

# North Naples 9,300-Unit Srvc Anchor

3275 Desoto Blvd N, Naples, FL 34120

Presented By:  
Dean Estates



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## Property Details

See Terms of Offering Below \*

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### ESTABLISHED CONDITIONAL USES

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The May 2026 official Zoning Verification Letter confirms the Conditional Use framework, streamlining buyer due diligence and providing a verified regulatory roadmap. Per this official document, the following primary uses are eligible for application via the CU process: Community Service Facilities such as Nursing Homes, Assisted Living Facilities, Group Care Facilities (Category II), Private Schools, Adult and Child Daycare Centers, Social and Fraternal Organizations, and Places of Worship. While currently designated for the uses above, a Growth Management Plan Amendment allows a buyer to seek site-specific intensity alignment with the ongoing 2026 Rural Golden Gate Estates Restudy. This process provides the formal mechanism to unlock permitted CUs and expand the site's scope to meet mission-critical infrastructure needs for the surrounding residential basin. \*Contact Maria Estrada at 239-252-2408/Maria.Estrada@collier.gov.

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### RESTUDY STRATEGIC NODE

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Primary legislative node within the 2026 Rural Golden Gate Estates Restudy (Ordinance 2025-070); provides the formal statutory framework to align site intensity with the 9,300+ unit residential pipeline. This regulatory window, alongside the verified anchor supermarket at Rivergrass Village and the emerging Town of Big Cypress, confirms the site as the essential infrastructure link for the submarket's transformation. As the Restudy scales through 2026–2027, the property is uniquely positioned to capture mission-critical institutional demand via a Growth Management Plan Amendment. This alignment provides a "first-to-market" advantage, placing facilities directly in the path of Collier's expansion and securing a high-barrier position. \*Restudy Verification: \*Contact Michele Mosca at 239-252-2466 / Michele.Mosca@collier.gov.

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### DRAINAGE COMPLIANCE

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A primary value driver is the 3± Ac engineered lake, a "Regulatory Bypass" asset (CS/SB 7040). Originally excavated and vested under Collier County Permit #59.687, this infrastructure provides a direct path for stormwater compliance, mitigating 2026 pollutant-removal surcharges and monitoring mandates. Engineered by Keene Engineering (10'–20' depths), this system represents \$250,000± in immediate replacement equity and a "speed-to-market" advantage for institutional delivery. \*Engineered lake and drainage locations certified by Kris A. Slosser, P.S.M. (FL License #LS5560).

Price:	\$4,949,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Apartment Units - Senior
Sale Type:	Investment
Total Lot Size:	7.49 AC
No. Lots:	2
Zoning Description:	E - Institutional Node
APN / Parcel ID:	40073120003, 40073040002

Benchmarks, and Vested As-Built Surveys are proprietary assets available.

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## DOCUMENTED BUILD-SITE

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Historical vetting via an elevated 10k± SF building pad and Geotechnical logs (Permit #1999031302) establishes a geological baseline for high-load infrastructure, mitigating discovery risk via a "No-Muck" subsurface. This rare corner site offers an institutional "head start" via 1,142'± of linear frontage on Desoto Blvd N and 33rd Ave N, providing a high-visibility canvas uniquely suited for multiple institutional curb cuts and optimized egress/ingress. Proximity to the Oil Well Rd intersection with pending signalization ensures a strategic transit advantage for high-capacity service operations. \*Boring logs and well data are proprietary assets located in the Data Room.

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## UTILITY READINESS

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The site is a primary beneficiary of its location within the \$438M Northeast Regional Utility Program corridor, a secured public investment bringing high-capacity water and sewer infrastructure to this growth node. While the expansion follows a programmed rollout targeting 2028-2031, proximity to the new Northeast Service Area (NESA) transmission mains provides a strategic "Utility Horizon" for scalable institutional operations. By aligning with this massive infrastructure push, a developer is positioned in a location supported by 10MGD potable water and 6MGD wastewater treatment facilities. Technical Validation: Infrastructure capacities and regional phasing are derived from the official Collier County NESA Master Plan. Being positioned within the 2026 Restudy area, a path exists via the Growth Management Plan Amendment to align the site with institutional infrastructure needs for the surrounding population. \*Timelines and capacities subject to municipal adjustment.

