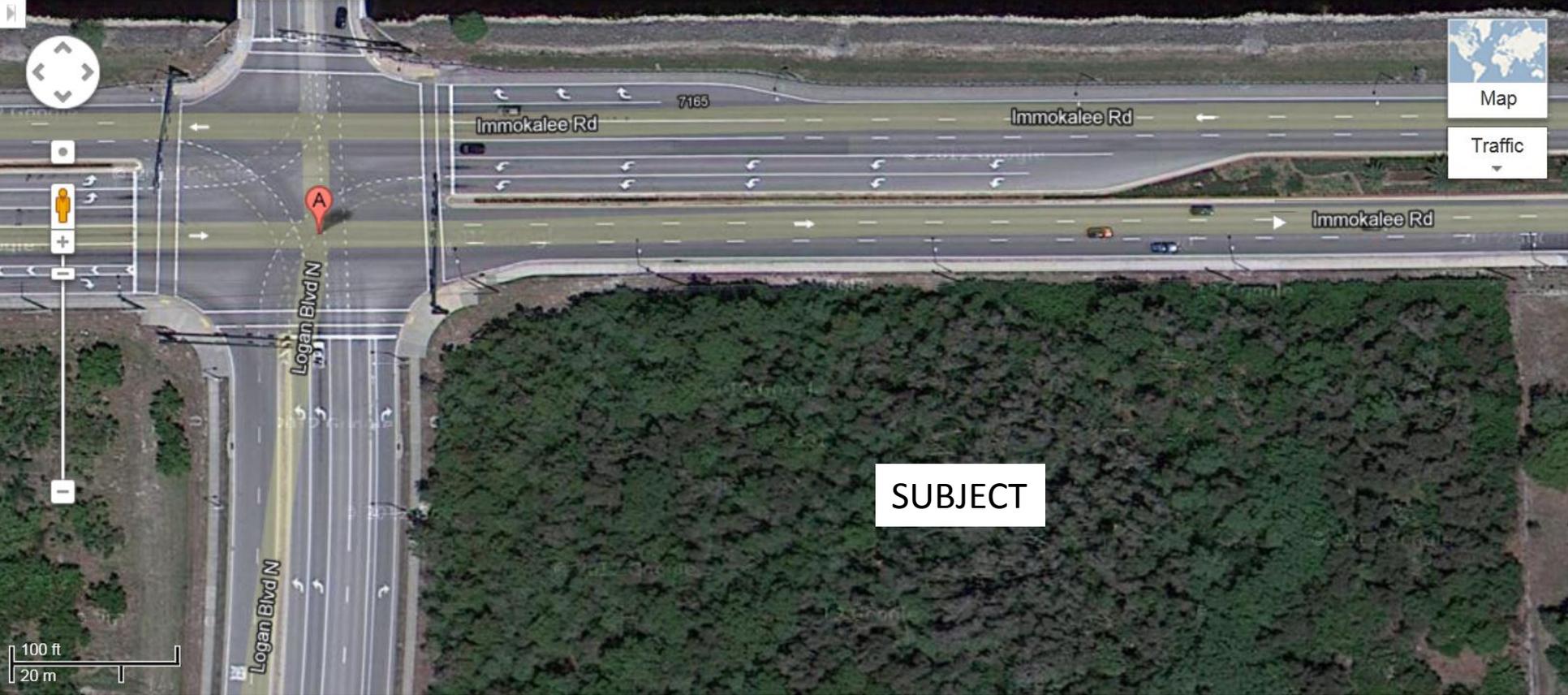
Vineyards

Collier Blvd

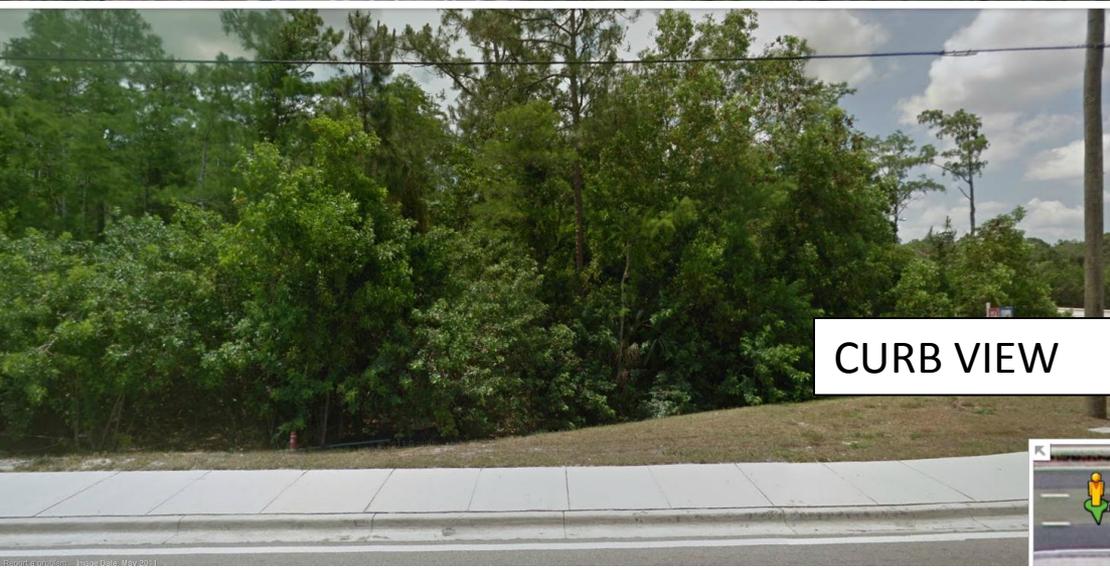
County Rd 951

Park Shore

9th St N



SUBJECT



CURB VIEW

Approximately 640  
Front Feet on  
Immokalee Road at  
Signalized  
Intersection



