



**SINGLE FAMILY SUDIVISION OF 27 LOTS
615 FRONTAGE FEET ON FUTURE SANTA BARBARA EXTENSION
\$2,600,000**

Zoning

- RMF 12 with density cap of 27 single family lots per attached site plans
- Unincorporated Collier County
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Utilities

- 30" wastewater line in future Santa Barbara Blvd. right of way, immediately west of the property's southwest corner
- 8" potable water line in adjacent Royal Wood Golf & CC with possibility of hook up
- Electric, telephone, CATV

Location

- Property is located just under 2 miles west of 951 and ½ mile north of Rattlesnake Hammock Rd. on corner of Polly Avenue and Sunset Avenue. Under 6 miles to Naples' 5th Avenue and beaches and 4 miles to I-75.
- Features 615' frontage on Polly Avenue, Sunset Avenue and future southerly extension on Santa Barbara Blvd, which is scheduled for completion by 2009.

Other

- Seller has letters of no jurisdiction from South Florida Water Management District and Army Corps of Engineers which determined there are no wetlands on the property.
- Seller has survey, environmental, conceptual site plans.

FOR FURTHER INFORMATION CONTACT:
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