

OFFERING MEMORANDUM

2164 Tamiami Trail East, Naples, FL 34112

PRESENTED BY:



JW MARRIOTT



LUXURY EAST NAPLES REDEVELOPMENT SITE

NAPLES, FLORIDA

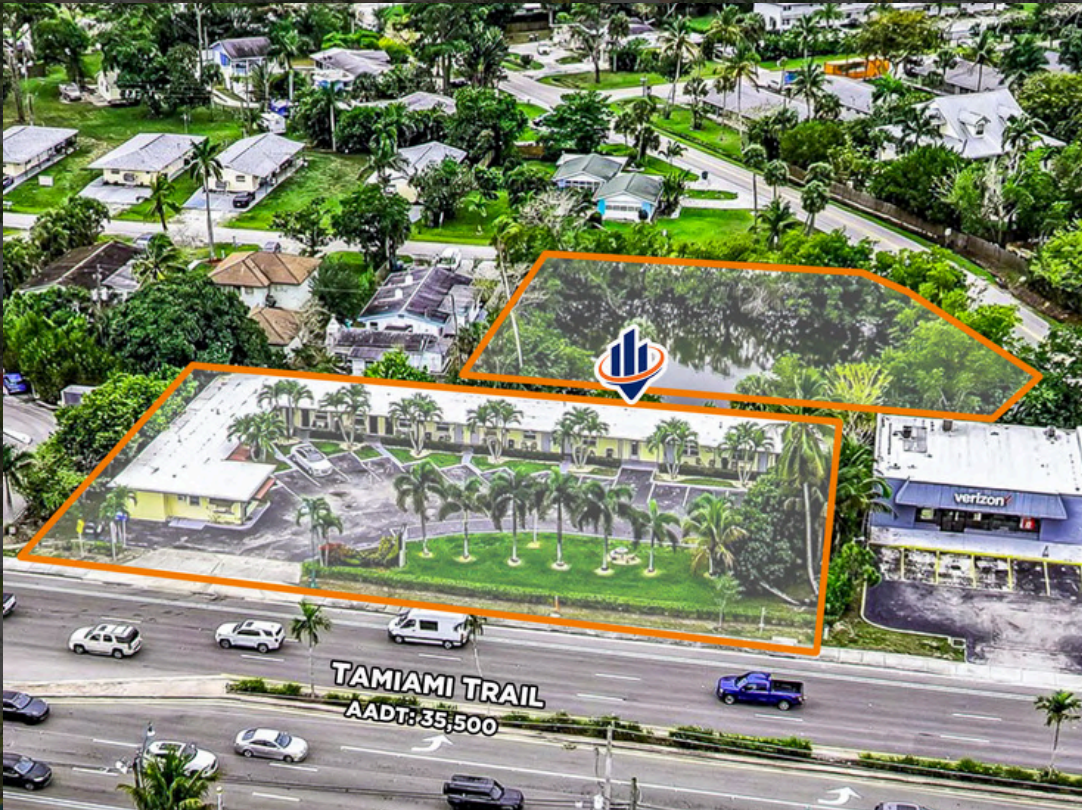
MATT FENSKÉ

Senior Advisor
941.487.3794
Matt.Fenske@SVN.com

TONY VELDKAMP, CCIM

Senior Advisor
941.487.6990
Tony.Veldkamp@SVN.com

PROPERTY SUMMARY



SALE PRICE

\$3,950,000

SIZE

1.08 Acres

ZONING

Collier County - General Commercial (C-4) & Residential Multifamily 6 DU/AC (RMF-6) in the Gateway Triangle Mixed Use & Residential Overlay Districts*

MARKET

Naples-Marco Island MSA

SUBMARKET

East Naples

AAADT:

35,500

PARCEL ID

51690760000

HIGHLIGHTS

- High-visibility redevelopment opportunity on Tamiami Trail with potential traffic light access, directly across from the upcoming 311-room JW Marriott Naples project with an anticipated completion in September 2027
- Premier location surrounded by luxury resorts, hotels, and residential high-rises
- Highly affluent area with an average household income exceeding \$120,000 annually
- Mixed-use zoning allows for a wide range of potential commercial uses including luxury condominiums, boutique hotel, office, medical office, and high-end retail
- Just minutes from Naples Airport, Luxury 5th Avenue shopping & dining district (Old Naples), and Naples Sailing & Yacht Club

*All zoning information is deemed reliable but not guaranteed. Buyer is solely responsible for conducting their own due diligence, including verifying with the local planning and zoning department that their intended use of the property is permitted.



PROPERTY DESCRIPTION

This 1.08 +/- Acre redevelopment site presents a unique opportunity to capitalize on the \$350 million transformation underway in Naples, Florida. Ideally positioned within East Naples, just minutes from 5th Avenue upscale shopping & dining district (Old Naples), the site will be surrounded by an emerging collection of luxury resorts and residential high-rises, including the JW Marriott Resort & Spa, Avra at Metropolitan Naples, Ascent at Metropolitan Naples, and the Halcyon Residences and Marina.

The highly affluent surrounding area includes nearly 100,000 residents within a 5-mile radius, with an average household income exceeding \$120,000 annually. This strong demographic profile continues to support a thriving retail environment and rapidly growing downtown district. Located just minutes from Naples' renowned beaches, the site is well-positioned to serve both residents and visitors alike.

Strategically situated just off the signalized intersection of Tamiami Trail (US-41) and Palm Street, the property benefits from excellent visibility and traffic counts of approximately 35,500 vehicles per day. The site currently consists of two parcels separated by a county-owned un-improved access ROW, which could potentially be vacated to create a contiguous 1.1+/-acre development opportunity.

The site currently consists of a split residential and mixed-use zoning with potential for a unified mixed use zoning*. This would allow for a wide range of development options, including luxury condominiums, a boutique hotel, or a high-end mixed-use project incorporating residential, office, and retail components. This offering presents a compelling opportunity to deliver a premier development in one of Naples' fastest-growing corridors.

*All zoning information is deemed reliable but not guaranteed. Buyer is solely responsible for conducting their own due diligence, including verifying with the local planning and zoning department that their intended use of the property is permitted.





PROPERTY LOCATION

LOCATION DESCRIPTION

This premier redevelopment site is located in prestigious Naples, Florida, with frontage along Tamiami Trail (US 41)—a major north-south corridor connecting Tampa through Naples and extending east to Miami.

