

RESIDENTIAL

2448 Andrew DR

2448 Andrew Drive, Naples, Florida, 34112, United States

Property Details

Type	**Residential**
MLS #	**226029831**
View	**Landscaped**
Lot size	**0.31 acres**
Neighborhood	**NA18 - N/O Rattlesnake to Davis**
Subdivision	**WILMER HEIGHTS**

Description

CALLING ALL BUILDERS, DEVELOPERS & INVESTORS! Rare opportunity to acquire TWO BUILDABLE LOTS in the heart of Naples, offering outstanding potential for new construction, investment, or resale. Located within the Bayshore GTZO Redevelopment District Overlay, this parcel consists of two contiguous lots, Lots 8 & 9, each approximately 50' x 135', providing the opportunity to build two individual single-family homes. Lot #9 offers valuable Collier County, fire, and substantial sewer impact fee credits, creating additional savings for future development. The north parcel, Lot #8, is currently improved with a freestanding detached two-car garage and is also buildable with a new single-family residence; however, no impact fee credits apply to this lot. Survey and zoning information are available in the supplements. This is an exceptional opportunity to capitalize on the continued growth and redevelopment of the highly desirable Bayshore area of Naples. Build two homes for resale, create an investment portfolio, or explore the possibilities of developing side-by-side residences in one of Naples' most exciting revitalization districts. The location adds tremendous appeal, walking distance to Bayshore Drive and Celebration Park, and approximately 2 miles from Downtown Naples, Fifth Avenue South, dining, shopping, entertainment, and the Gulf beaches. Opportunities to secure two buildable Naples lots in one offering, this close to downtown are increasingly difficult to find. An outstanding option for builders and investors seeking land, new-construction potential, and long-term value in the heart of Naples.