

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 :



[Canal Lot w/ Storage Warehouse—4790 Pine Ridge Road, Naples FL 34116](#)

Executive Summary:

- 2.5A+/- Lot on Pine Ridge Road in Naples (165' x 660')
- Includes 3,750SF Steel Dean® Building, Fully Powered and Secure
- Building is 50' x 75', 2 Rollup Doors (14x14 and 10x14)
- Has 110v/220V Power--50a, Interior Outlets, 50a Exterior Plug for Motor Home
- Motion Detectors & Security System Interior, Exterior Motion Sensing Lights
- Lot has Canal & Easement Running Down One Side, Net is 1.28A
- Zoned Residential

GENERAL :

Attachments:

- Property Aerial
- Building Photos
- Locator & Traffic Count Maps
- Survey
- Reports: Demographics & Income
- Property Legal Description and Tax Information
- Customer Registration Form (for Brokers & Agents)

PRICE : **\$125,000** **Financing Available to Qualified Buyers**

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.

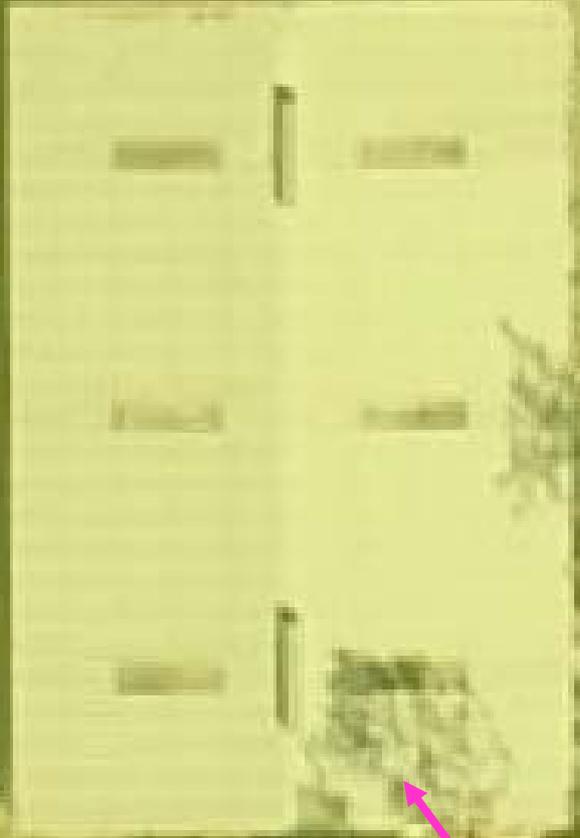
PINE RIDGE RD

BOXWOOD WAY

SUBJECT



Canal



3,750SF
Warehouse





3,750SF Steel Building by Dean®
(built 1996)



Roll-up Doors—14x14 and 10 x14
36" Steel Entrance Door
Concrete Apron



Measures 50' x 75'



