

Interactive Due Diligence Index & FAQ: 3275 Desoto Blvd N, Naples, FL. 34120

Property Baseline: 7.49± Acre Institutional Node (North Naples, Collier County, FL)

Target Valuation: \$4,949,000 (Firm – 0% Buyer-Side Commission)

Regulatory Environment: 2026 Rural Golden Gate Estates Restudy Node (Ordinance 2025-070)

To ensure streamlined execution for institutional principals, formal underwriting assets are housed within a secured Data Room requiring explicit authorization. This public-facing document acts as an engineering and regulatory bridge, addressing baseline structural criteria to facilitate rapid Letter of Intent (LOI) compilation.

Section I: Secure Data Room Folder Index

The following directory details the specific de-risking files released immediately upon an approved Data Room authorization request.

Folder ID & Document Title	Core Underwriting & Engineering Datasets Provided
1) READ ME FIRST	Master orientation log, historical timeline checklist, and high-priority critical update disclosures.
2) Executive Feasibility & Statutory Risk Guide	Analysis of location criteria, institutional absorption vectors, and regional capacity constraints.

<p>3) Transactional Protocols & LOI Guidance</p>	<p>Submission pathways, principal verification requirements, and Net-to-Seller closing structures.</p>
<p>4) Zoning Verification Letter & 2026 Statutory Framework</p>	<p>Official May 2026 Zoning Verification Letter (ZLTR-PL20260005097) delineating conditional use parameters.</p>
<p>5) Vested Drainage & SB 7040 Compliance</p>	<p>Collier County Permit #59.687, Keene Engineering profiles, and certified Slosser As-Built Lake Surveys.</p>
<p>6) Engineering, Geotechnical & Vested Site Plans</p>	<p>State Permit #1999031302 boring logs, well data, and elevated 10,000± SF pad compaction baselines.</p>
<p>7) Tax Analysis & SB 856 Impact</p>	<p>Statutory energy/fuel infrastructure tax assessments and forward-looking 2026–2027 collector projections.</p>
<p>8) Market Analytics & Regional Demand</p>	<p>Submarket institutional supply gap analysis, population mapping, and primary catchment demographics.</p>
<p>9) Entitlements & Eligible Institutional Uses</p>	<p>Conditional Use application blueprints and technical submittal pathways for institutional operations.</p>

10) Regional Development & Site Imagery	Drone/aerial photography showing adjacency to Rivergrass Village supermarket anchor and transit lines.
11) Institutional Pro Forma	Illustrative capital expense, site preparation, and macro-level development timeline modeling.
12) Environmental Site Status	Historical Phase I logs, environmental footprint summaries, and native vegetation baseline data.

Note: Full contents are proprietary and require a formal data access request through the CoStar Marketing Center.

Section II: Technical Due Diligence FAQ

1. Entitlements & Permitted Uses

- **Q: What is the current underlying zoning, and which specific uses are legally verified for the site?** **A:** The property is zoned **E - Institutional Node**. The official May 2026 Zoning Verification Letter (ZLTR-PL20260005097) confirms that the following primary uses are eligible for streamlined delivery via the standard Conditional Use (CU) process: Community Service Facilities, Nursing Homes, Assisted Living Facilities (ALF), Group Care Facilities (Category II), Private Schools, Adult and Child Daycare Centers, Social/Fraternal Organizations, and Places of Worship.
- **Q: How does the site interface with the ongoing 2026 Rural Golden Gate Estates Restudy?** **A:** The property sits directly within the legislative node of the 2026 Restudy (Ordinance 2025-070), which frames the municipal infrastructure response to a 9,300+ unit residential development pipeline. A Growth Management Plan Amendment (GMPA) provides the verified mechanism to align site-specific intensity with the submarket's institutional demands, giving early developers a distinct first-to-market advantage.

2. Drainage & Environmental Compliance (CS/SB 7040)

- **Q: Does the property require independent, on-site stormwater retention excavation during development?** **A:** No. The property features a **3± Acre engineered**

lake excavated and vested under Collier County Permit #59.687. Designed by Keene Engineering to depths of 10 to 20 feet, this existing infrastructure provides a verified **Regulatory Bypass under Florida CS/SB 7040**. It serves as a direct pathway for modern stormwater compliance, insulating a buyer from 2026 pollutant-removal surcharges and ongoing monitoring mandates while representing an estimated \$250,000± in immediate replacement equity.

- **Q: Has the lake area and total configuration been legally certified?** **A:** Yes. The engineered lake limits and drainage parameters are formally certified by Kris A. Slosser, P.S.M. (FL License #LS5560). Benchmarks and original Vested As-Built Surveys are held inside Folder 5 of the Data Room.

3. Geotechnical & Subsurface Readiness

- **Q: What is the subsurface profile, and has the site been historically cleared or engineered?** **A:** The property contains an existing, elevated **10,000± SF building pad**. Historical vetting via State Permit #1999031302 establishes an official geological baseline. The associated geotechnical boring logs confirm a highly stable, "No-Muck" subsurface framework, drastically reducing civil discovery risk and site preparation timelines for heavy institutional or medical infrastructure.

4. Utilities & Infrastructure Capacity

- **Q: What is the master-planned utility timeline for high-capacity service?** **A:** The property is situated inside the corridor of the **\$438M Northeast Regional Utility Program**. According to the official Collier County NESA Master Plan, this public investment brings long-term utility infrastructure to the immediate growth node, backed by 10MGD potable water and 6MGD wastewater treatment capacities. While the standard municipal rollout targets 2028–2031, proximity to the transmission mains establishes an excellent utility horizon for scalable development phases.
- **Q: What transits and logistical connectivity advantages does the land possess?** **A:** The asset offers a rare corner orientation providing 1,142'± of total linear frontage: 482 FT along Desoto Blvd N (Primary, 2 existing curb cuts) and 660 FT along 33rd Ave NE (Secondary, 1 existing curb cut). This layout permits flexible configuration of multiple institutional ingress/egress points. Additionally, close proximity to the Oil Well Road intersection—which has pending municipal signalization—guarantees superior transit access for high-capacity logistics, school buses, or emergency medical vehicles.

Section III: Transactional Protocol

- **Valuation Framework:** The target asset price is \$4,949,000, positioned strictly as a **Net-to-Seller valuation**. 0% buyer-side commission is offered; any broker representation fees are the exclusive responsibility of the purchaser.

- **LOI Mandate:** In alignment with strict principal-to-principal protocols, the seller will not field preliminary questions, coordinate unverified site tours, or accommodate informal inquiries.
- **Execution Pathway:** Buyers must review the public benchmarks provided in this memorandum, register via CoStar to execute the electronic confidentiality agreement for full Data Room validation, and submit a formal, written Letter of Intent (LOI) to initiate sequential principal review.

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