The site sits just south of Davis Boulevard, providing convenient access from the Gulf Beaches to Interstate 75. Davis Boulevard is currently undergoing a major \$350 million transformation with Metropolitan Naples - a 5.3-acre mixed-use development, positioning the area as a premier luxury residential and lifestyle destination. Notable developments in Metropolitan Naples include Avra at Metropolitan Naples, a 15-story luxury high-rise featuring 56 residences; The Ascent at Metropolitan Naples - a 270 unit luxury apartment complex, and 75,000 square feet of retail and restaurant space.

Other nearby notable developments include The JW Marriott, a 331-room resort and spa set to open in 2027 anchoring the ongoing redevelopment along the US 41 corridor near Davis Boulevard, the Halcyon Residences and Marina, offering 66 luxury homes and a 120-slip private marina; Naples Beach Club, a 220 room Four Seasons resort on 125-acres of Beachfront property.

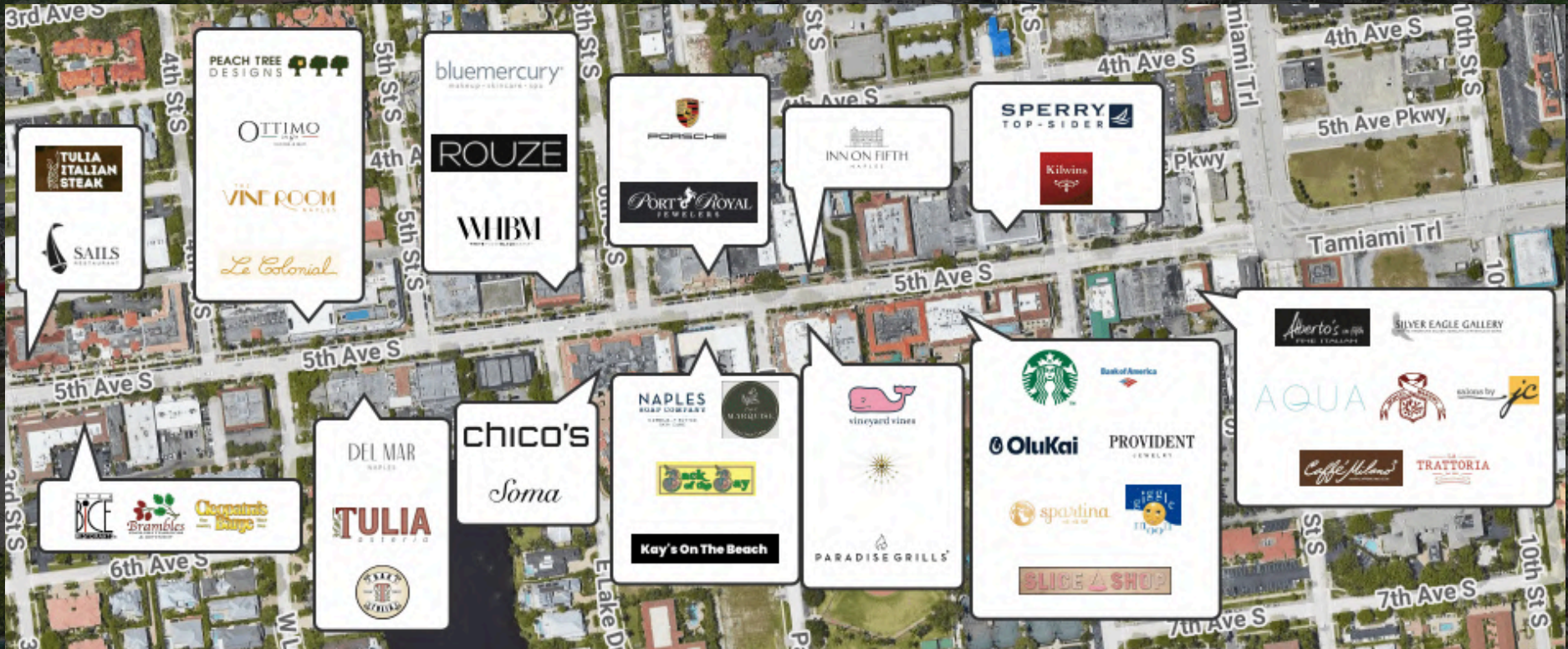
Less than 1.5 miles northwest lies 5th Avenue, a renowned luxury retail and dining district featuring fine dining, Michelin-starred restaurants, and upscale boutiques. Within five miles, there are numerous high-end golf courses including TPC Treviso Bay, and Windstar on Naples Bay.

Naples ranks among the wealthiest cities in the United States and has evolved into a premier destination for affluent retirees and vacationers. The area is known for its pristine beaches, world-class golf courses, and exclusive luxury communities, and it continues to experience steady growth.



Photo Credit: 5th Ave Magazine

5TH AVENUE SOUTH LUXURY DINING & SHOPPING DESTINATION



5th Avenue South (Old Naples) is located just off Tamiami Trail. As the main Luxury shopping and lifestyle district in downtown Naples, it is often referred to as the heart of the city. The Avenue blends upscale shopping, fine dining, boutiques, and more into a vibrant, walkable experience.