Curbside, Looking East on Immokalee Road



Curbside, Looking South on Logan Boulevard

# Demographic and Income Profile

Immokalee Rd & Logan Blvd Naples FL  
 Saturnia Grande Dr, Naples, FL, 34119,  
 Ring: 5 mile radius

Prepared by Dick Naedel  
 Latitude: 26.260811228  
 Longitude: -81.71626676

Summary	2010	2011	2016
Population	89,937	91,584	96,253
Households	37,964	38,684	40,866
Families	26,213	26,746	28,045
Average Household Size	2.36	2.36	2.35
Owner Occupied Housing Units	26,773	26,809	28,658
Renter Occupied Housing Units	11,191	11,875	12,208
Median Age	46.2	46.5	48.9
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	1.00%	0.73%	0.67%
Households	1.10%	0.71%	0.71%
Families	0.95%	0.59%	0.57%
Owner HHs	1.34%	0.93%	0.91%
Median Household Income	2.03%	3.59%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	2,645	6.8%	2,364	5.8%
\$15,000 - \$24,999	2,913	7.5%	2,038	5.0%
\$25,000 - \$34,999	3,077	8.0%	2,242	5.5%
\$35,000 - \$49,999	5,057	13.1%	4,405	10.8%
\$50,000 - \$74,999	8,266	21.4%	10,353	25.3%
\$75,000 - \$99,999	5,193	13.4%	6,747	16.5%
\$100,000 - \$149,999	5,845	15.1%	6,587	16.1%
\$150,000 - \$199,999	2,405	6.2%	2,768	6.8%
\$200,000+	3,283	8.5%	3,361	8.2%
Median Household Income	\$64,765		\$71,613	
Average Household Income	\$90,716		\$101,067	
Per Capita Income	\$38,248		\$42,795	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,478	5.0%	4,473	4.9%	4,559	4.7%
5 - 9	4,968	5.5%	5,018	5.5%	5,028	5.2%
10 - 14	5,192	5.8%	5,253	5.7%	5,306	5.5%
15 - 19	5,122	5.7%	5,166	5.6%	4,859	5.0%
20 - 24	4,230	4.7%	4,307	4.7%	4,195	4.4%
25 - 34	8,955	10.0%	9,111	9.9%	9,394	9.8%
35 - 44	10,495	11.7%	10,591	11.6%	10,296	10.7%
45 - 54	12,585	14.0%	12,683	13.8%	11,827	12.3%
55 - 64	12,687	14.1%	13,068	14.3%	14,488	15.1%
65 - 74	12,260	13.6%	12,801	14.0%	16,271	16.9%
75 - 84	6,830	7.6%	6,952	7.6%	7,548	7.8%
85+	2,134	2.4%	2,162	2.4%	2,480	2.6%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	79,399	88.3%	80,788	88.2%	84,157	87.4%
Black Alone	4,053	4.5%	4,117	4.5%	4,702	4.9%
American Indian Alone	190	0.2%	191	0.2%	209	0.2%
Asian Alone	1,326	1.5%	1,340	1.5%	1,598	1.7%
Pacific Islander Alone	20	0.0%	20	0.0%	21	0.0%
Some Other Race Alone	3,304	3.7%	3,443	3.8%	3,805	4.0%
Two or More Races	1,644	1.8%	1,684	1.8%	1,761	1.8%
Hispanic Origin (Any Race)	17,126	19.0%	17,819	19.5%	21,076	21.9%

**Data Note:** Income is expressed in current dollars.

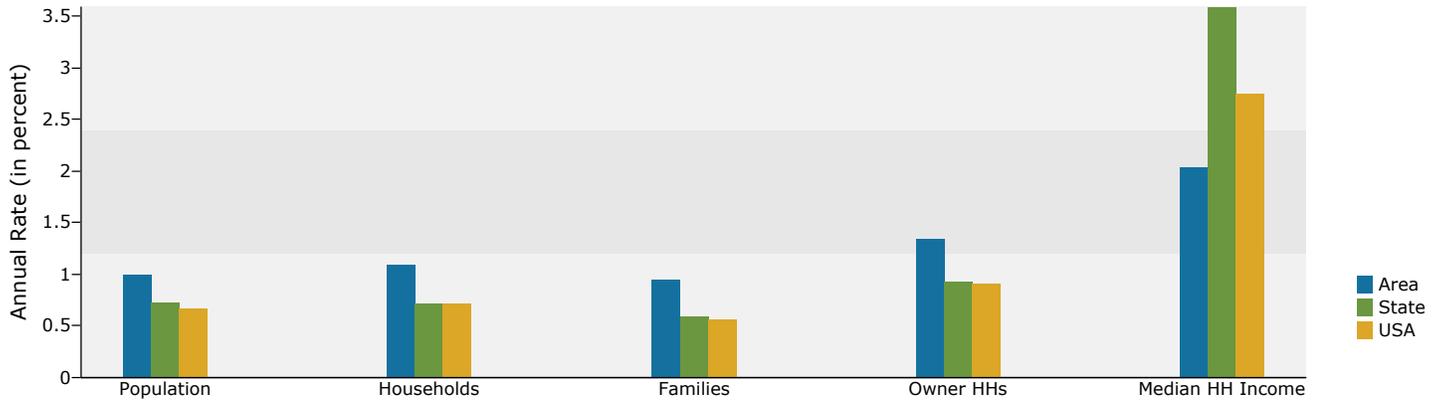
**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

