

Permitted Vested Lake Infrastructure

3275 Desoto Blvd N, Naples, FL 34120



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Property Details

MARKET 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 remaining location of this scale within the immediate submarket. In a quadrant defined by highly fragmented, unpermitted parcels, escalating horizontal development costs, and compounding environmental restrictions, this strategically assembled property stands as an irreplaceable, "first-to-market" barrier asset. Zero competing inventory—whether existing, under review, or pipeline-planned—offers a comparable baseline of immediate readiness or embedded infrastructure equity. The asset’s strategic valuation is anchored by three structural pillars: (1) High-Yield Footprint: Contiguous, clear configuration engineered to support large-scale institutional footprints. (2) Targeted Scale Activation: A recognized Institutional Node framework paired with an active GMPA pathway to unlock specialized regional deployments. (3) Embedded Infrastructure: A fully executed, physically vested stormwater system delivering immediate capital cost mitigation. As the surrounding 9,300+ unit residential pipeline matures through 2026–2027, this node stands as the sole viable infrastructure link for localized service delivery, securing an unassailable, supply-insulated monopoly over a captive, high-growth consumer basin.

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, the following uses are structurally aligned for activation via the standard Conditional Use (CU) process: Assisted Living Facilities (ALFs), Nursing Homes, Skilled Nursing Centers, Group Care Facilities (Category II), Private/Charter Schools, Adult/Child Daycare, Social/Fraternal Organizations, and Places of Worship. The active Growth Management Plan Amendment (GMPA) framework provides the formal lever to align site intensity, floor-area ratios (FAR), and building heights directly with the surrounding population basin, maximizing vertical yields to achieve peak economy of scale.

STRATEGIC GROWTH CORRIDOR

The asset occupies a primary development footprint within the region’s most critical commercial expansion corridor. Immediate regional velocity is driven by a collapsing timeline of high-density milestones: (1) Rivergrass Village Model Launch (December): Impending December opening floods the core Oil Well Road corridor with substantial traffic, anchoring localized retail velocity alongside the

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

upcoming Rivergrass commercial center and anchor supermarket. (2) SkySail Commercial & Apartment Mobilization (In-Progress): High-density residential absorption is actively underway with upcoming construction of the SkySail commercial section and apartments directly across Oil Well Road. (3) Civic Infrastructure In-Progress: Active major county capital improvements heavily reinforce value, including the ongoing Oil Well Road Phase 3 widening and mobilization of the Big Cypress Parkway infrastructure corridor. This immediate proximity to incoming high-density nodes cements the property as an unrepeatable commercial epicentral window for rapid institutional transformation.

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 100% of master stormwater 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 compresses the standard entitlement-to-revenue timeline by 12 to 24 months, directly mitigating soft-cost burn, slashing pre-development holding costs, and asset-shielding project yield-on-cost from escalating regulatory fees.

UTILITY CAPACITY

The property sits within a prioritized \$438M+ regional infrastructure corridor. Official metrics confirm a primary node capacity of 10MGD potable water and 6MGD wastewater, reserved for institutional rollouts. This asset features immediate horizontal connectivity at the property boundary with zero off-site extension requirements, ensuring facility capacity matches the vertical scale unlocked by the active GMPA. This infrastructure bypass eliminates lengthy capacity negotiations, master planning, and utility construction cycles—slashing 24 months from development timelines. All primary concurrency and SB 856 frameworks are structurally established, positioning the site for immediate connection hookups.

TRANSACTIONAL PROTOCOL

TARGET PRICE: \$5,495,000 (Firm). 0% Buyer-Side Commission; Net-to-Seller valuation. All buyer-side fees are the exclusive responsibility of the Purchaser. Secure Data Room diligence repository is available upon formal registration. Principal will not field questions, conduct tours, or acknowledge inquiries prior to receiving a formal LOI matching target terms. Principal-to-Principal inquiries prioritized.

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.