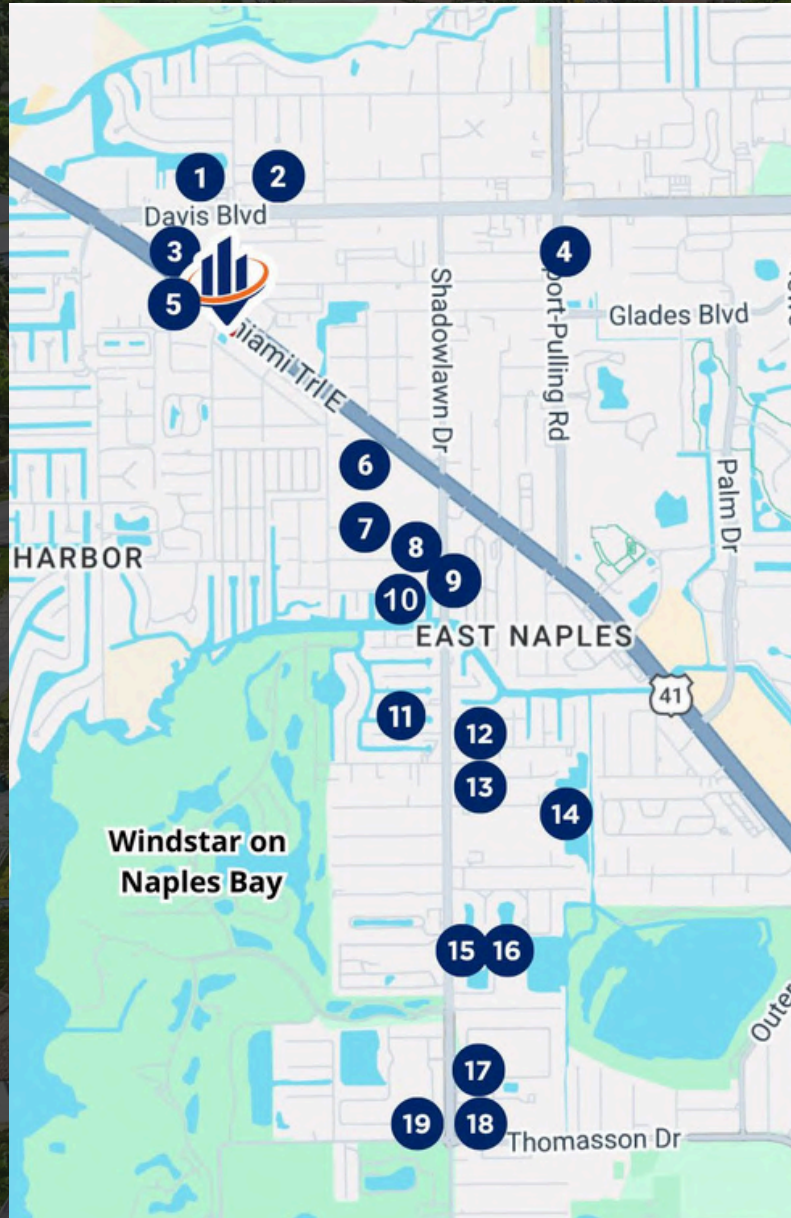
With over 100 shops, galleries, and restaurants—alongside a full calendar of local events and festivals—the area attracts millions of visitors each year.



Photo Credit: www.fifthavenuesouth.com



UPCOMING NEIGHBORING DEVELOPMENTS



FUTURE DEVELOPMENTS PLANNED TO RESHAPE THE DAVIS BOULEVARD CORRIDOR

1. The Halcyon Residences and Marina.....Condos
2. Seed to Table (Oakes Farms).....Grocery
3. Metropolitan.....Condo / Apt/ Hotel
4. Mixed Use Development.....National Organic Grocer
5. JW Marriott.....Hotel
6. Gulf Gate Plaza.....Mixed Use Retail
7. Luxury Motor Storage Facility.....Car Storage
8. 5th Avenue Car Club.....Car Storage
9. Elevation Naples.....Condo + Retail
10. Bayview Boatyard.....Marina + Boat Storage
11. Lakeview Homes.....Multi-Family
12. Boutique Hotel (Proposed).....Hotel+Retail+Office
13. The Grove at Bayshore.....Single Family
14. Van Buren Apartments.....Apartment
15. Cielo Azul.....Single Family
16. Opera Naples.....Arts + Culture
17. Camden Landings.....Condos
18. Former: Del's Corner.....Unannounced
19. Toll Brothers Windward Landing.....Single Family

JW MARRIOTT



JW MARRIOTT

Directly adjacent to the subject property- the construction of a JW Marriott luxury hotel is underway with an expected completion in September of 2027.

The resort will span across 4.2 acres and feature 6 stories with 331 total rooms, 20 of which will encompass luxury suites. An estimated 14,000 square feet of meeting space, numerous pools, cabanas, and multiple onsite dining areas.

The project includes widening Palm street to include an extended northbound approach to Tamiami Trail and the construction of a right-turn lane onto Tamiami Trail.



METROPOLITAN NAPLES



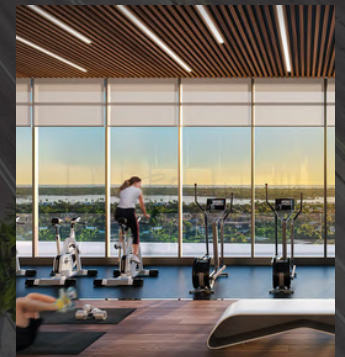
Leading the way in development at the intersection of Tamiami Trail (turns into 5th Avenue South) and Davis Boulevard is the \$400 million Metropolitan Naples project.

Metropolitan Naples is a 5.3-acre luxury mixed-use development encompassing approximately 521,643 square feet. The project will feature residential towers, boutique shopping, and fine dining, creating a vibrant and upscale destination.

At the heart of Metropolitan Naples is the Ascent Rental Tower, offering 270 ultra-luxury apartments. Residences range from 576-square-foot studios to expansive 2,133-square-foot penthouses, designed to deliver elevated living experiences.

Expected to open in late 2026, Avra is a 56-unit luxury condominium offering resort-style amenities, including an infinity pool, putting green, fire pits, and an exclusive guest suite.

Completing the development is 15,000 square feet of high-end professional office space and 75,000 square feet of restaurant and retail space—bringing together a seamless luxury live-work lifestyle in the heart of Naples.



THE HALCYON



The Halcyon Residences & Marina in Naples, set to open in 2029, is poised to become one of the city's premier waterfront developments. Situated on nine acres just off Davis Boulevard and only minutes from 5th Avenue South in Old Naples, the community offers both privacy and proximity to the heart of downtown.

Ideally located directly across from Metropolitan Naples, The Halcyon provides convenient walkability to a variety of upscale dining and retail destinations while maintaining a secluded, resort-style atmosphere.

The development will feature 66 estate-scale ultra-luxury condominiums. Each residence is thoughtfully designed with private elevator entry, expansive outdoor terraces complete with summer kitchens, and sweeping waterfront views that emphasize indoor-outdoor living.

Amenities are centered around a resort-inspired lifestyle and include a 120-slip private marina, an infinity-edge pool, a full-service fitness center and spa, pickleball and padel courts, a VR golf simulator, and a private clubhouse. Residents will also enjoy concierge and butler-style services, elevating the overall living experience.



NAPLES BEACH CLUB, A FOUR SEASONS RESORT



FOUR SEASONS

Naples Beach Club, A Four Seasons Resort is one of the newest luxury beachfront resorts on Florida's Gulf Coast, having opened in 2025 with continued enhancements and phased openings through 2026.