# Demographic and Income Profile

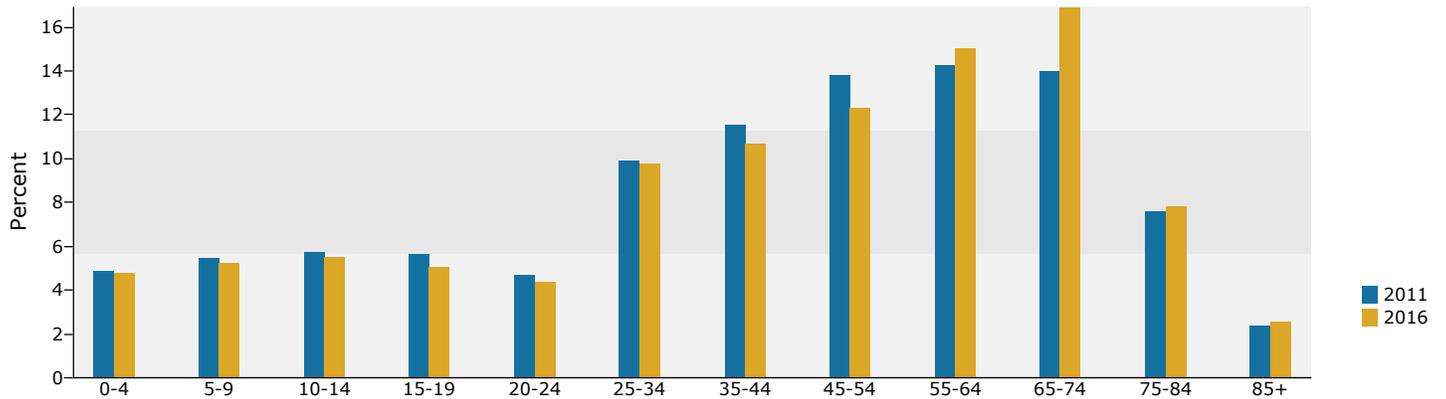
Immokalee Rd & Logan Blvd Naples FL  
 Saturnia Grande Dr, Naples, FL, 34119,  
 Ring: 5 mile radius

Prepared by Dick Naedel  
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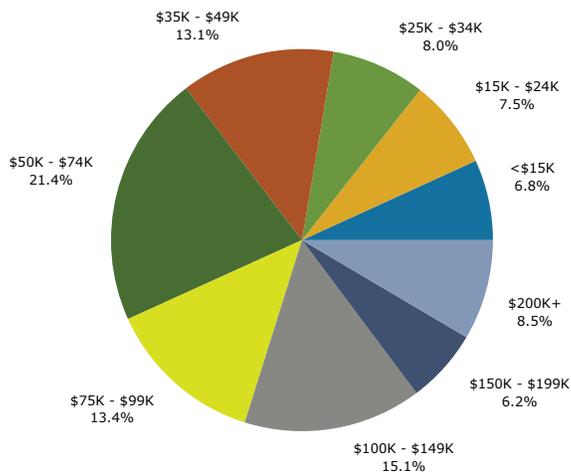
## Trends 2011-2016



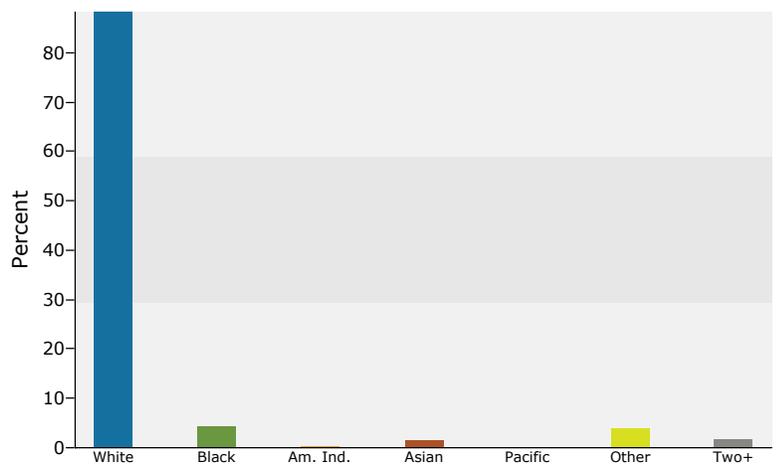
## Population by Age



## 2011 Household Income



## 2011 Population by Race



2011 Percent Hispanic Origin: 19.5%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

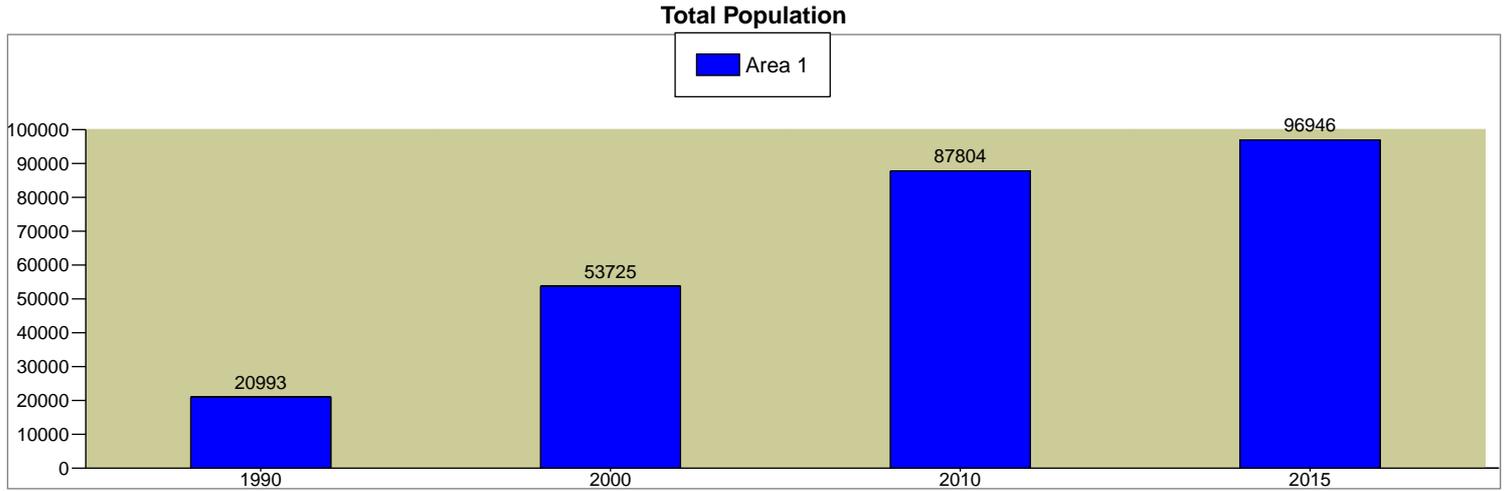
Immokalee Rd & Logan Blvd Na...  
Saturnia Grande Dr, Naples, FL, 34119  
Ring: 5 Miles

