
$75,000
RESIDENTIAL
22nd AVE NE
22nd Avenue, Naples, Florida, 34120, United States
SWFLAMLS

Property Details

Type	**Residential**
MLS #	**226033372**
Lot size	**1.59 acres**
Neighborhood	**NA44 - GGE 14,16-18,23-25,49,50,67-78**
Subdivision	**GOLDEN GATE ESTATES**

Description

Room to breathe, close to everything you need. This 1.59-acre homesite on 22nd Ave NE gives you the space and freedom Golden Gate Estates is known for, with fast-growing shopping and services just minutes away. The lot measures 105' x 660', with plenty of depth for a custom home, pool, detached garage or workshop, and room left over for RV or boat parking, gardens, or simply privacy from the road. There's no HOA and no monthly fees, so you control your build, your landscaping, and how you use your land. With the Estates' rural setting, you get starry nights and quiet streets without giving up convenience. Everglades Blvd is just around the corner, giving quick north-south access across the Estates. Groceries are a breeze - The Publix at The Shoppes at Orange Blossom on Oil Well Rd, the Orangetree Publix at Immokalee Rd and Randall Blvd, and the new Aldi at The Randall at Orangetree are all an easy drive, about 12–15 minutes. Everyday shopping - Everglades Square and the growing neighborhood center at Everglades and Golden Gate Blvd are about 5–7 minutes away, with markets, dining, and services. Highway access for I-75 is about 20–25 minutes away via Immokalee Rd (Exit 111) or Golden Gate Blvd to Collier Blvd. Downtown Naples, Fifth Avenue South, and Gulf beaches are about 35–40 minutes away. The lot is zoned for Estates Elementary, Corkscrew Middle, and Palmetto Ridge High School. Bring your builder and your plans. Opportunities like this in one of Collier County's fastest-growing areas won't last.