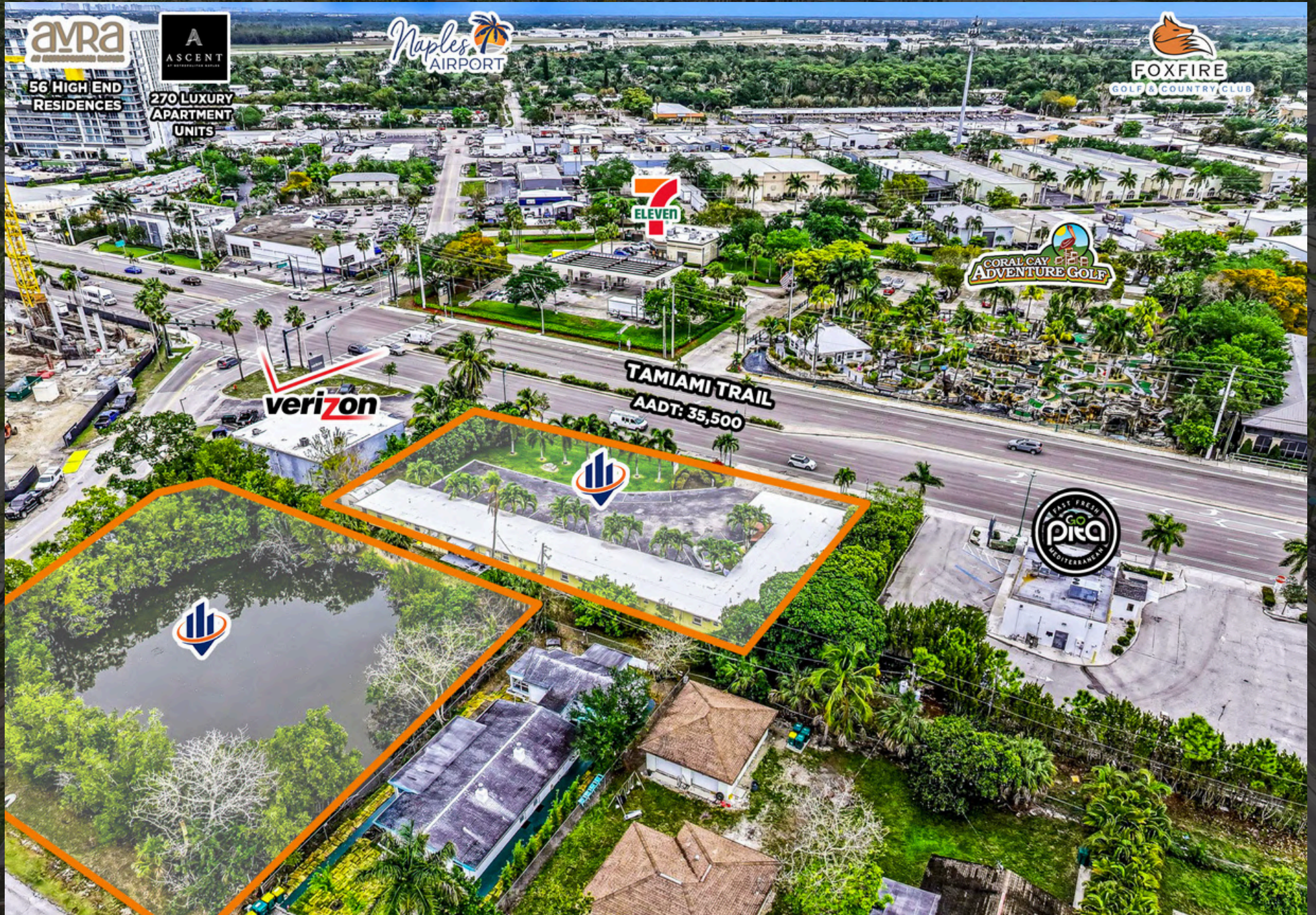
The resort is located in the heart of Old Naples, just steps from the 5th Avenue South shopping district.

Set on approximately 125 acres, the property includes 220 guest rooms and suites, along with 150+ private residences. Designed to feel like a private coastal oasis, it offers both vacation guests and residents an elevated luxury resort lifestyle.

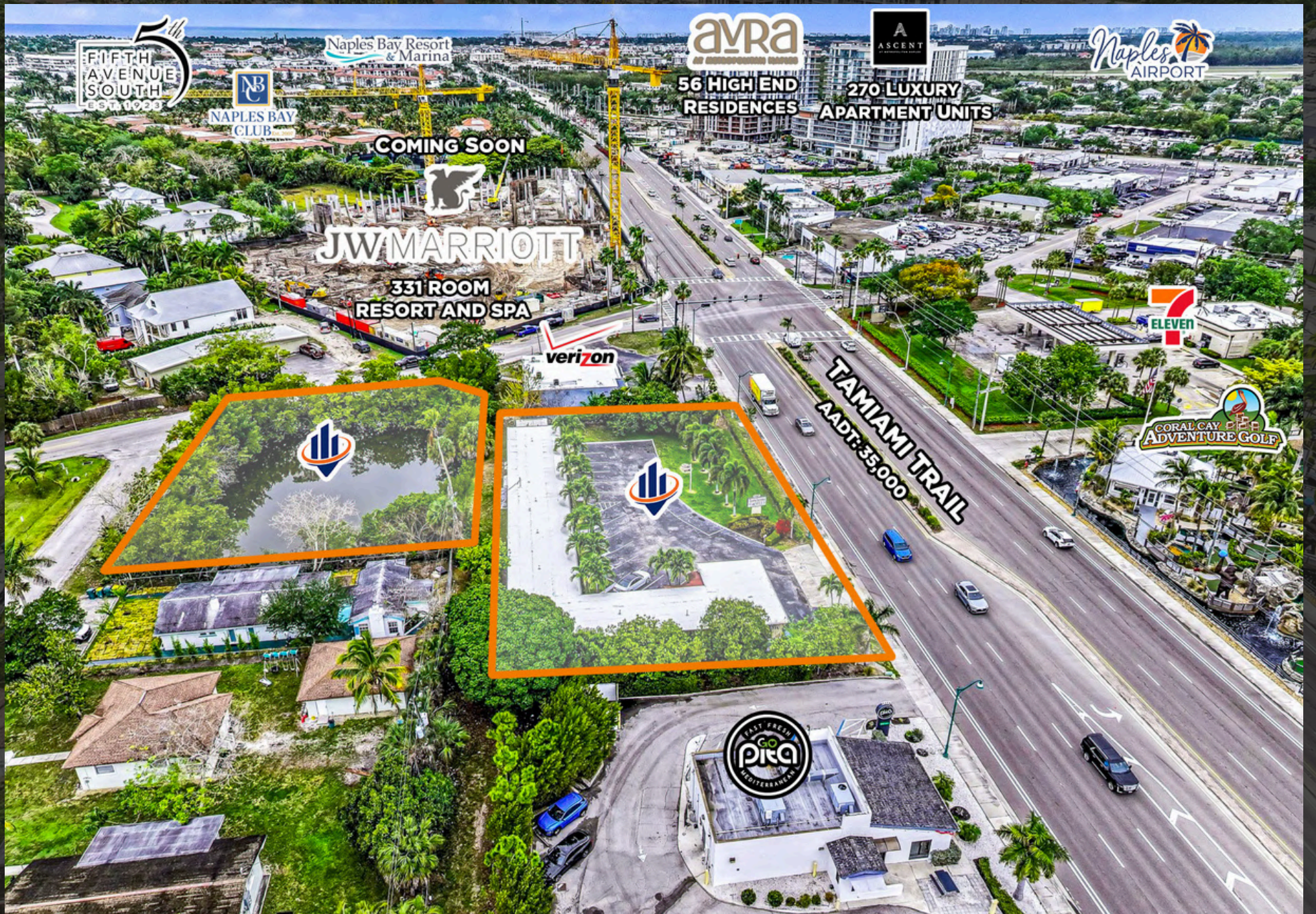
Amenities include a 30,000 sq ft luxury spa, 1,000 feet of white-sand beachfront, multiple pools, a full fitness center, five restaurants and bars, a full-service salon, a theater, a tennis and racquet club, water sports, a kids' club with babysitting services, e-bikes, and a golf course.