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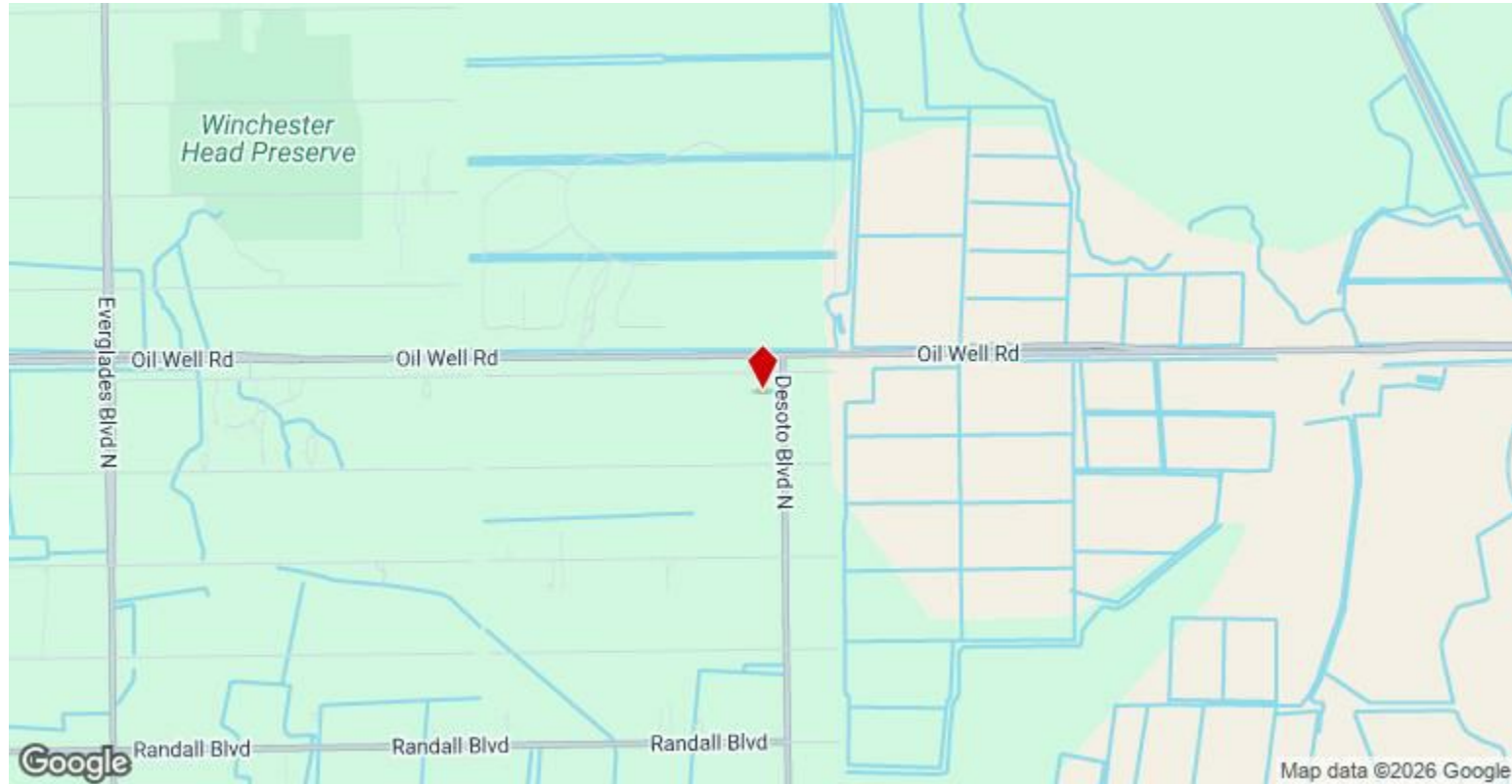
- ZONING VERIFIED: Official collier zoning verification letter confirms conditional use framework and site inclusion in high-density overlay node.
- GROWTH CORRIDOR: Aligns vertical yields with imminent high-density milestones, including active SkySail mobilization and December Rivergrass launch.
- DRAINAGE VERIFIED: 3± Ac Regulatory Bypass (\$250k± Equity). Certified vested infrastructure mitigates 2026 fees & engineering delays.
- SITE VERIFIED: 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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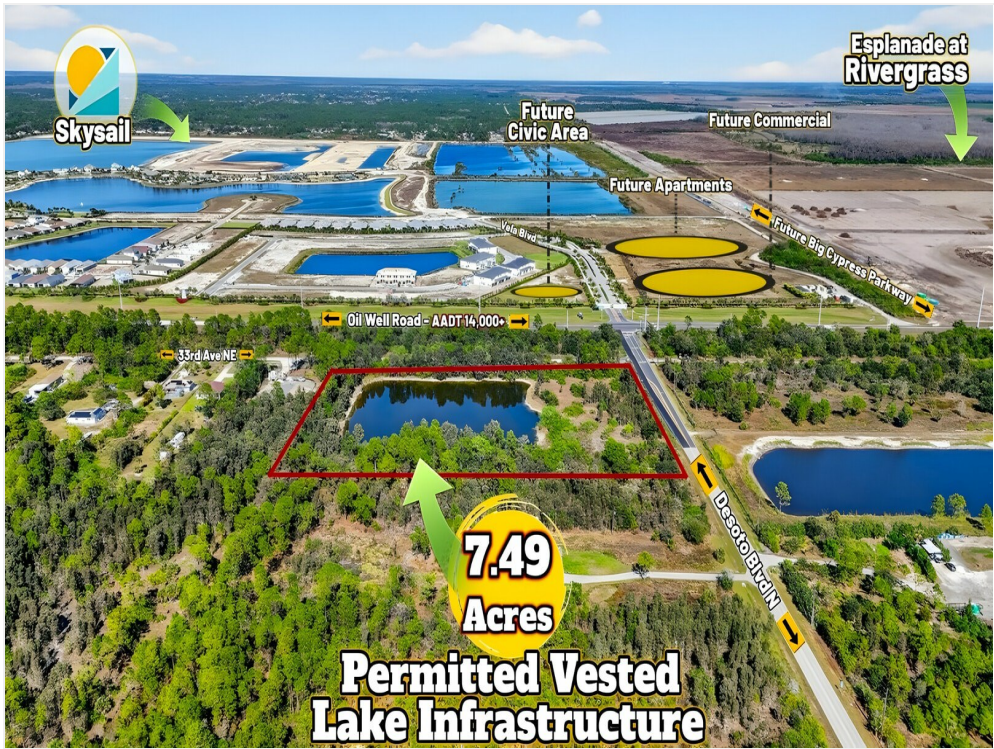
Location



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Property Photos



Building Photo



South West View

Permitted Vested Lake Infrastructure

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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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