Drive-Around Access



110V and
220V Power
with 50amp
Service

Building is
Metered



Exterior Motion Sensing
Lights Around the Building



Roll-up Doors
are Manual
Chain-Operated

Smooth-Finish
Concrete Floors
Throughout



30amp External Plug
Provides Power for Your
Motor Home



Skylights and Halogen Overhead Lights Illuminate Entire Interior



Solid Steel Beam Construction



Extra Bracing to Resist Hurricane Strength Winds



Electrical Outlets Spaced Around the Walls—110V and 220V





Security System and Alarm

Alarm Has Test/Panic Switch



Zoned Alarm Panel



Motion Detectors in All 4 Corners Cover the Building

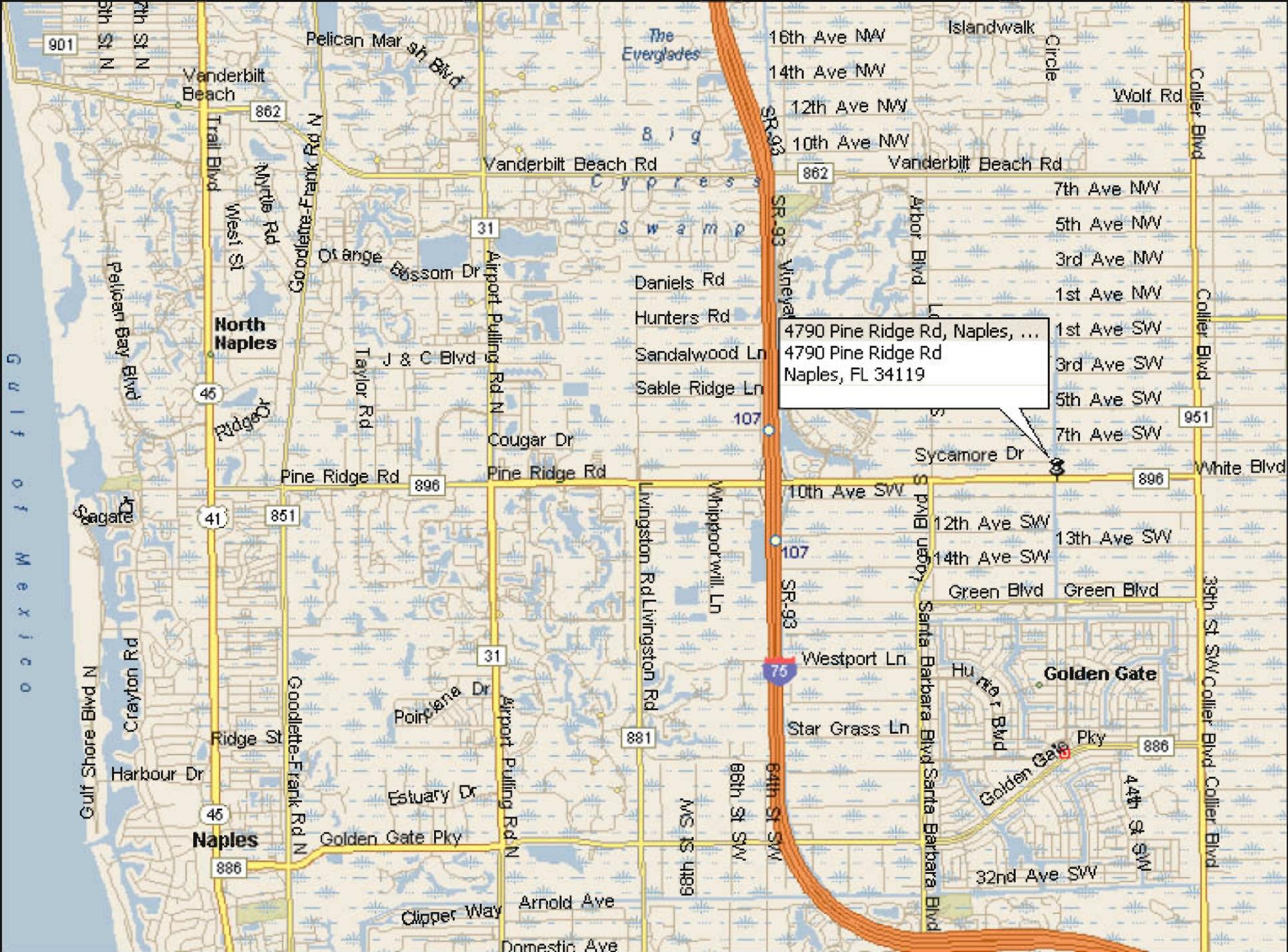


Canal Runs the Entire Length of Property



Lot Has Native Palms and Pine Trees

Secluded Warehouse is Barely Visible from Pine Ridge Road



