

Permitted Vested Lake Infrastructure

3275 Desoto Blvd N, Naples, FL 34120



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Property Details

VESTED INFRASTRUCTURE EQUITY

The primary economic engine of this asset is a fully executed, 3± acre engineered and excavated lake system, operating under the absolute statutory protections of CS/SB 7040. Because this massive infrastructure is physically complete and vested under an approved county environmental permit, it delivers an unassailable Day-1 capital and speed-to-market advantage, entirely bypassing multi-year engineering cycles, predictive nutrient-modeling hurdles, and unpredictable environmental permitting delays. By satisfying master site stormwater retention and volume requirements offsite, this configuration completely eliminates typical on-site retention land loss, preserving the maximum possible net buildable footprint to support peak vertical density and floor-area ratios (FAR). Structurally, this grandfathered framework permanently exempts future development from severe pollutant-removal surcharges, localized basin water-quality monitoring mandates, and secondary horizontal engineering. For an institutional builder, this layout significantly compresses standard entitlement-to-revenue timelines, directly mitigating soft-cost burn, slashing pre-development holding costs, and asset-shielding project yield-on-cost from escalating regulatory fees.

VERIFIED ENTITLEMENT CAPABILITY

An official May 2026 Zoning Verification Letter confirms the property's specialized Institutional Node framework, mechanically defining the entitlement path. Per this determination, key uses are structurally aligned via Conditional Use (CU): ALFs, Nursing Homes, Charter Schools, Daycare, and Places of Worship. Because adjacent properties are county-owned, non-conforming or expanded land uses outside current CU parameters benefit from a substantially insulated rezoning path with minimal residential NIMBY friction. The active Growth Management Plan Amendment (GMPA) framework provides the formal lever to align site intensity, FAR, and building heights directly with the surrounding population basin—maximizing vertical yields.

VERIFIED UTILITY CAPACITY

The property sits within a prioritized \$438M+ regional infrastructure corridor, directly adjacent to North Collier Fire & Rescue's recent strategic acquisitions. This municipal co-location reinforces public safety coverage and aligns the site with immediate utility rollout schedules. Official metrics confirm node capacity of 10MGD potable water and 6MGD wastewater serving this institutional corridor, with immediate horizontal connectivity at the boundary and zero off-site extension requirements. By aligning

Price:	\$5,495,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Institutional/Commercial
Sale Type:	Investment
Total Lot Size:	7.49 AC
No. Lots:	2
Zoning Description:	E - Institutional Node
APN / Parcel ID:	40073120003, 40073040002

facility capacity with the scale unlocked by the active GMPA, this infrastructure bypass eliminates capacity negotiations, master planning, and utility construction cycles—slashing 24 months from timelines. All primary concurrency and SB 856 frameworks are structurally established for immediate hookups.

VERIFIED GROWTH CORRIDOR

The asset occupies a primary development footprint within the region's most critical commercial expansion corridor. Regional velocity is driven by a collapsing timeline of high-density milestones: (1) Rivergrass Village & Entry Infrastructure In-Progress: Active mobilization is underway with the entrance facility nearing exterior completion, perimeter screening walls erected, and site works active, anchoring localized retail and transit velocity along Oil Well Road. (2) SkySail Commercial & Apartment Mobilization: High-density residential absorption is underway with construction of the SkySail commercial section and apartments directly across Oil Well Road. (3) Active Corridor & Access Construction: Active traffic rerouting and frontage road works are underway adjacent to the site, driven by Esplanade at Rivergrass developer infrastructure improvements aligned with Oil Well Road Phase 3 widening and Big Cypress Parkway integration. Strategically located at Oil Well Road and DeSoto Blvd N, directly adjacent to North Collier Fire & Rescue's recent strategic parcel acquisitions, ensuring prioritized municipal utility integration, reduced operational risk, and immediate public safety coverage for adjacent institutional/commercial development.

VERIFIED SCARCITY & MONOPOLY

This 7.49-acre contiguous institutional land asset represents a fully infrastructure-vested development node—not raw land—and stands as the singular immediately actionable site of this scale in the submarket. In a quadrant defined by fragmented parcels and compounding environmental barriers, this asset is an irreplaceable barrier property. North Collier Fire & Rescue's adjacent land acquisition permanently removes competing acreage from private supply while validating this node for prioritized public infrastructure. Limited competing inventory offers a comparable baseline of immediate readiness or vested equity. The strategic valuation rests on three pillars: (1) Embedded Infrastructure: Vested stormwater system delivering a 12–24 month speed-to-market edge. (2) Targeted Scale Activation: Institutional Node framework paired with an active GMPA pathway. (3) High-Yield Footprint: Contiguous, clear layout supporting large-scale footprints. As SkySail and Rivergrass Village mobilize, this site stands as the primary vested private day-one institutional link, securing a supply-insulated monopoly over a captive, high-growth basin.