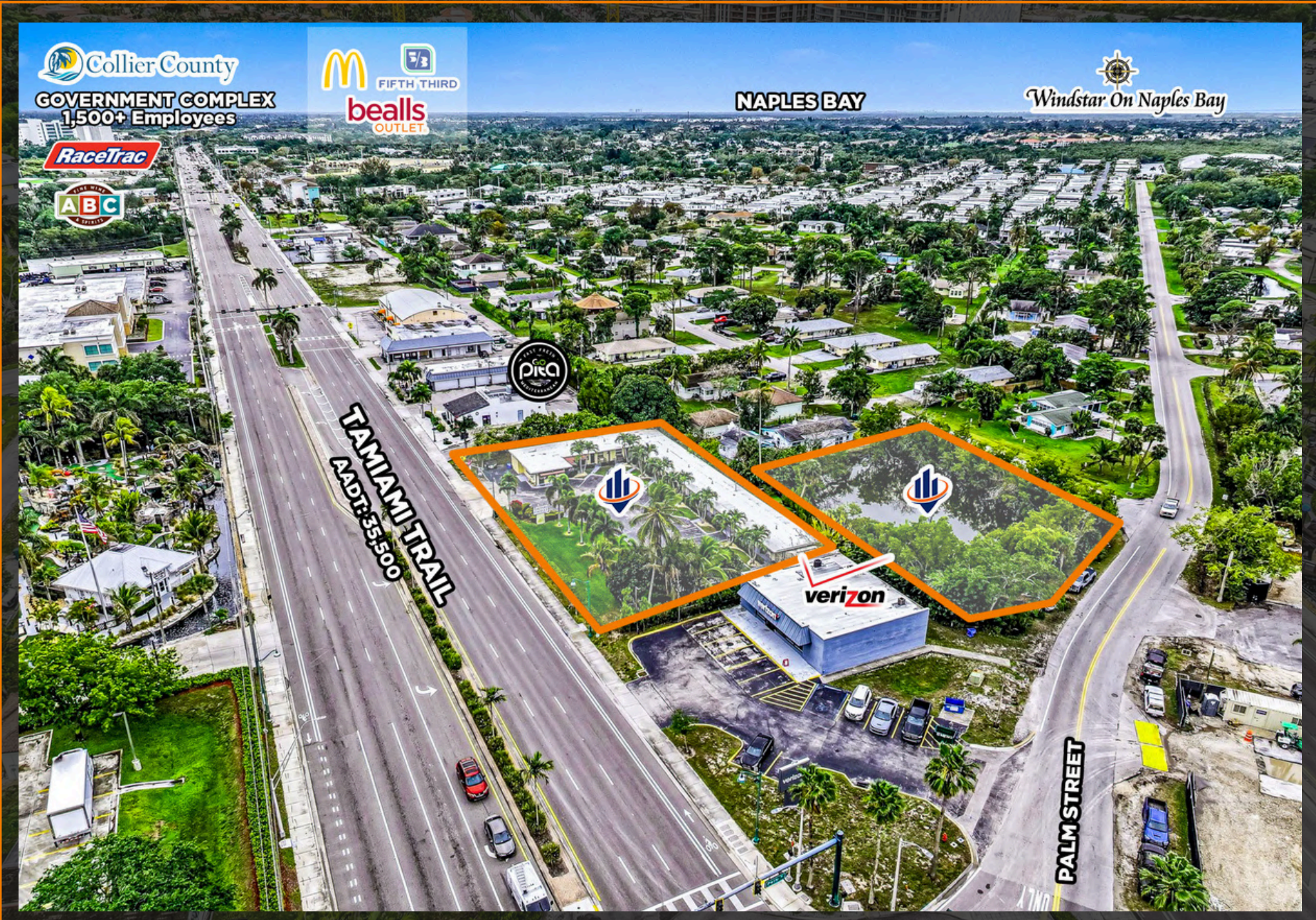
AERIAL LOOKING NORTHEAST TOWARD THE NAPLES AIRPORT & I-75



AERIAL LOOKING NORTHWEST TOWARD 5TH AVENUE & DOWNTOWN



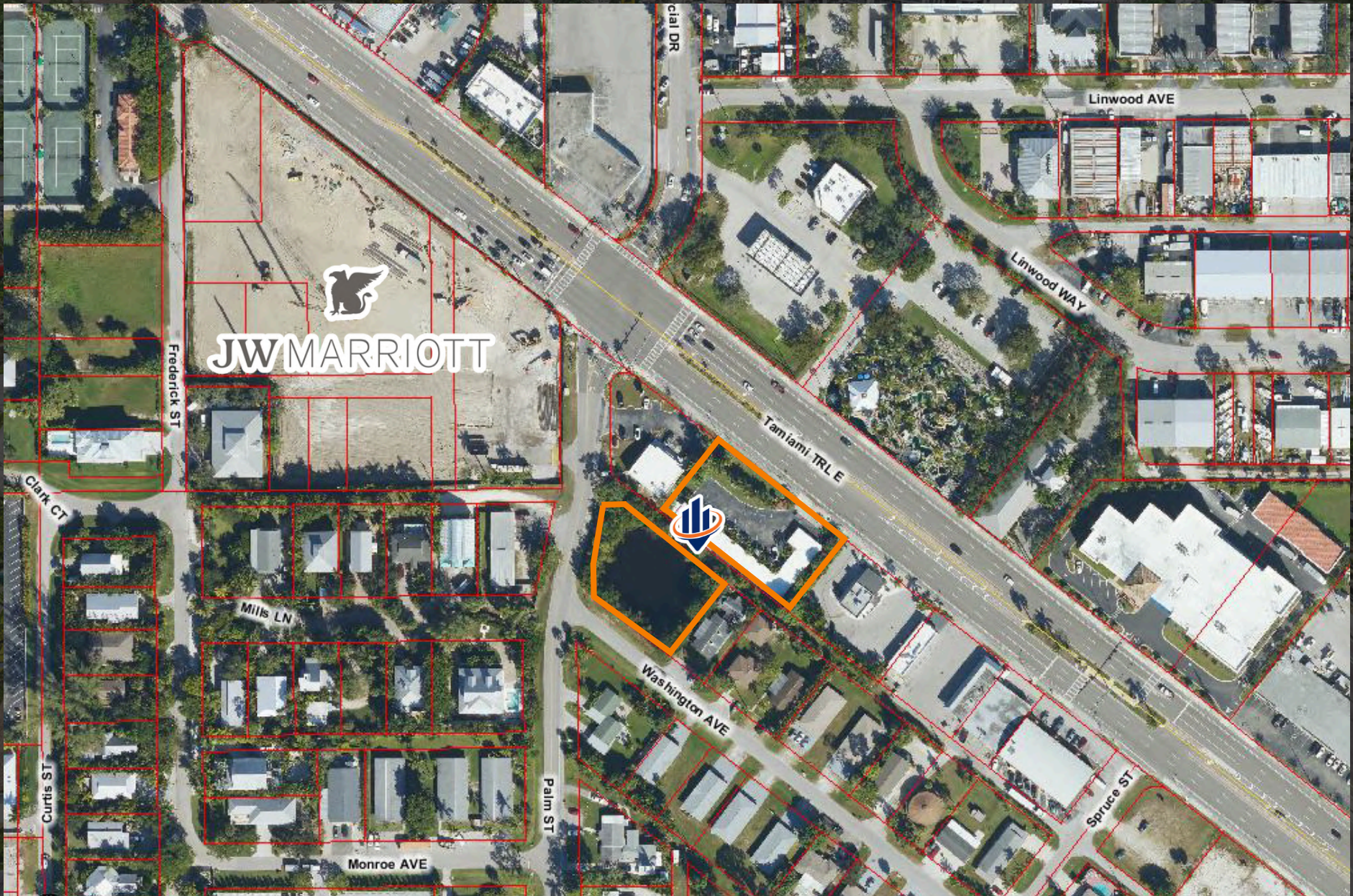
AERIAL LOOKING SOUTHWEST TOWARD NAPLES BAY