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## DUE DILIGENCE DOCUMENTS

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Registration is required for Data Room access, providing de-risking assets for institutional underwriting. The site offers a capital advantage through \$250,000+ in documented drainage equity and a verified SB 7040 Regulatory Bypass, supported by Vested Lake As-Builts and Geotechnical results confirming soil stability. Transactional certainty is set via the Warranty Deed and review protocols, while entitlements align with the 2026 Collier County Restudy and a master-planned CU roadmap. Modeling includes SB 856 tax impact analysis and proformas for 2026–27. Infrastructure is validated by the Rivergrass Village anchor site plan and a submarket gap analysis; as a turn-key package for institutional & education developers.

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## TRANSACTIONAL PROTOCOL

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TARGET PRICE: \$4,949,000 (Firm). 0% Buyer-Side Commission. This is a Net-to-Seller valuation. Any fees for buyer-side representation or brokerage services are the sole responsibility of the Purchaser. The secure Data Room contains 100% of the technical, geological, and regulatory diligence required for formal institutional underwriting. Principal will not field preliminary questions, conduct site tours, or acknowledge informal inquiries prior to the receipt of a formal Letter of Intent. This policy ensures a streamlined process for qualified principals targeting regional infrastructure requirements within the

2026 Restudy. Full due-diligence index and certified site baselines are released exclusively through this protocol. Principal-to-Principal inquiries are prioritized.

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## TERMS OF OFFERING

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Property is conveyed 'As-Is, Where-Is.' The Vested Lake As-Built and verified Geotechnical boring records are provided for historical context and site baseline only. All site infrastructure capacity is represented as 3± Ac per the verified Lake As-Built Survey (Keene Engineering); all Data Room materials and Pro Forma projections are illustrative and supersede all prior drafts. Buyer acknowledges a 'No-Reliance' position and is solely responsible for independent due diligence, including 2026 survey updates, proposed site access/curb cut permitting, utility concurrency, SB 7040 Regulatory Bypass validation, and securing all Conditional Use approvals or specific 2026 Restudy (Ordinance 2025-070) outcomes. Taxes and SB 856 statutory impacts must be independently verified via County Collector. Valuation is Net-to-Seller; Buyer is responsible for all third-party brokerage fees.

**Price: \$4,949,000**

- ZONING VERIFIED: (ZLTR-PL20260005097) Official May 2026 document confirms Conditional Use framework and site inclusion in high-density Restudy node.
- RESTUDY VERIFIED: (Ordinance 2025-070) Provides the statutory path to align intensity with the submarket's institutional residential pipeline.
- DRAINAGE VERIFIED: (Permit #59.687) 3± Ac Regulatory Bypass (\$250k± Equity). Certified vested infrastructure mitigates 2026 fees & engineering delays.
- SITE VERIFIED: (Permit #1999031302) Vested Geotechnical logs confirm high-load stability; elevated 10K± SF pad provides verified baseline for vetting.
- UTILITY VERIFIED: (NESA Master Plan) \$438M public investment; 10MGD potable/6MGD sewer capacity node targeting institutional 2028-2031 rollout.
- TRANSACTIONAL PROTOCOL: 0% Buyer-Side Commission; Net-to-Seller valuation. Formal institutional submissions required for sequential principal review.

View the full listing here: <https://www.loopnet.com/Listing/3275-Desoto-Blvd-N-Naples-FL/39833008/>

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## Location



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## Property Photos



North View: Facing future apartments, commercial, and civic sites directly across the street.

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**James Dean**

[deanproperties23@gmail.com](mailto:deanproperties23@gmail.com)

(800) 306-8711

**Dean Estates**

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Naples, FL 34120