4790 Pine Ridge Rd, Naples, ...
4790 Pine Ridge Rd
Naples, FL 34119

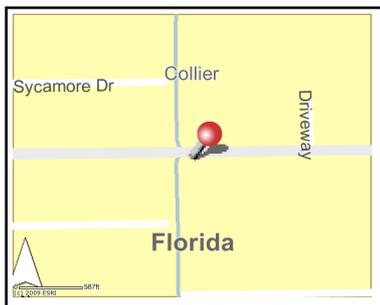
Traffic Count Map

4790 pine ridge

Prepared by Dick Naedel, SAGE (239) 250-3133

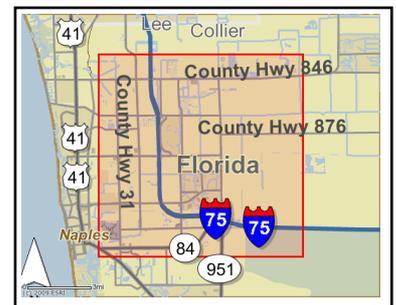
Latitude 26.212065
Longitude -81.703245

September 2, 2009



Average Daily Traffic Volume

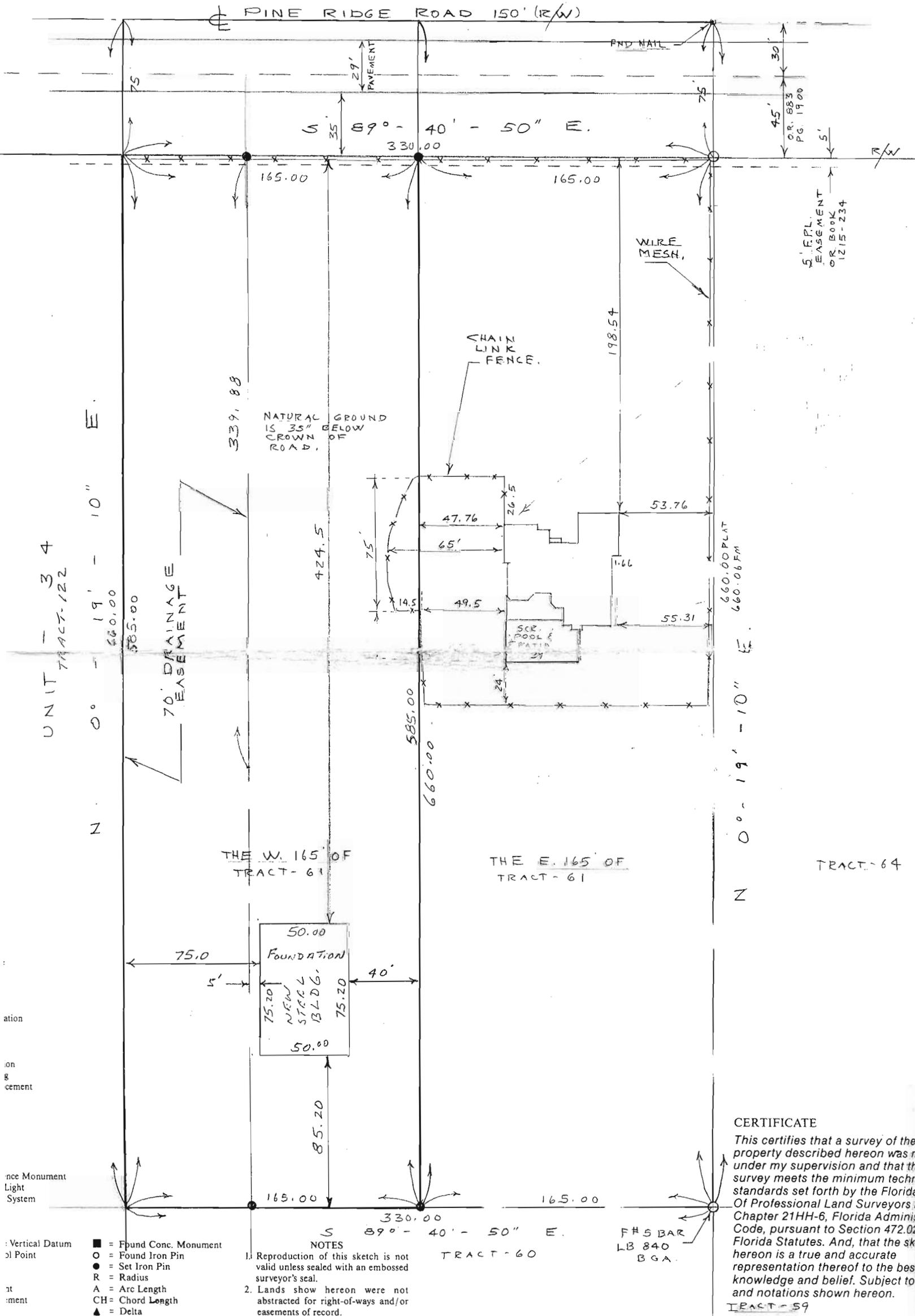
- ▲ More than 100,000 per day
- ▲ 50,001 - 100,000
- ▲ 30,001 - 50,000
- ▲ 15,001 - 30,000
- ▲ 6,001 - 15,000
- ▲ Up to 6,000 per day
- ▲ Interstate counts



Source: © 2008 MPSI Systems Inc. d.b.a. DataMetrix®

LEGAL DESCRIPTION

The W.165' of Tract 61, , subject to the S.45' of the N.75'
 For public roadway, Golden Gate Estates Unit 26, as recorded in Plat Book 7, Page
 15 & 16, of the Public Records of Collier County Florida.