Latitude: 26.260811  
Longitude: -81.716267

5 miles radius

2000 - 2010 Population Annual Rate  
2010 - 2015 Population Annual Rate

5.45%  
2%



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 geography. Esri forecasts for 2010 and 2015.

Immokalee Rd & Logan Blvd Na...  
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**2000 Population by Sex**

Males	49.1%
Females	50.9%

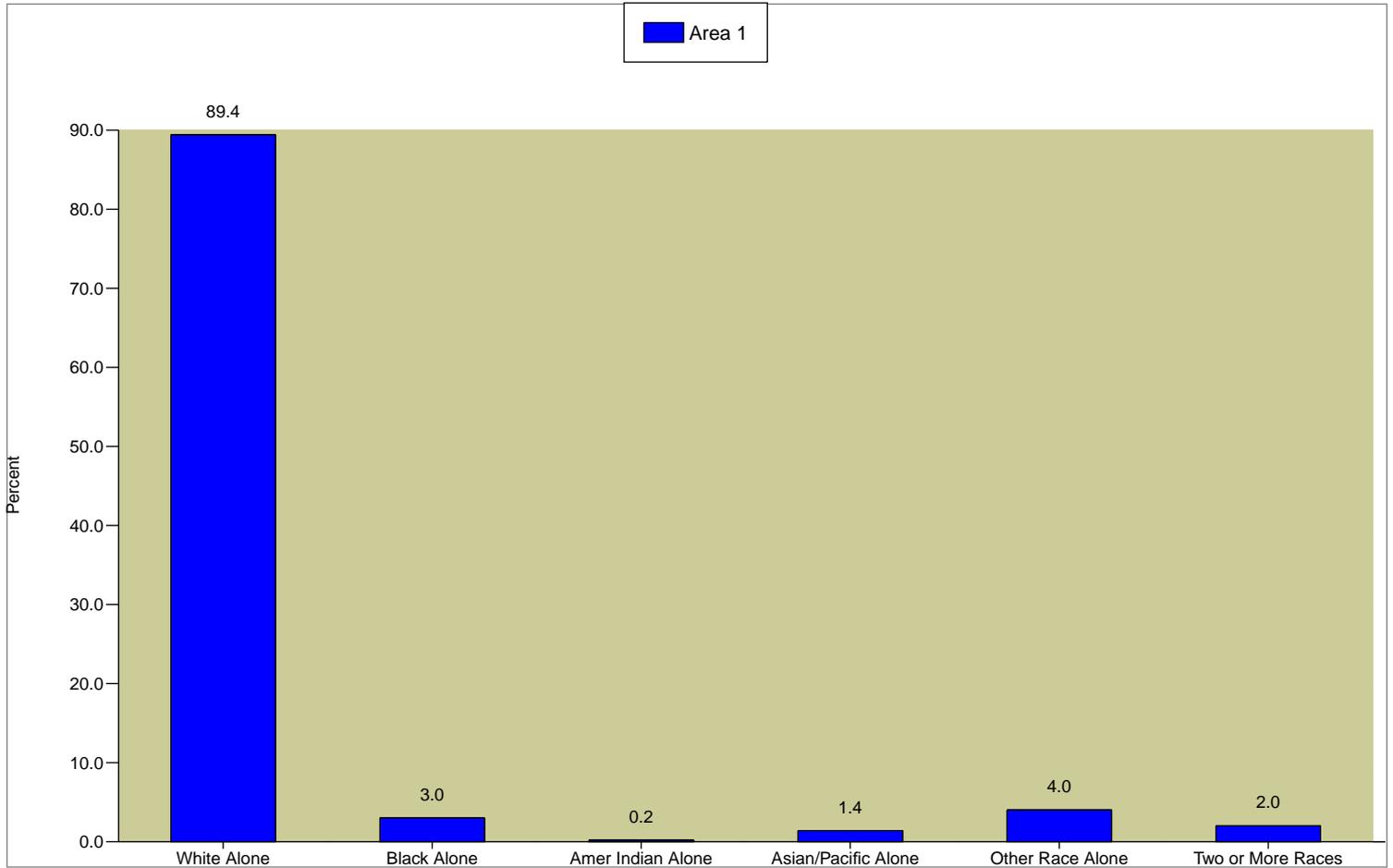
**2010 Population by Sex**

Males	48.5%
Females	51.5%

**2015 Population by Sex**

Males	48.4%
Females	51.6%

2010 Population by Race



2010 Hispanic Origin 18.4%

**2010 Population 25+ by Educational Attainment**

Total	66,128
Less than 9th Grade	3.1%
9th - 12th Grade, No Diploma	5.7%
High School Graduate	26.1%
Some College, No Degree	20.1%
Associate Degree	6.5%
Bachelor's Degree	23.7%
Graduate/Professional Degree	14.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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5 miles radius

### 2000 Population by Age

Total	53,724
0 - 4	5.4%
5 - 9	6.6%
10 - 14	6.5%
15 - 19	5.5%
20 - 24	3.9%
25 - 34	10.6%
35 - 44	15.6%
45 - 54	13.6%
55 - 64	12.8%
65 - 74	12.5%
75 - 84	5.6%
85+	1.3%