TRANSACTIONAL PROTOCOL

OFFERING TERMS: \$5,495,000 (Net-to-Seller). The seller is committed to a transparent, efficient transaction and welcomes written inquiries from principals and buyer-represented groups. Comprehensive site records and technical files are immediately accessible in our Secure Data Room upon registration. To ensure prompt, fully documented responses, all initial correspondence is managed via email. Unrestricted perimeter drive-bys are welcome at your convenience; formal site walk-throughs will be coordinated upon receipt of an aligned LOI.

INVESTOR DISCLOSURE

Property offered strictly on an 'As-Is, Where-Is' basis, with all faults and regulatory constraints. All data, descriptions, pro-forma, and marketing representations contained herein are strictly illustrative, intended solely for preliminary evaluation, and are entirely superseded by final repository contracts. The Buyer assumes a strict stance of 'No-Reliance' and must independently verify all zoning codes, drainage engineering, utility concurrency timelines, SB 7040 Regulatory Bypass eligibility, conditional use criteria, current property taxes, and SB 856 tax impacts via the County Property Appraiser and Tax Collector. Final repository files and formal purchase and sale agreement documents shall govern all transaction parameters exclusively.

Price: \$5,495,000

- DRAINAGE VERIFIED: 3± Ac Regulatory Bypass (\$250k± Equity). Certified vested infrastructure mitigates 2026 fees & engineering delays.
- ZONING VERIFIED: Official collier zoning verification letter confirms conditional use framework and site inclusion in high-density overlay node.
- UTILITY VERIFIED: \$438M prioritized corridor node; 10MGD potable/6MGD sewer capacity with immediate boundary connectivity for immediate hookup.
- ACCESS VERIFIED: Dual 1,142 FT frontage with 482 FT along Desoto Blvd N & 660 FT along 33rd Ave NE - direct arterial corridor connectivity.
- GROWTH VERIFIED: Anchors vertical yields with active corridor rerouting, SkySail expansion, and Esplanade at Rivergrass entry infrastructure.
- TRANSACTION PROTOCOL: Written email inquiries welcome. Net-to-Seller basis. Data Room access upon registration. Site visits scheduled post-LOI.

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

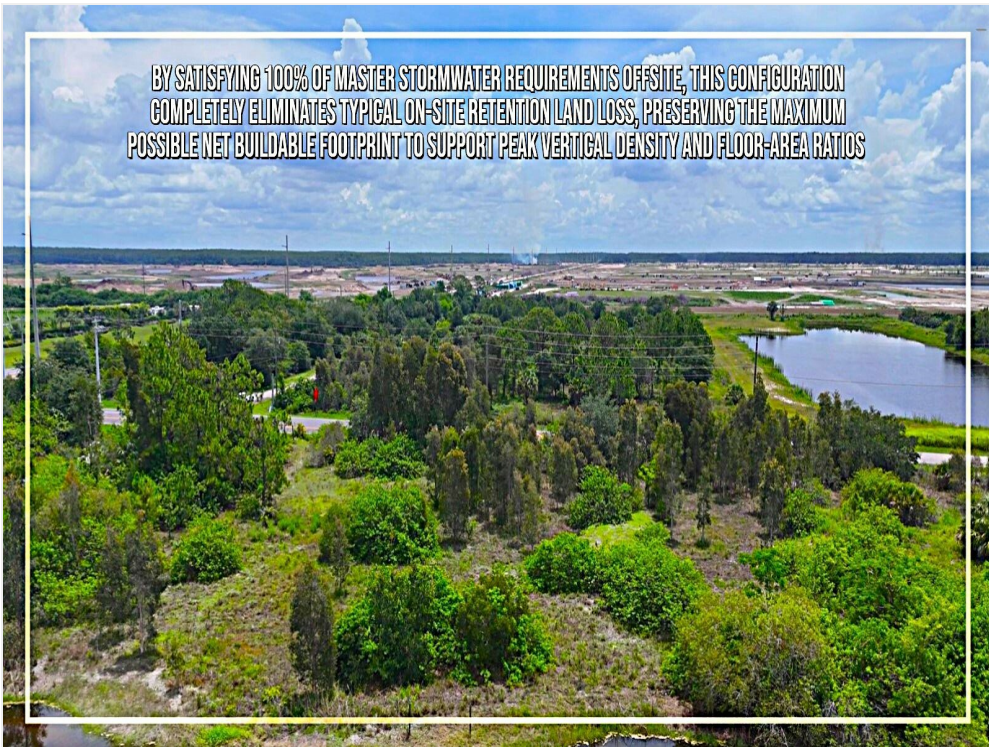


South West View

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Property Photos



East View



North East View (A)

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Property Photos



North East View (B)



Full Aerial View

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Property Photos



North West View

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Dean Estates

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