NATURAL GROUND IS 35" BELOW CROWN OF ROAD.

SCR. POOL & PATIO 29

50.00
 FOUNDATION
 75.20
 NEW STEEL BLDG.
 75.20
 50.00

- NOTES**
1. Reproduction of this sketch is not valid unless sealed with an embossed surveyor's seal.
 2. Lands shown hereon were not abstracted for right-of-ways and/or easements of record.

CERTIFICATE

This certifies that a survey of the property described hereon was made under my supervision and that the survey meets the minimum technical standards set forth by the Florida Code of Professional Land Surveyors in Chapter 21HH-6, Florida Administrative Code, pursuant to Section 472.02 Florida Statutes. And, that the sketch hereon is a true and accurate representation thereof to the best of my knowledge and belief. Subject to the provisions and notations shown hereon.

TRACT-59

F#5 BAR
 LB 840
 BGA.

4790 pine ridge

Latitude: 26.212065

Longitude: -81.703245

26.212065, -81.703245

Site Type: Ring

Radius: 1 miles

| Summary | 2000 | 2009 | 2014 |
|------------------------|-------|-------|-------|
| Population | 1,851 | 1,769 | 1,727 |
| Households | 628 | 607 | 595 |
| Families | 523 | 497 | 481 |
| Average Household Size | 2.95 | 2.91 | 2.90 |
| Owner Occupied HUs | 559 | 527 | 518 |
| Renter Occupied HUs | 69 | 81 | 77 |
| Median Age | 37.5 | 40.4 | 39.9 |

| Trends: 2009-2014 Annual Rate | Area | State | National |
|-------------------------------|--------|-------|----------|
| Population | -0.48% | 0% | 0.91% |
| Households | -0.4% | 0% | 0.94% |
| Families | -0.65% | 0% | 0.74% |
| Owner HHs | -0.34% | 0% | 1.19% |
| Median Household Income | 0.91% | 0% | 0.80% |

| Households by Income | 2000 | | 2009 | | 2014 | |
|--------------------------|----------|---------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 42 | 6.5% | 19 | 3.1% | 17 | 2.9% |
| \$15,000 - \$24,999 | 56 | 8.7% | 36 | 5.9% | 32 | 5.4% |
| \$25,000 - \$34,999 | 26 | 4.0% | 39 | 6.4% | 32 | 5.4% |
| \$35,000 - \$49,999 | 95 | 14.8% | 41 | 6.8% | 42 | 7.1% |
| \$50,000 - \$74,999 | 168 | 26.1% | 120 | 19.8% | 95 | 16.0% |
| \$75,000 - \$99,999 | 115 | 17.9% | 108 | 17.8% | 129 | 21.7% |
| \$100,000 - \$149,999 | 92 | 14.3% | 163 | 26.9% | 162 | 27.3% |
| \$150,000 - \$199,000 | 22 | 3.4% | 41 | 6.8% | 42 | 7.1% |
| \$200,000+ | 27 | 4.2% | 40 | 6.6% | 43 | 7.2% |
| Median Household Income | \$64,113 | | \$84,257 | | \$88,143 | |
| Average Household Income | \$78,604 | | \$103,843 | | \$109,617 | |
| Per Capita Income | \$27,505 | | \$35,289 | | \$37,324 | |

| Population by Age | 2000 | | 2009 | | 2014 | |
|-------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 131 | 7.1% | 113 | 6.4% | 104 | 6.0% |
| 5 - 9 | 139 | 7.5% | 127 | 7.2% | 120 | 7.0% |
| 10 - 14 | 158 | 8.5% | 139 | 7.8% | 136 | 7.9% |
| 15 - 19 | 135 | 7.3% | 125 | 7.1% | 124 | 7.2% |
| 20 - 24 | 80 | 4.3% | 77 | 4.3% | 74 | 4.3% |
| 25 - 34 | 184 | 9.9% | 188 | 10.6% | 179 | 10.4% |
| 35 - 44 | 390 | 21.1% | 246 | 13.9% | 238 | 13.8% |
| 45 - 54 | 320 | 17.3% | 341 | 19.2% | 294 | 17.0% |
| 55 - 64 | 162 | 8.8% | 235 | 13.3% | 249 | 14.4% |
| 65 - 74 | 103 | 5.6% | 109 | 6.2% | 131 | 7.6% |
| 75 - 84 | 40 | 2.2% | 58 | 3.3% | 59 | 3.4% |
| 85+ | 8 | 0.4% | 14 | 0.8% | 17 | 1.0% |

