

$315,000

RESIDENTIAL

Naples, Florida, 34117, United States

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FGCMLS

Property Details

Type	**Residential**
MLS #	**2026045285**
View	**Trees Woods**
Lot size	**5 acres**
Neighborhood	**NA45 - GGE 13,48,51,79-93**
Subdivision	**GOLDEN GATE ESTATES**

Description

Situated near Everglades Blvd and 40th Ave SE, this 5-acre property offers potential in Golden Gate Estates. According to information provided by the previous seller, a 2006 DEP assessment identified the majority of the land as uplands. The historical findings suggest the possibility of subdividing the property into two parcels and constructing homes without wetland impacts, potentially avoiding the need for an Environmental Resource Permit (ERP). Subdivision feasibility, buildability, and permitting requirements must be independently verified under current regulations. Buyers are encouraged to obtain an updated environmental assessment and complete their own due diligence. Conveniently located near the I-75 overpass on Everglades Blvd, the property is minutes from Everglades Food Mart and Big Corkscrew Island Regional Park, and approximately 25 minutes from Collier Blvd or Ave Maria.