

**Cross Property Customer Financial Report w/Photos**

**Lot & Land Customer Financial Report**



**General Information**  
**List Price:** \$375,000  
**MLS#:** 222027287  
**Address:** BLACKBURN RD  
 NAPLES, FL 34117  
 NA35 - Ave Maria Area  
**GEO Area:**  
**County:** Collier  
**Property ID:** 00348200009  
**Lot:** 1  
**Lot Type:** Acreage  
**Block/Bldg:** 1  
**Parcels:** 2  
**Zoning:** A  
**Legal Unit:** 1  
**Potential Short Sale:** No  
**Virtual Tour URL:**  
**Land Use Code:** 60-Grazng Lnd Soil Class I  
**Other PIDs:** 00348160000

ML# 222027287  
**Status:** Active (04/07/22)  
**Trans Type:** Sale  
**List Price/Acre:** \$28,195.49  
**Property Class:** Lot and Land  
**Subdivision:** ACREAGE HEADER  
**Development:** ACREAGE HEADER  
**Sec/Town/Rng:** 34/49/27  
**Foreclosed REO:** No

**Detailed Property Information**

**Property Information:** Assemblage of two lots of 4.8 and 8.5 acres, total of 13.3 acres on Blackburn Rd. Located 5+/- miles east of Collier Boulevard, White Lake Corporate Park and the future Collier County Sports Complex, just east of 18989 Blackburn Rd. This parcel, with 1300' frontage on Blackburn Rd and 440' on a future road, falls within the Natural Resource Protection Area Overlay. These two contiguous lots are in the Agricultural Zoning District with Rural Fringe Mixed Use District-Sending Lands designation for Future Land Use. Potential 10.80 TDR (Transfer of Development Rights) Credits to be severed. One dwelling unit can be built on each lot. Seller financing is available for qualified buyers.

**Approx. Lot Size:** 1300x446x1300x446  
**Lot Size:** 13.30 (acres) / 579,348 (sqft)  
**Approx Sqft.Land:**  
**Rear Exposure:** N  
**Elevation:**  
**Lot Desc.:** See Remarks  
**Restrictions:** None/Other  
**Utilities:** None  
**Usage:** Agricultural, Single Family  
**Road:** Gravel  
**Sewer:** None  
**Water:** None  
**Subdivision Info:**

**Gas YN:**  
**Gas Description:**  
**Trees:**  
**Ground Cover:**  
**Land:**  
**Avail. Documents:**  
**View:** Canal  
**Dock:**  
**Boat/Dock Info:**  
**Waterfront:** No  
**Waterfront Desc.:** None  
**Gulf Access:** No  
**Canal Width:** None

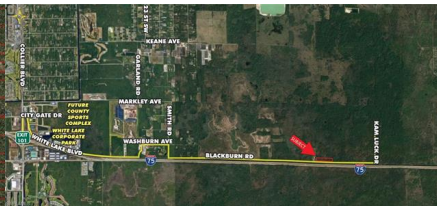
**Financial/Transaction Information**

**Total Tax Bill:** \$15  
**Tax Year:** 2018  
**Tax Desc:** County Only  
**HOA Fee:**  
**HOA Description:**  
**Master HOA Fee:**  
**Condo Fee:**  
**Transfer Fee:** \$0

ML# 222027287  
**Spec Assessment:**  
**Land Lease:**  
**Mandatory Club Fee:**  
**Rec. Lease Fee:** \$0

**One Time Fees**  
**Spec Assessment:**  
**Land Lease:**  
**Mandatory Club Fee:**  
**Rec. Lease Fee:** \$0  
**Other Fee:** \$0

**Approval:**  
**Terms:** Consider 1st Mortgage  
**Maintenance:** None  
**Possession:** At Closing  
**Special Info:**  
**Property Location:** Not Applicable  
**Legal Desc:** 34 49 27 W1/2 OF S1/2 OF S1/2 OF S1/2 OF SW1/4 LESS S 35FT + W 35FT R/W  
**Listing Broker:** NRT Commercial LLC



**Aerial, Zoomed In**

**Aerial-Zoomed Out**

**Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.**

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