| Race and Ethnicity | 2000 | | 2009 | | 2014 | |
|----------------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 1,746 | 94.4% | 1,586 | 89.6% | 1,497 | 86.7% |
| Black Alone | 37 | 2.0% | 63 | 3.6% | 75 | 4.3% |
| American Indian Alone | 1 | 0.1% | 1 | 0.1% | 1 | 0.1% |
| Asian Alone | 15 | 0.8% | 20 | 1.1% | 22 | 1.3% |
| Pacific Islander Alone | 1 | 0.1% | 1 | 0.1% | 1 | 0.1% |
| Some Other Race Alone | 21 | 1.1% | 51 | 2.9% | 72 | 4.2% |
| Two or More Races | 29 | 1.6% | 48 | 2.7% | 59 | 3.4% |
| Hispanic Origin (Any Race) | 168 | 9.1% | 329 | 18.6% | 432 | 25.0% |

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

4790 pine ridge

Latitude: 26.212065

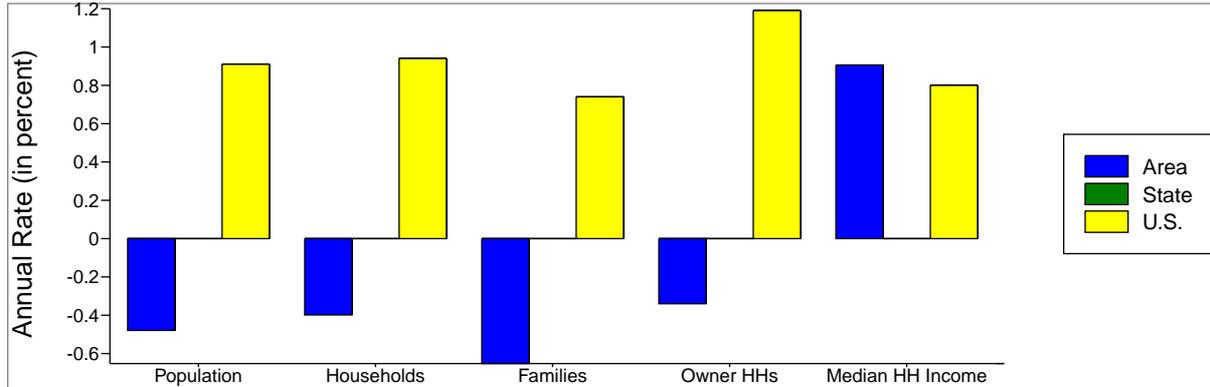
26.212065, -81.703245

Site Type: Ring

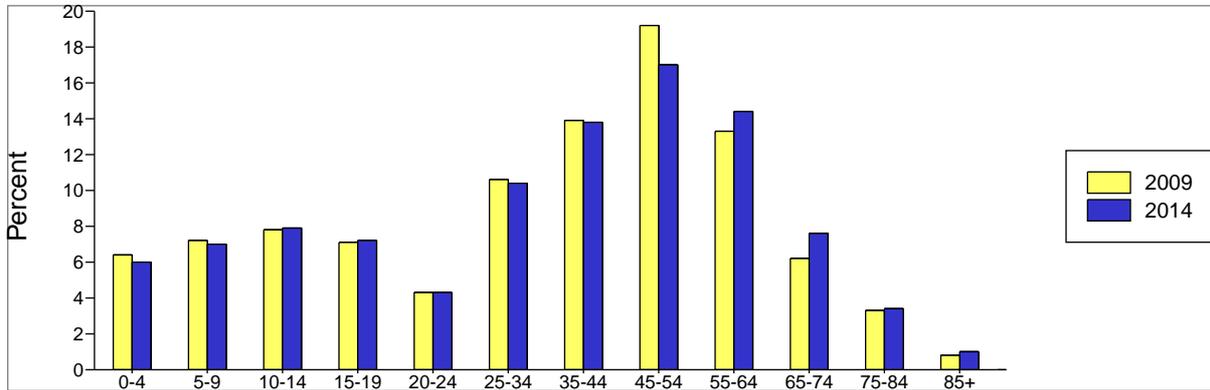
Longitude: -81.703245

Radius: 1 miles

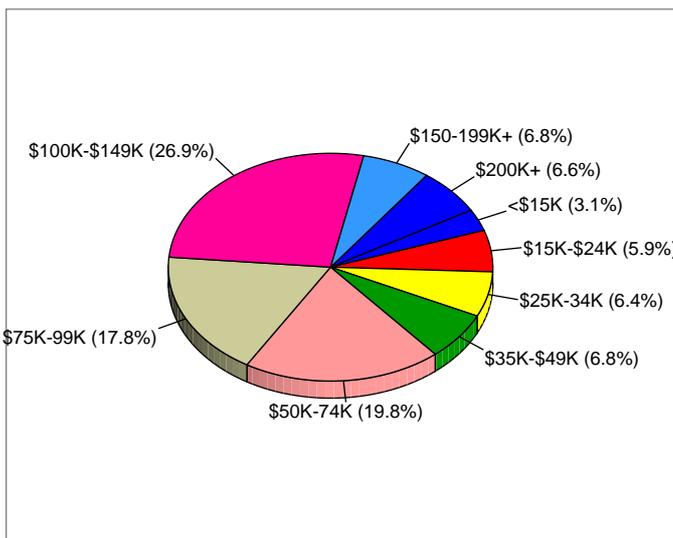
Trends 2009-2014



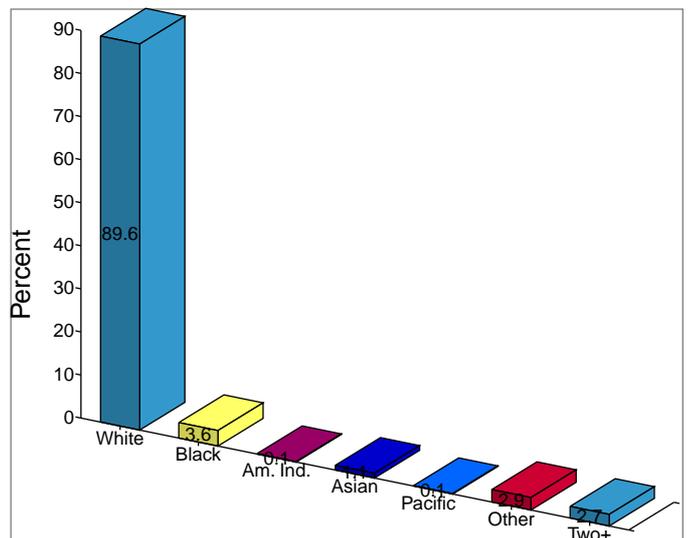
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 18.6%

Property Legal Description

Street Address: 4790 Pine Ridge Road, Naples FL 34116

| | |
|-------|-------------------------------|
| Legal | GOLDEN GATE EST UNIT 26 W 165 |
| | FT OF TR 61 |

| Section | Township | Range | Acres | Map No. | Strap No. |
|---------|----------|-------|-------|---------|-----------------|
| 15 | 49 | 26 | 2.5 | 4B15 | 334300 61 14B15 |

Property Taxes

| | |