### 2010 Population by Age

Total	87,803
0 - 4	4.9%
5 - 9	5.2%
10 - 14	5.2%
15 - 19	5.3%
20 - 24	4.1%
25 - 34	8.9%
35 - 44	11.1%
45 - 54	15.1%
55 - 64	16.2%
65 - 74	13.7%
75 - 84	8.0%
85+	2.4%

### 2015 Population by Age

Total	96,945
0 - 4	4.7%
5 - 9	5.0%
10 - 14	5.2%
15 - 19	4.6%
20 - 24	4.1%
25 - 34	9.2%
35 - 44	9.9%
45 - 54	13.4%
55 - 64	17.1%
65 - 74	16.0%
75 - 84	8.2%
85+	2.6%

### Median Age

2000	42.3
2010	48.6
2015	50.9

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

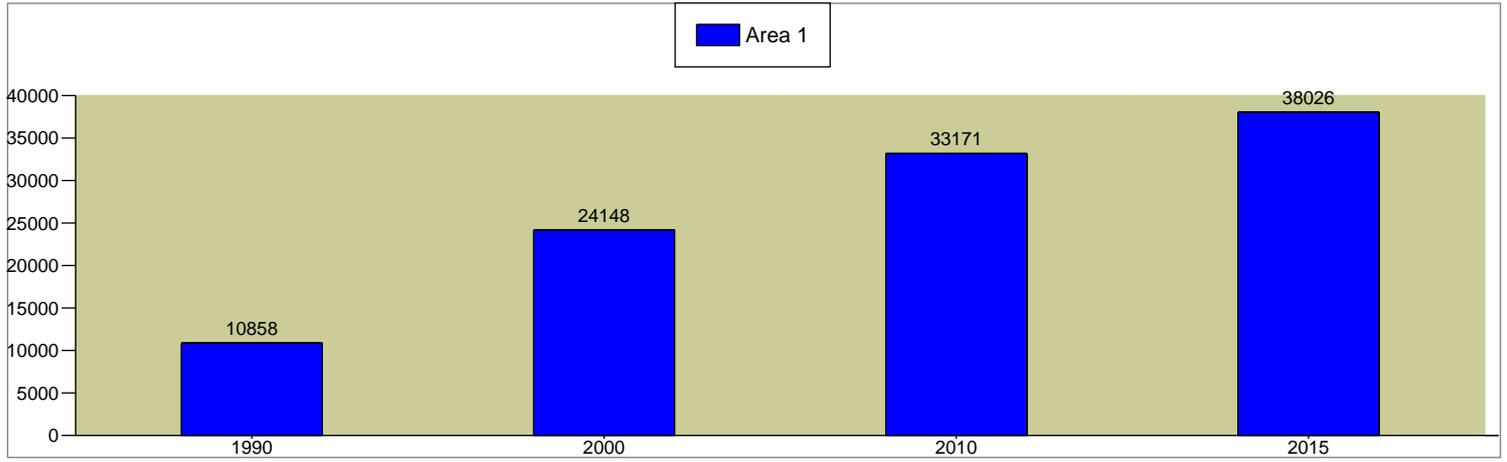
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2000 - 2010 Civilian Employed Population 16+ Annual Rate	3.49%
2010 - 2015 Civilian Employed Population 16+ Annual Rate	2.77%

Total Civilian Employed Population 16+



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 geography. Esri forecasts for 2010 and 2015.

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### 2000 Employed Population 16+ by Industry

Total	24,149
Agriculture/Mining	0.8%
Construction	11.8%
Manufacturing	4.1%
Wholesale Trade	2.2%
Retail Trade	14.9%
Transportation/Utilities	3.3%
Information	1.8%
Finance/Insurance/Real Estate	10.2%
Services	47.3%
Public Administration	3.4%

### 2010 Employed Population 16+ by Industry

Total	33,172
Agriculture/Mining	1.4%
Construction	12.7%
Manufacturing	2.4%
Wholesale Trade	1.9%
Retail Trade	13.8%
Transportation/Utilities	3.0%
Information	1.2%
Finance/Insurance/Real Estate	10.5%
Services	49.8%
Public Administration	3.5%

### 2000 Employed Population 16+ by Occupation

Total	24,150
White Collar	65.6%
Management/Business/Financial	16.4%
Professional	17.9%
Sales	16.8%
Administrative Support	14.4%
Services	17.1%
Blue Collar	17.3%
Farming/Forestry/Fishing	0.4%
Construction/Extraction	7.2%
Installation/Maintenance/Repair	2.7%
Production	3.2%
Transportation/Material Moving	3.8%

### 2010 Employed Population 16+ by Occupation

Total	33,173
White Collar	62.6%
Management/Business/Financial	16.1%
Professional	18.4%
Sales	16.6%
Administrative Support	11.6%
Services	20.5%
Blue Collar	17.0%
Farming/Forestry/Fishing	0.9%
Construction/Extraction	8.0%
Installation/Maintenance/Repair	2.8%
Production	1.9%
Transportation/Material Moving	3.3%

Data Note: Detail may not sum to totals due to rounding.