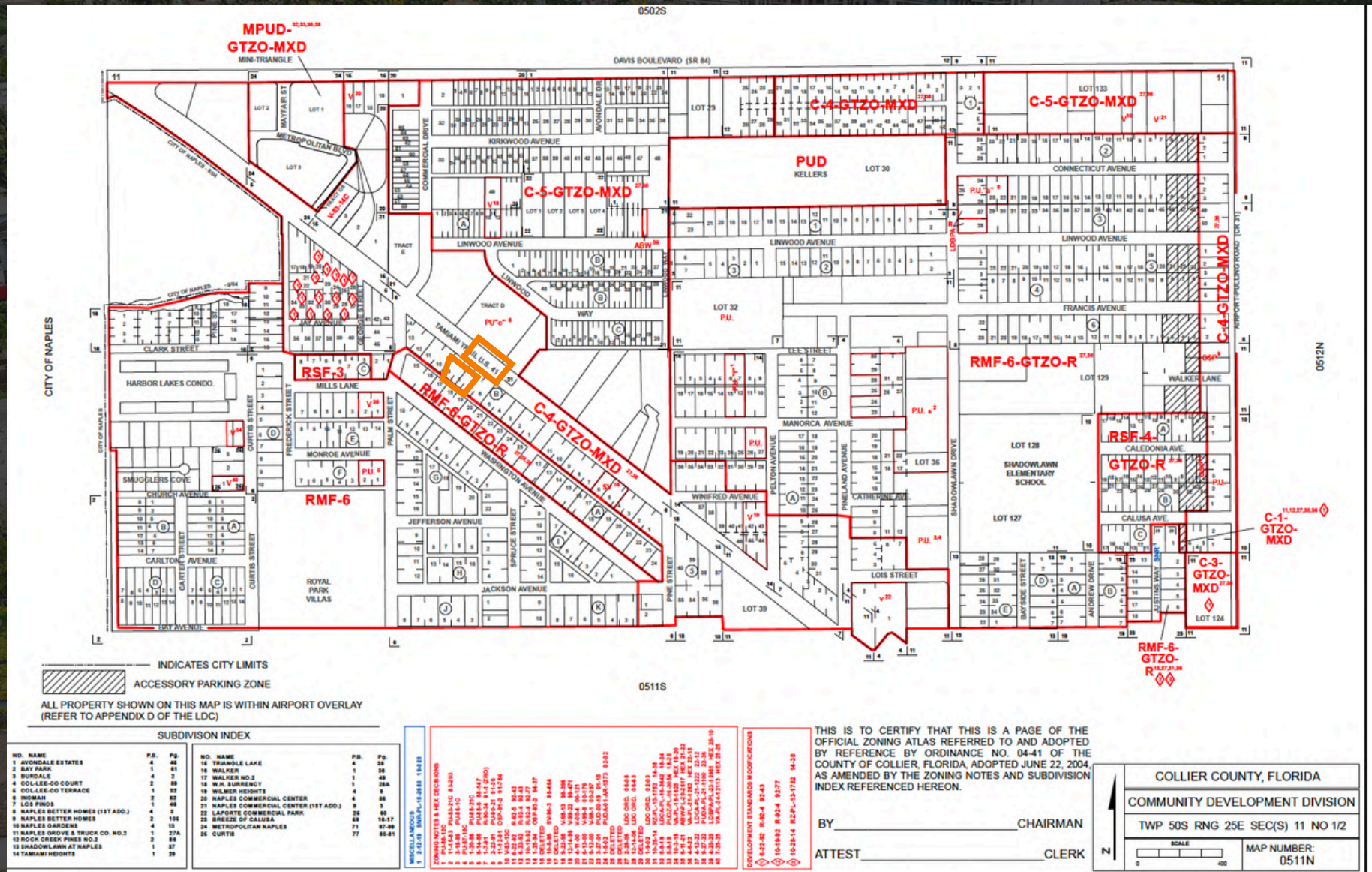


PROPERTY MAPS

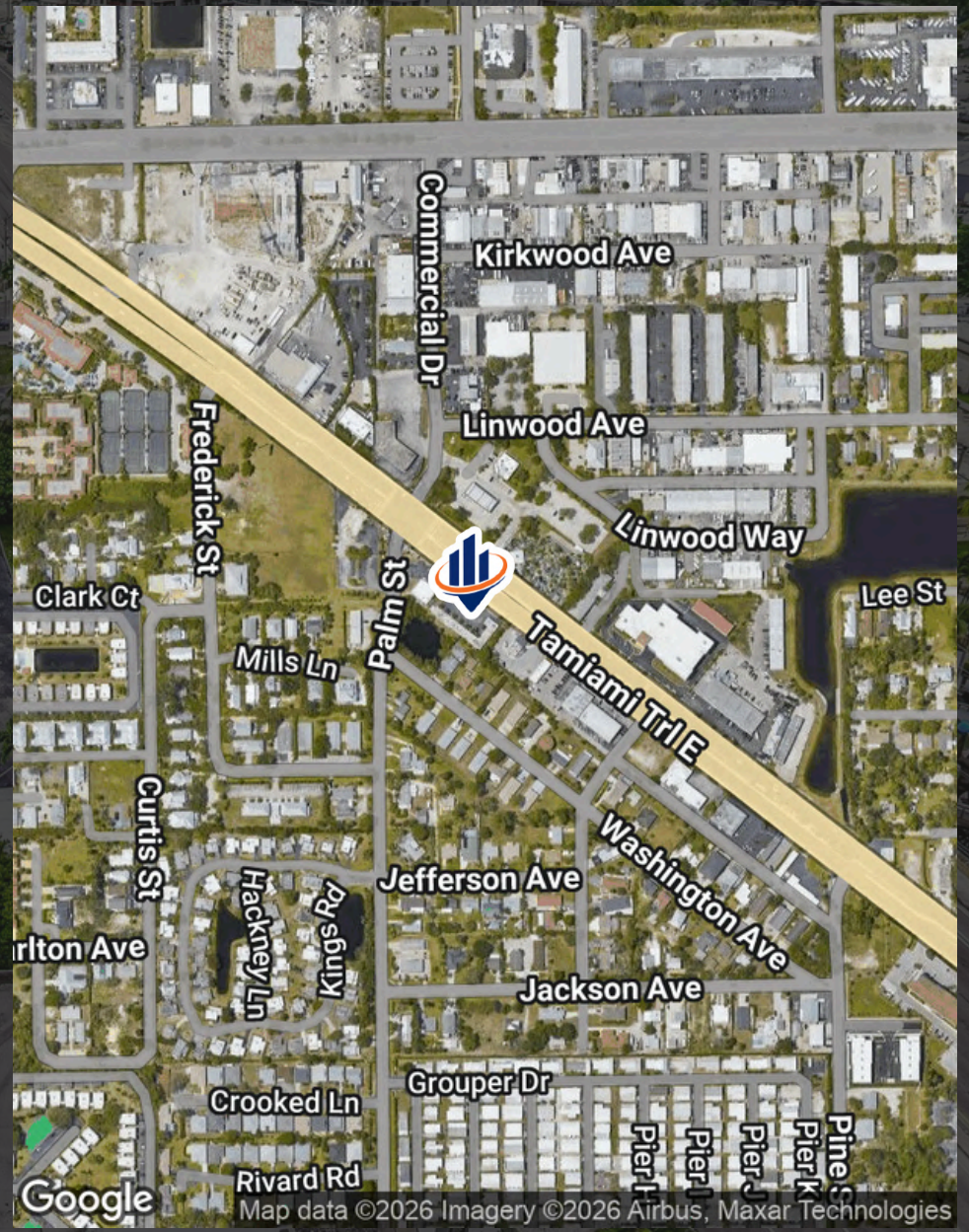