|------------------------------|---------------|
| Land Value | \$70,400.00 |
| (+) Improved Value | \$83,237.00 |
| (=) Just Value | \$153,637.00 |
| (-) SOH Exempt Value | \$ 0.00 |
| (=) Assessed Value | \$ 153,637.00 |
| (-) Homestead and other Exe | \$ 0.00 |
| (=) Taxable Value | \$ 153,637.00 |
| (=) School Taxable Value (Us | \$ 153,637.00 |

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

| | 334300 | GOLDEN GATE EST UNIT 26 | Millage Area | Millage | Total | School |
|----------|--------|-------------------------------|--------------|---------|---------|--------|
| Use Code | 7 | RET. HOMES & MISC. RESIDENCES | 100 | 6.5892 | 11.8282 | 5.239 |

County (Unincorporated)

Using Assessed Value and Millage rate as shown above, with no exemptions, annual taxes compute to:

$$\text{Annual Taxes} = \text{Taxable Value} \times (\text{Millage}/1000 \text{ plus School Value} \times \text{School Rate}/1000)$$

Current Annual Taxes = \$ 1,817.25



FAX Back To:
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SAGE Commercial Properties & Business Brokerage, Inc.
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PLEASE PRINT CLEARLY

FOR BROKERS & AGENTS ONLY

TO: Dick Naedel, Broker

CUSTOMER REGISTRATION for PROPERTY(IES):

- Land & Building at 4790 pine Ridge Road, 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 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: _____