

**County
Approved**

Adult Care Centers

Vibrant Days for Seniors, Peace of Mind for Families.

Investment Highlights

**Recession-Resilient Market Expansion - Established
Operational Profitability - Scalable Service
Infrastructure - High-Yield Social Impact Investment**

Recession-Resilient Market Expansion

This property represents a strategic real estate acquisition in a high-demand corridor with an immediate, documented need for senior services. The site is anchored by a expansive 2.6-acre lake, providing a unique natural draw that generic commercial plots cannot replicate. By securing this specific acreage, you are investing in a serene environment that ensures long-term property value retention and high desirability for families seeking a premium care setting.

Optimized Development Foundation

This is a high-utility, "shovel-ready" site specifically suited for a healthcare-grade facility. The land is uniquely positioned to utilize the on-site waterfront as a focal point for high-end site planning, significantly reducing the "due diligence" period for a buyer looking for a picturesque location. Acquiring this land allows a builder to bypass the hurdles of finding a plot with both the right dimensions and built-in natural beauty, providing a streamlined path to breaking ground.

Scalable Build-to-Suit Infrastructure

This expansive site offers the rare flexibility of a "blank canvas" designed to maximize the therapeutic potential of its surroundings. The footprint allows for a custom-designed facility where architectural plans can integrate tranquil lakeside views into every common area, creating a

premium "resort-style" atmosphere. It is the ideal foundation for a scalable campus where outdoor walking paths and water-view pavilions can be used to enhance both operational efficiency and resident well-being.

High-Yield Social Impact Investment

This land acquisition offers the opportunity to develop a crown jewel for the local community. By transforming this scenic lakeside parcel into a premier adult care center, the buyer creates a vital resource that promotes mental and physical health through access to nature. The water serves as a peaceful backdrop for dignity and healing, making this a high-yield investment that yields significant financial returns through specialized land use and profound social impact.

Site Specifications

- Total Area: 7.48± Acres (Dual-Lot Assemblage)
- Frontage: High-visibility perimeter along Desoto Blvd N & 33rd Ave NE
- Access: Future-ready with permitted signalized access at Desoto Blvd/Vela Blvd
- Water Feature: Private on-site lake for integrated stormwater & aesthetic value
- Location: Immediate proximity to Skysail, Rivergrass, and Big Cypress developments

Request Full Site Analysis

Get the 2.6-acre lakeside profile with topography, utility data, and adult day care feasibility. Contact our team for the full package to accelerate your development.

*Adult Day Care is supported by the Collier County Land Development Code (§ 2.01.03) as a conditional Use.



"Inquire Today for Full OM & Financials"

COURTNEY COOPER

REALTOR®, Coldwell Banker Realty
Coldwell Banker Cares Foundation Representative
courtney.cooper@cbrealty.com | Naples, FL 34105

(804) 305-1017 | (239) 263-3300



3275 Desoto Blvd N, Naples, FL 34120