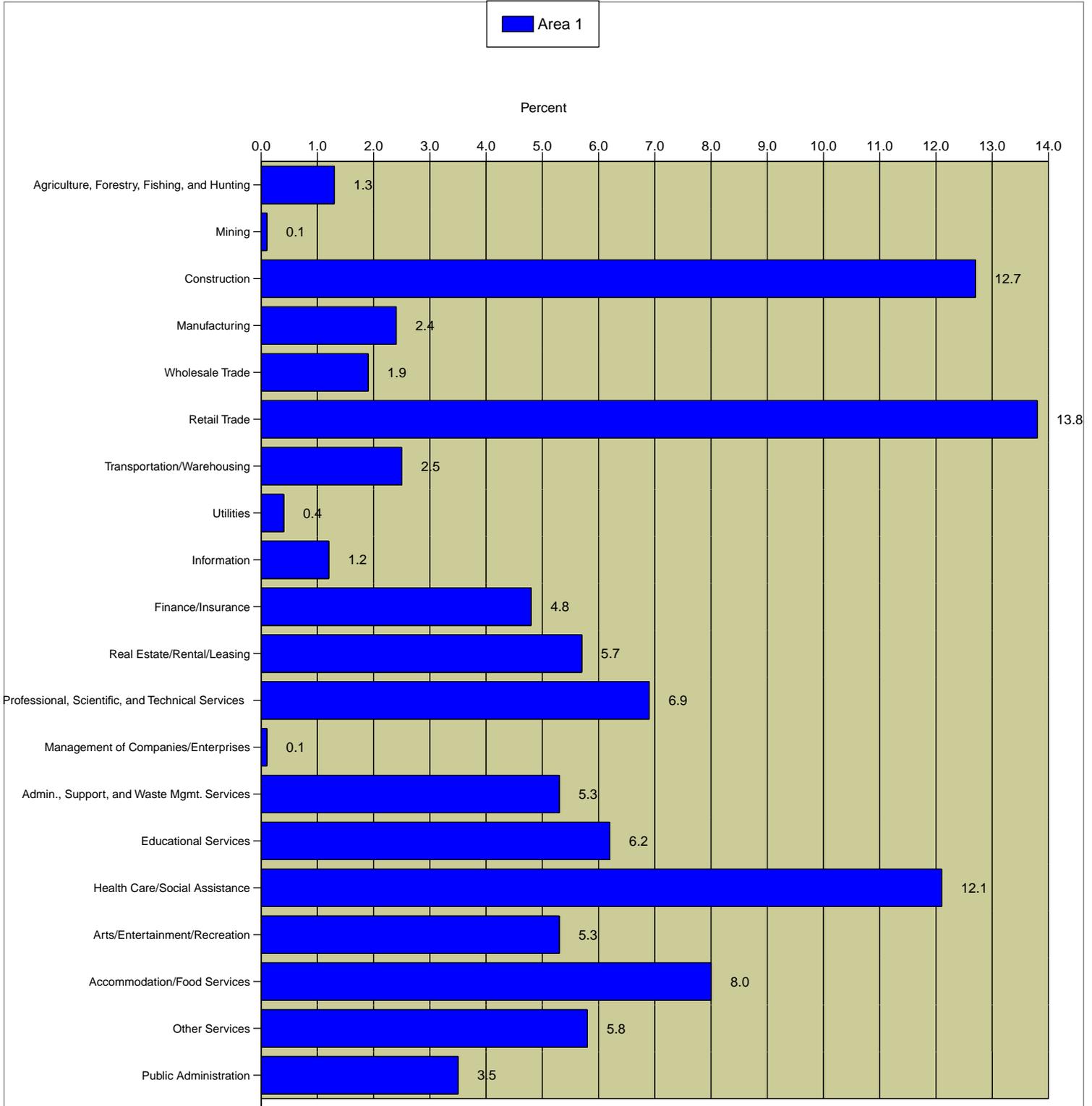
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

Immokalee Rd & Logan Blvd Na...  
 Saturnia Grande Dr, Naples, FL, 34119  
 Ring: 5 Miles

Latitude: 26.260811  
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5 miles radius

2010 Employed Civilian Population 16+ by Industry



Data Note: Industry descriptions based on 2000 Census of Population and Housing definitions.

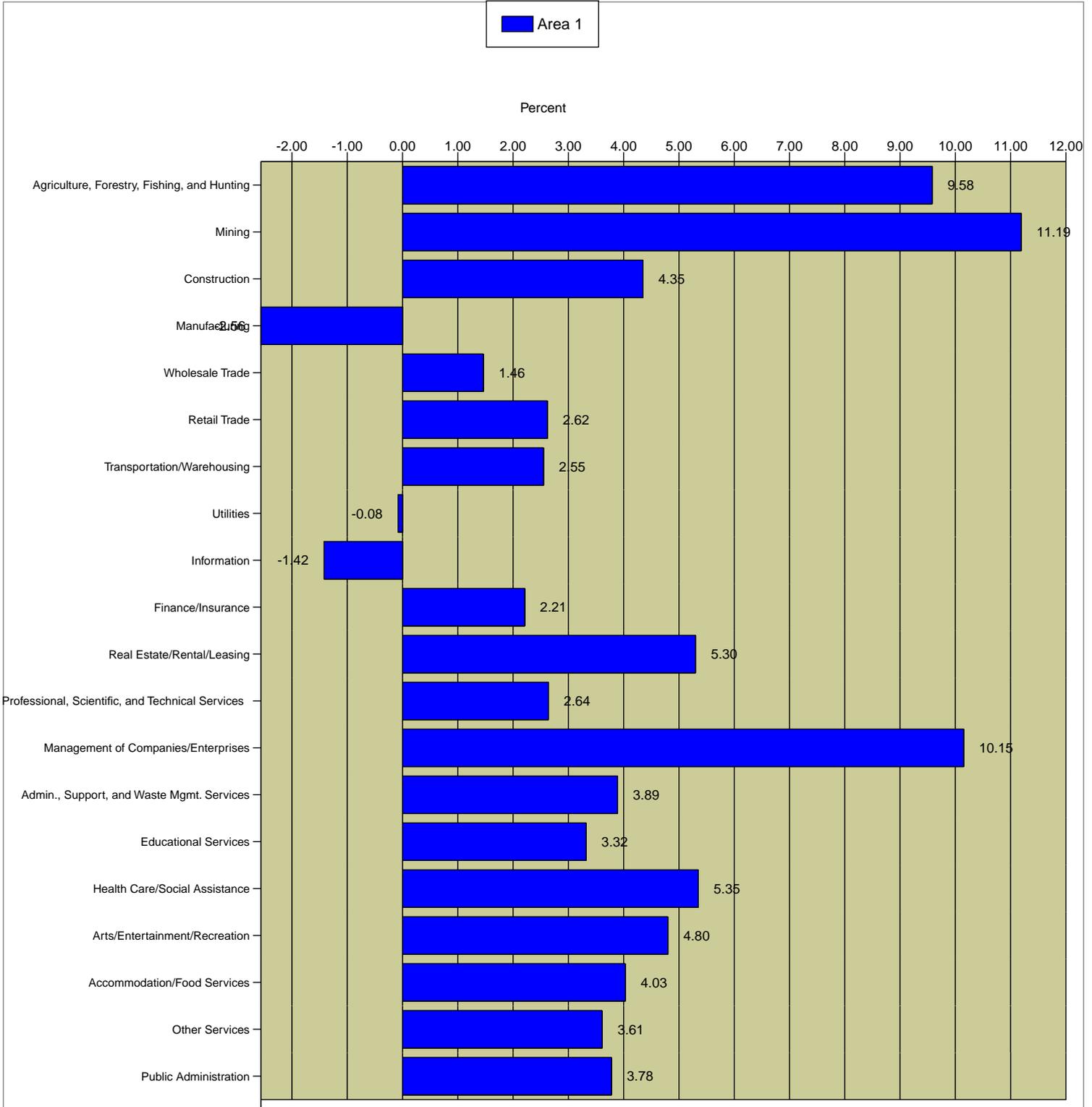
Source: Esri forecasts for 2010.

