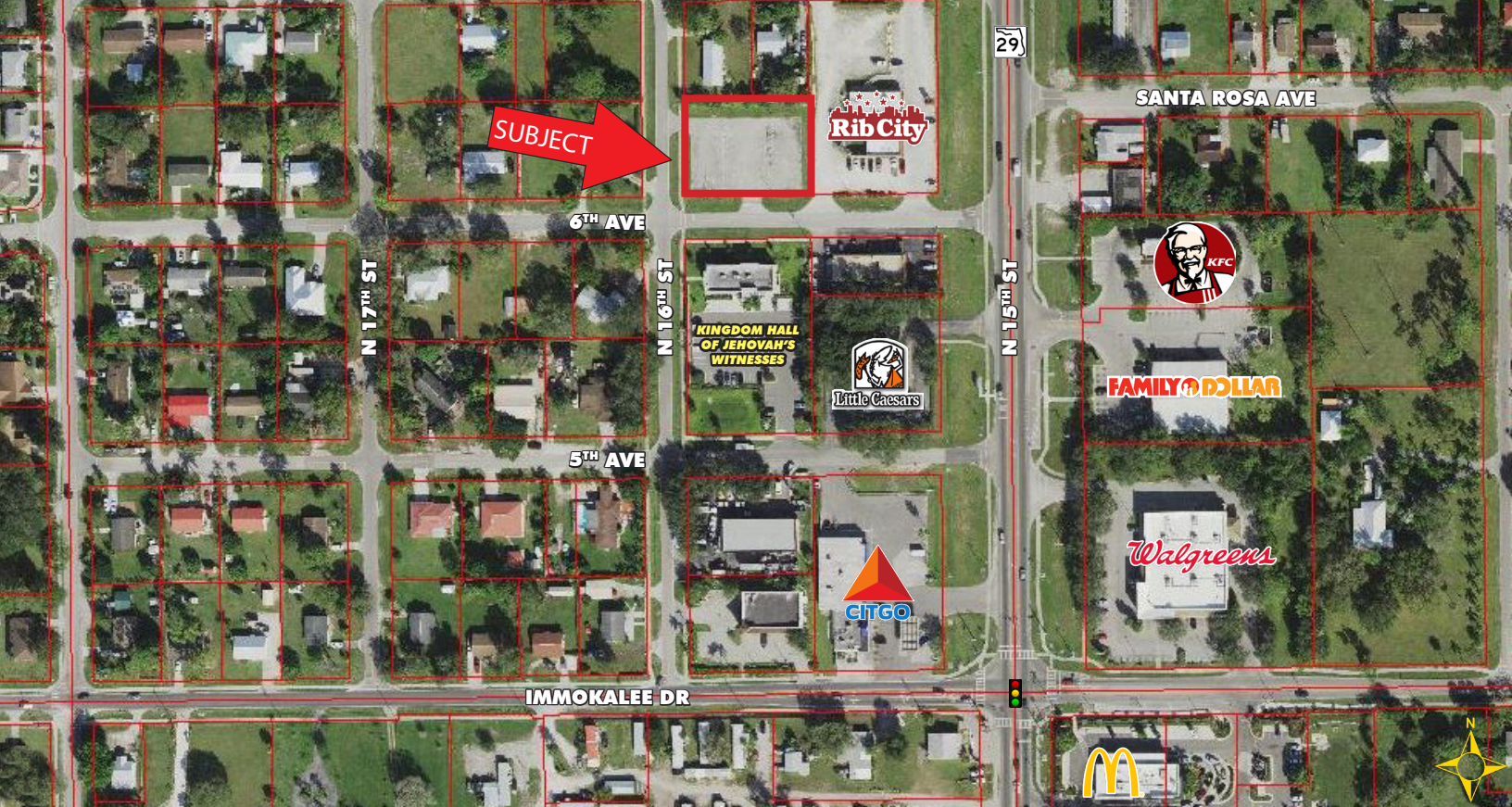


0.55± ACRE CORNER LOT STATE ROAD 29 CORRIDOR

FOR SALE

NE CORNER OF 6TH AVENUE & N 16TH STREET, IMMOKALEE, FL 34142



- PRICE:** \$95,000 at \$3.97 PSF or \$172,700/Acre
- SIZE:** 0.55± Acres | 23,975± SF (175'± x 137'±)
- LOCATION:** NE corner of 6th Avenue & N 16th Street, one block off N 15th Street (State Road 29)
- ZONING:** RSF-3 – Residential Single-Family (Collier County) [Click here for uses](#)
- F.L.U.:** CMU – Commercial Mixed Use (Collier County)
- RE TAXES:** \$0 (2022 Exemption)
- PARCEL ID:** 75211520003

0.55± ACRE CORNER LOT

This 0.55± acre corner lot is situated behind Rib City, just one block west of the heavily traveled N 15th Street (State Road 29) and two blocks north of Immokalee Drive. Currently utilized as a paved parking lot with 39 parking spaces. RSF-3 zoning allows for a single-family dwelling, while the potential for rezoning opens up exciting possibilities for commercial use. With two road access, this lot offers multiple ingress/egress, presenting an excellent opportunity for businesses seeking accessibility and convenience.