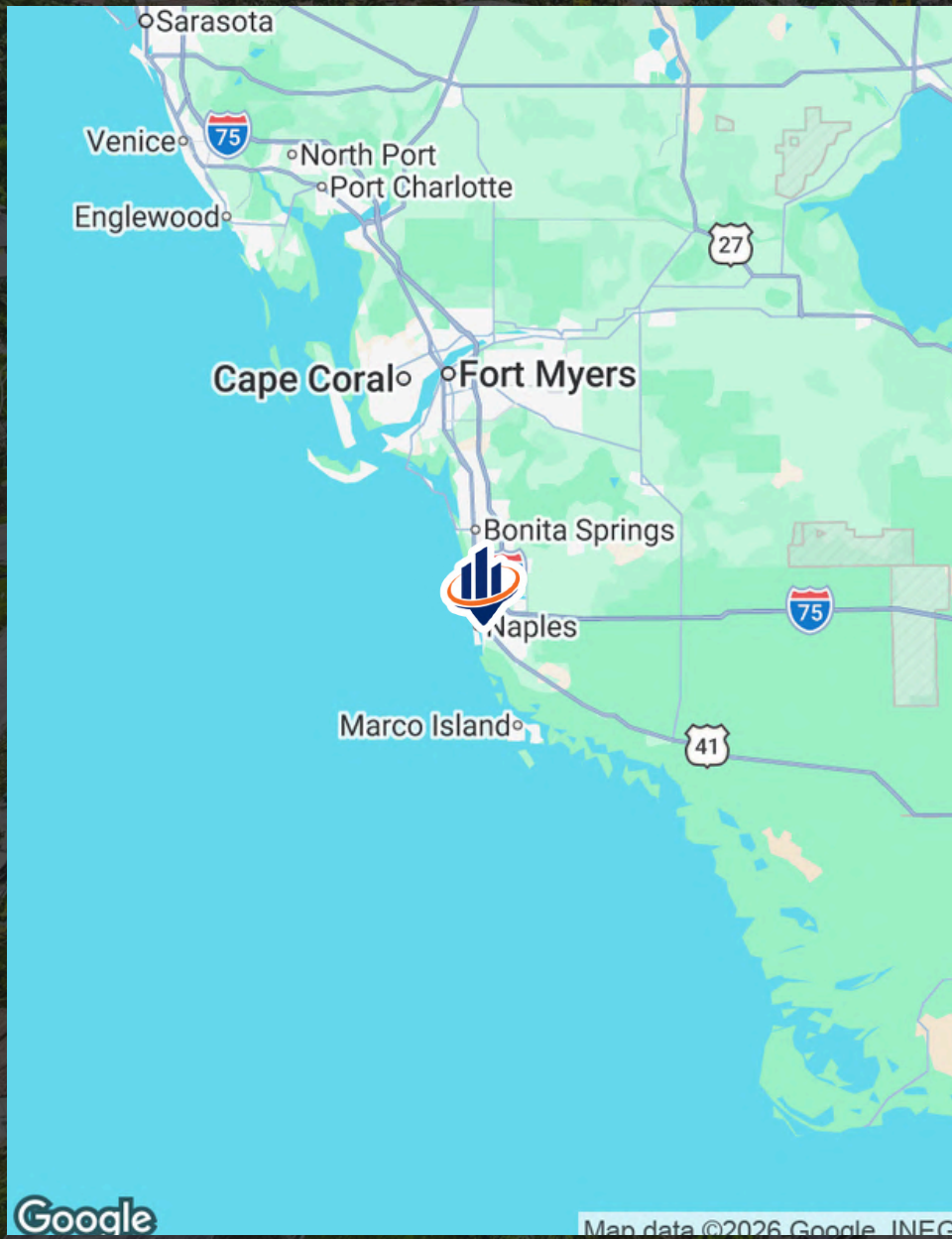
PROPERTY APPRAISER MAP