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5 miles radius

2000 - 2010 Population by Industry Annual Rate



Data Note: Industry descriptions based on 2000 Census of Population and Housing definitions.

Source: Esri forecasts for 2010.

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Ring: 5 Miles

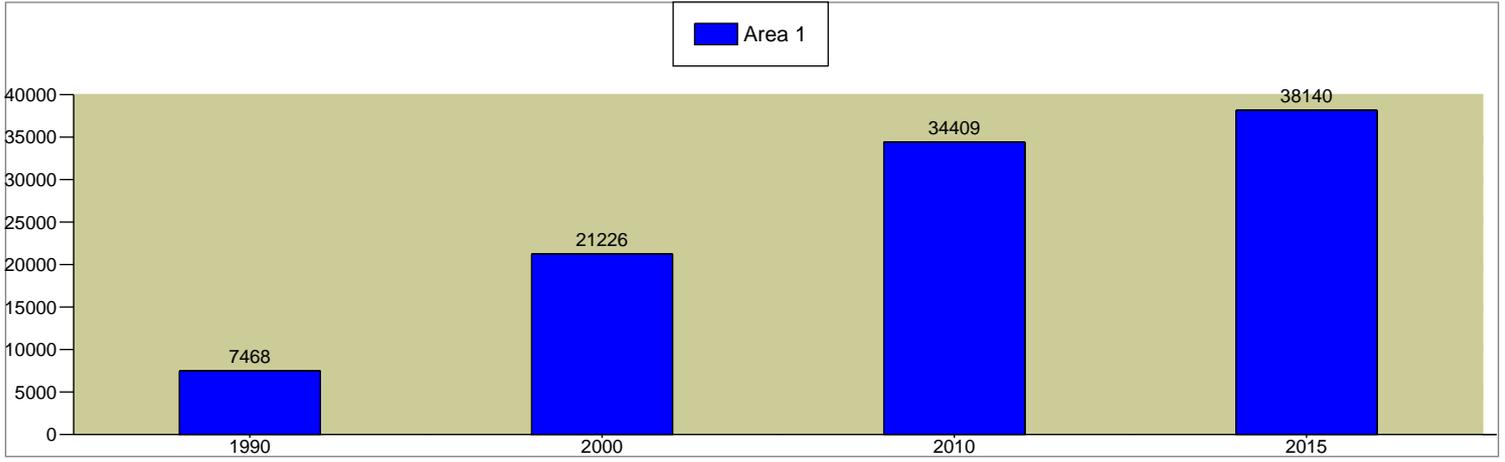
Latitude: 26.260811  
Longitude: -81.716267