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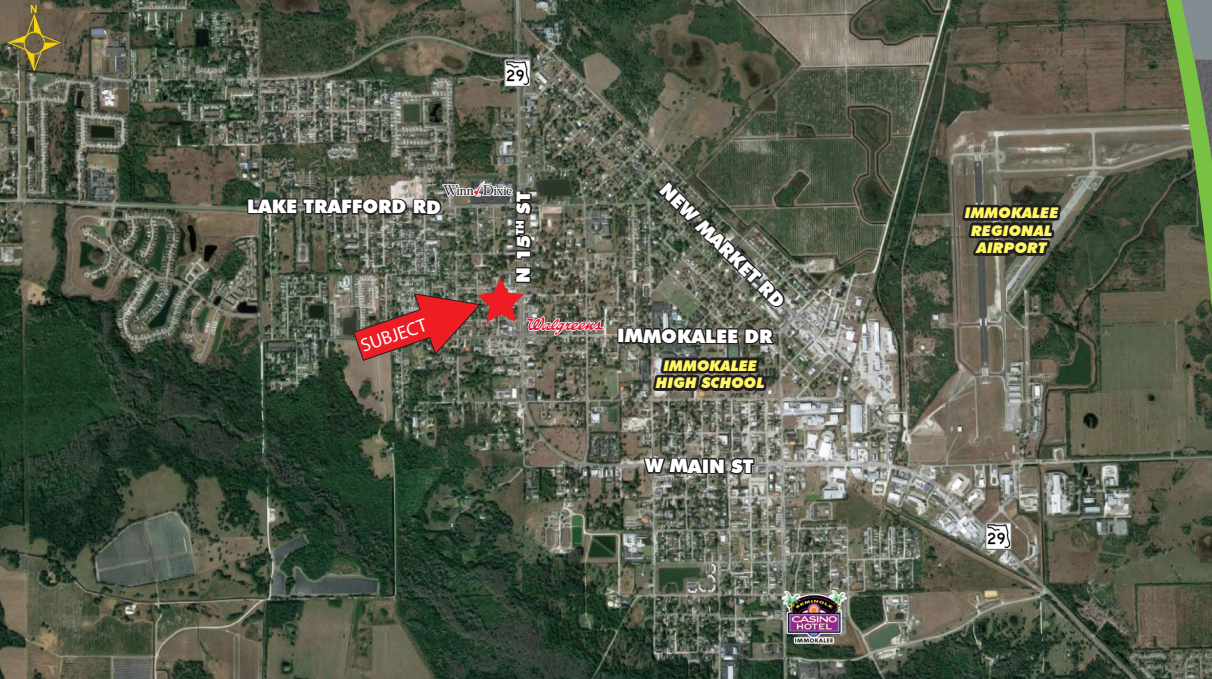
0.55± ACRE CORNER LOT STATE ROAD 29 CORRIDOR

FOR SALE

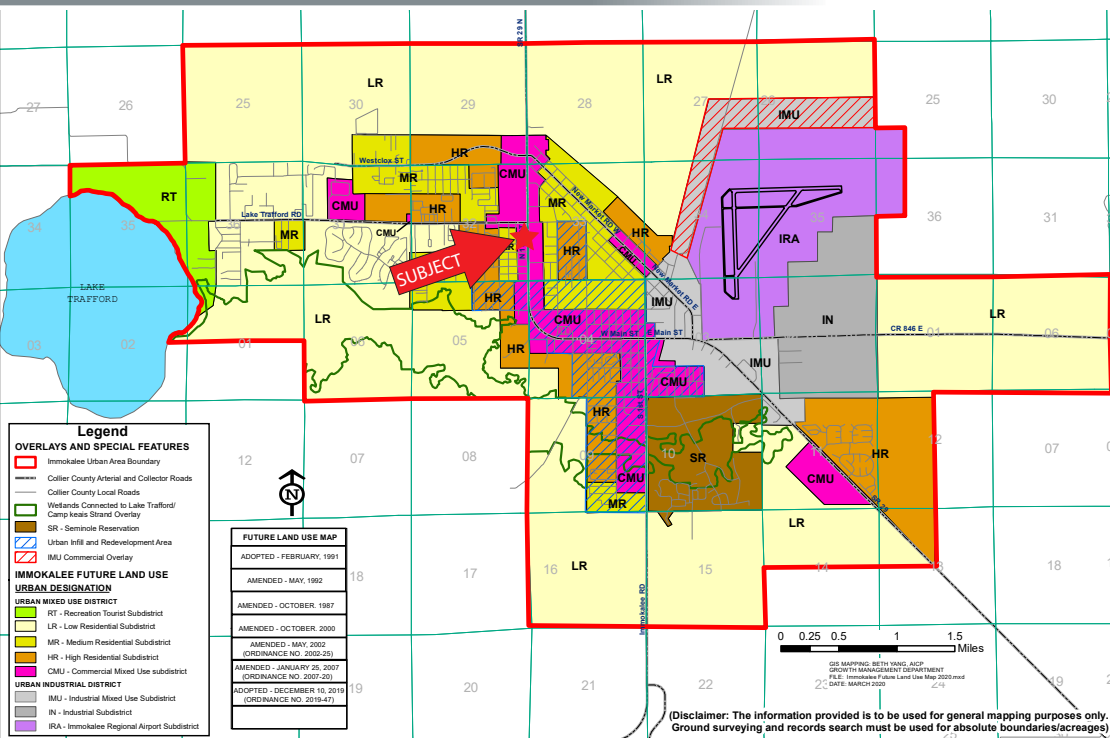
NE CORNER OF 6TH AVENUE & N 16TH STREET, IMMOKALEE, FL 34142

HIGHLIGHTS

- Prime location just one block from N 15th Street (State Road 29)
- Potential to rezone to accommodate various commercial uses
- Convenient two road frontage for easy access



FUTURE LAND USE MAP



CONTACT

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2023 DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|---|----------|----------|
| EST. POPULATION | 10,787 | 23,795 | 25,610 |
| EST. HOUSEHOLDS | 2,796 | 6,426 | 6,999 |
| EST. MEDIAN HOUSEHOLD INCOME | \$432 | \$39,019 | \$38,217 |
| TRAFFIC COUNTS (2022) | 16,200 AADT (N 15 th Street/State Road 29) | | |

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