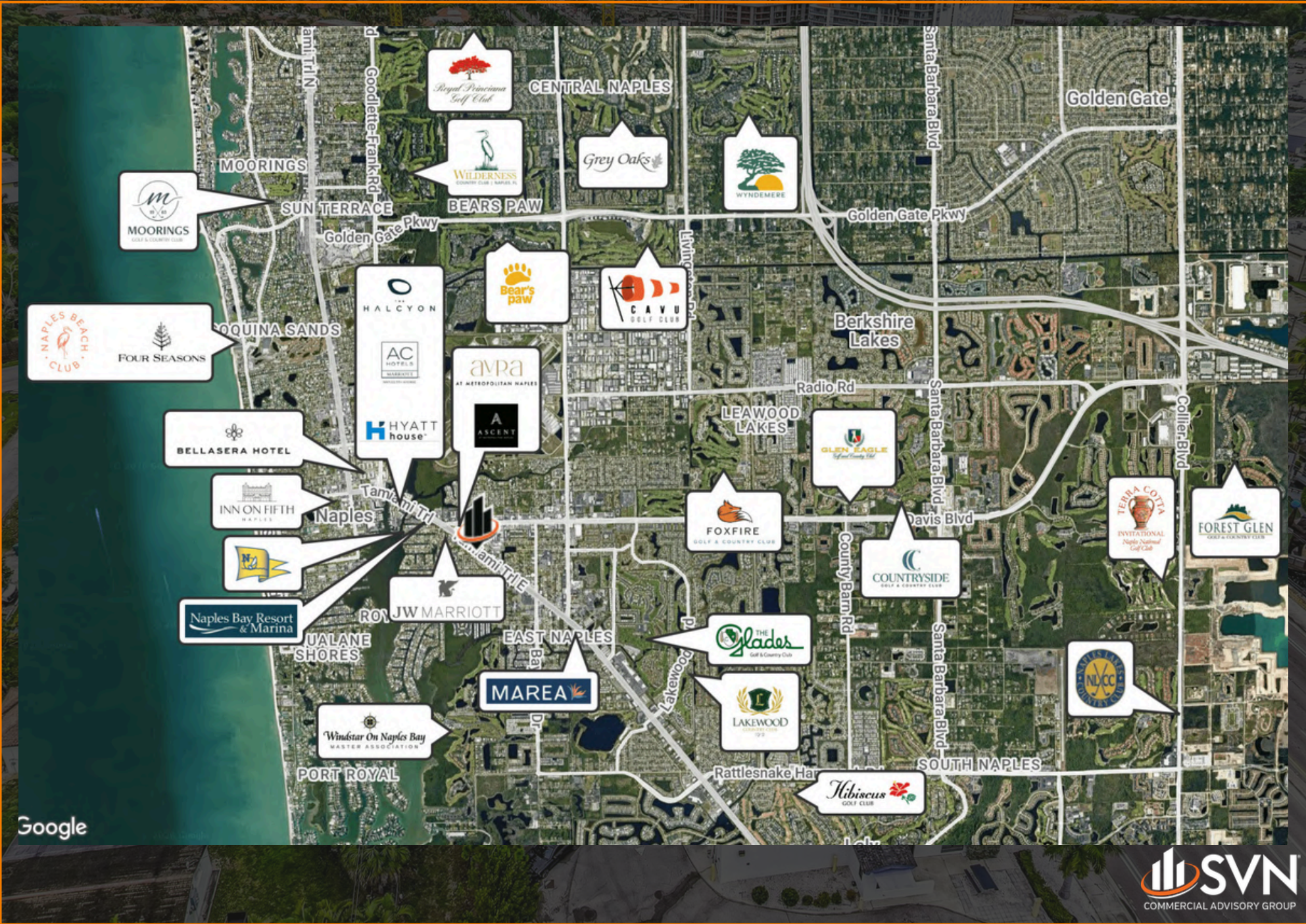
ZONING MAP - GATEWAY TRIANGLE MIXED USE OVERLAY DISTRICT



LOCATION MAPS



HOSPITALITY & LUXURY RESIDENTIAL MAP





PROPERTY DEMOGRAPHICS

DEMOGRAPHICS REPORT

POPULATION

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,439	32,392	94,505
PROJECTED 2030 POPULATION	10,133	57,659	127,052
ANNUAL GROWTH 2025-2030	2.0%	2.1%	2.0%
PROJECTED 2030 # OF HOUSEHOLDS	4,373	26,007	57,876



HOUSEHOLDS & INCOME

	1 Mile	3 Mile	5 Mile
AVERAGE AGE	58	58	56
AVERAGE AGE (MALE)	55	55	54
AVERAGE AGE (FEMALE)	60	59	57
TOTAL HOUSEHOLDS	3,313	20,351	43,943
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$120,226	\$136,527	\$138,758
AVERAGE HOUSE VALUE	\$904,848	\$1,030,863	\$801,970



*Demographics derived from CoStar and Buildout



PROPERTY CONTACTS

ADVISORY TEAM



Matt Fenske

Senior Advisor

941.487.3794

matt.fenske@svn.com

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$100 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.



Tony Veldkamp, CCIM

Senior Advisor

941.487.6990

tony.veldkamp@svn.com

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$350 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.



DISCLAIMER

The material contained in this brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisors listed in this brochure, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