5 miles radius

2000 - 2010 Households Annual Rate  
2010 - 2015 Households Annual Rate

5.36%  
2.08%

Total Households



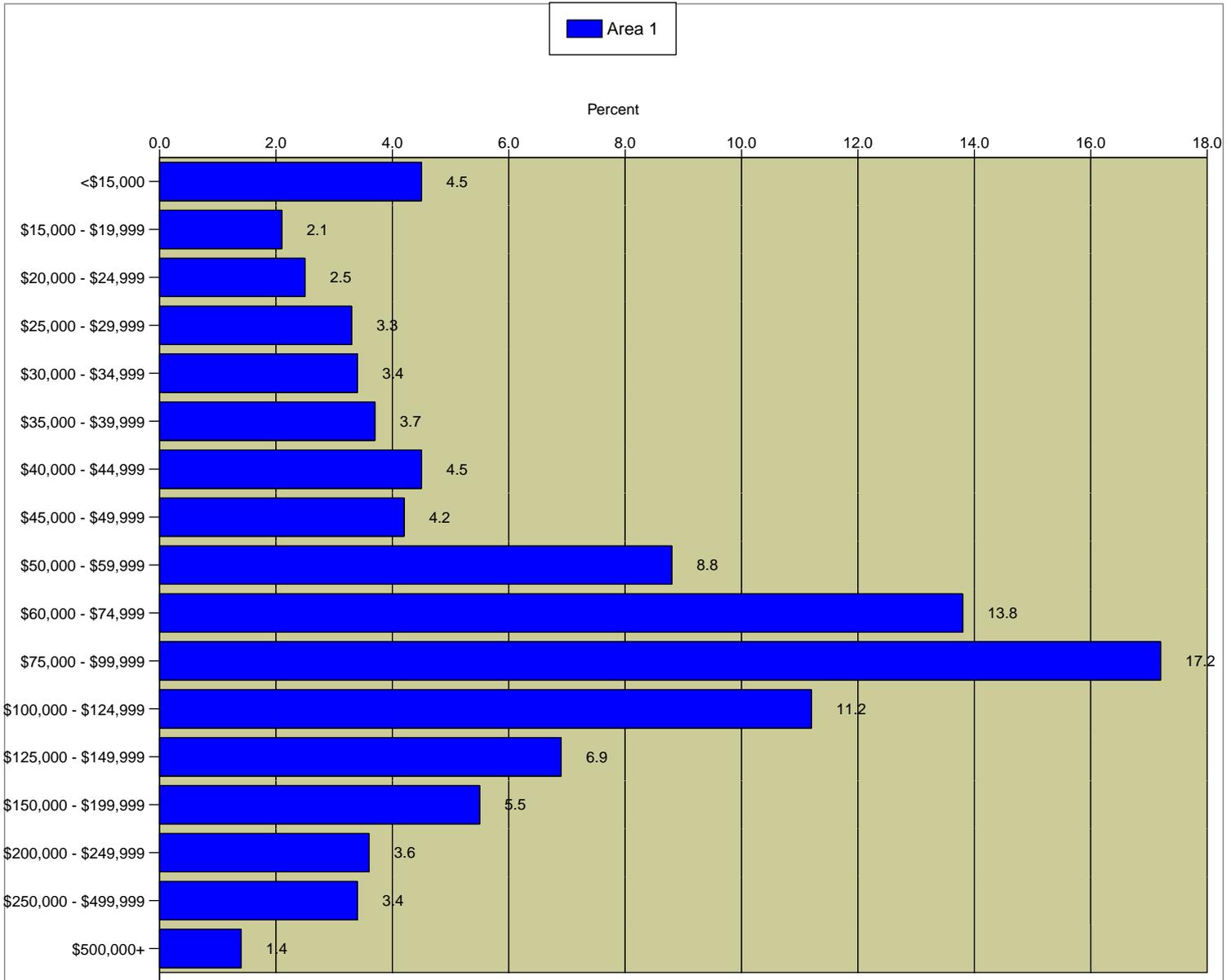
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2010 Household Income



Median Household Income

2000	\$57,500
2010	\$74,042
2015	\$81,038

2000 - 2010 Median Household Income Annual Rate	2.77%
2010 - 2015 Median Household Income Annual Rate	1.82%

2010 Median Net Worth \$288,885

Data Note: Detail may not sum to totals due to rounding. Income represents annual income for the preceding year. Income for 2010 and 2015 is expressed in current dollars, including an adjustment for inflation.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

## Property Legal Description

**Street:** Immokalee Rd.& Logan Blvd., Naples FL 34119

**Legal:** (4 contiguous parcels—17.4+/- A total))

<b>Legal</b>	28 48 26 E1/2 OF SW1/4 OF				
	NW1/4 OF NW1/4 5 AC OR 1189 PG				
	2052				
<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Acres</b> <a href="#">*Acreage</a>	<b>Map No.</b>	<b>Strap No.</b>
28	48	26	5	3B28	482628 003.0003B28
<b>Legal</b>	28 48 26 E1/2 OF NW1/4 OF				
	NW1/4 OF NW1/4 LESS N 150FT				
	FOR R/W, LESS THOSE PORTIONS				
	DESC IN ORDER OF TAKING FROM				
*For more than four lines of Legal Description please call the Property Appraiser's Office.					
<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Acres</b> <a href="#">*Acreage</a>	<b>Map No.</b>	<b>Strap No.</b>
28	48	26	3.66	3B28	482628 006.0003B28
<b>Legal</b>	28 48 26 W1/2 OF SE1/4 OF				
	NW1/4 OF NW1/4 5 AC OR 1261 PG				
	1231				
<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Acres</b> <a href="#">*Acreage</a>	<b>Map No.</b>	<b>Strap No.</b>
28	48	26	5	3B28	482628 016.0003B28
<b>Legal</b>	28 48 26 W1/2 OF NE1/4 OF				
	NW1/4 OF NW1/4 LESS N 150FT				
	FOR R/W, LESS THOSE PORTIONS				
	DESC IN ORDER OF TAKING FROM				
*For more than four lines of Legal Description please call the Property Appraiser's Office.					
<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Acres</b> <a href="#">*Acreage</a>	<b>Map No.</b>	<b>Strap No.</b>
28	48	26	3.74	3B28	482628 017.0003B28

### Owner:

<b>Owner Name</b>	LANYI, WILLIAM A				
<b>Addresses</b>	PO BOX 471				
<b>City</b>	<b>State</b>	<b>Zip</b>			
	POUGHQUAG	NY	12570 - 0000		

## Property Taxes

**Total Assessed Value (2012):** \$2,009,025

**2012 Taxes:** \$11,852

**NOTE: Taxes for new Buyer will be computed on new assessed value subsequent to sale.**



FAX Back To:  
1-(866) 848-5898

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*PLEASE PRINT CLEARLY*

**FOR BROKERS & AGENTS ONLY**

**TO: Dick Naedel, Broker**

**CUSTOMER REGISTRATION for PROPERTY(IES):**

- 17.4+/- Acres Vacant Land Immokalee Rd. & Logan Blvd., Naples FL 34119

*Below section filled in only if Customer is being registered by a real estate agent or broker:*

1. Name of Customer: \_\_\_\_\_

2. Address (city only) of Customer: \_\_\_\_\_

3. Date Registered: \_\_\_\_\_

A. Purpose: Register Qualified User/Investor/Developer

B. Registered by: \_\_\_\_\_ (Agent)

\_\_\_\_\_ (Firm)

\_\_\_\_\_ (Address+Zip)

\_\_\_\_\_ (Phone) \_\_\_\_\_ (e-mail)

C. Registering Agent's Signature: \_\_\_\_\_