



LSI
COMPANIES

OFFERING MEMORANDUM

CORAL ISLE 42± ACRES

DRIVING RANGE WITH POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 4748 Championship Drive
Naples, FL 34114

County: Collier

Property Type: Golf Course/Driving Range

Property Size: 42.15± Acres | 826,769± Sq. Ft.

Zoning: AG (Agricultural) with CU
(Conditional Use for Driving Range)

Future Land Use: FLU
UCF (Urban Coastal Fringe)
CHHA (Coastal High Hazard Area)

Utilities: All Available

Tax Information: \$8,562.91 (2024)

STRAP Number: 000100 002 16B15;
000100 002 26B15;

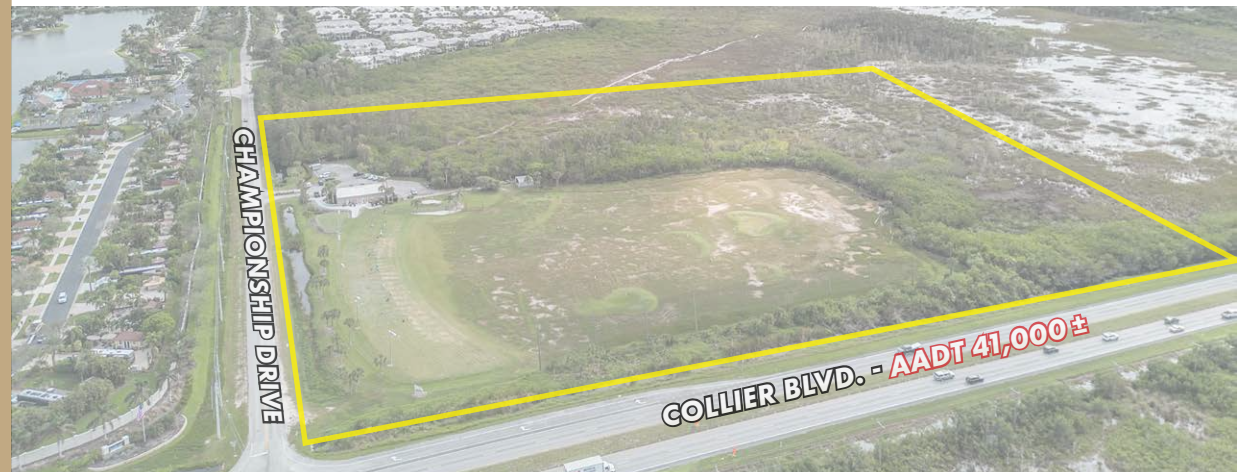
LIST PRICE:
\$15,000,000
\$8.00 PSF

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LSICOMPANIES.COM

SALES EXECUTIVE



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

Located in the highly desirable area of Naples, Florida, is a potentially prime development opportunity. This property is a vast 42.15± acre parcel which fronts 951 Collier Boulevard, a major thoroughfare in Collier County.

Just a quarter mile north is Fiddler's Creek's main entrance, home to over 6,000 residences, with home values ranging from \$300,000 to \$4 million. Situated 5 miles north of Marco's Island's World Class resorts and pristine beaches and 3 miles south of the major intersection of Tamiami Trail East and 951 Collier Boulevard, the property is close to excellent shopping, dining, and urban services. With 42.15± acres of gross land area, approximately 8 acres has been utilized as golf driving range with the balance of the site naturally vegetated.

The property has the potential for redevelopment into a residential or mixed-use project, aligning with its current FLU designation (UCF subdistrict), CHHA, and its location along an arterial roadway. A rezoning to a PUD district would be required to establish a master plan and specific uses for the redevelopment of the property.



SITE PLAN

FLUCFCS TABLE

FLUCFCS Code	Description	Project Acreage
182	Golf Course - Driving Range	7.97
437	Australian Pine	0.59
630	Mixed Wetlands	7.23
642	Saltwater Marsh	26.32
Total		42.11

NOTES

FLUCFCS lines estimated from 1"-200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Collier County GIS Dept. and have a flight date of 2023.

COLLIER BLVD. - AADT 41,000 ±



SURROUNDING COMMUNITIES



PROPERTY AERIAL



MARCO ISLAND
EXECUTIVE AIRPORT

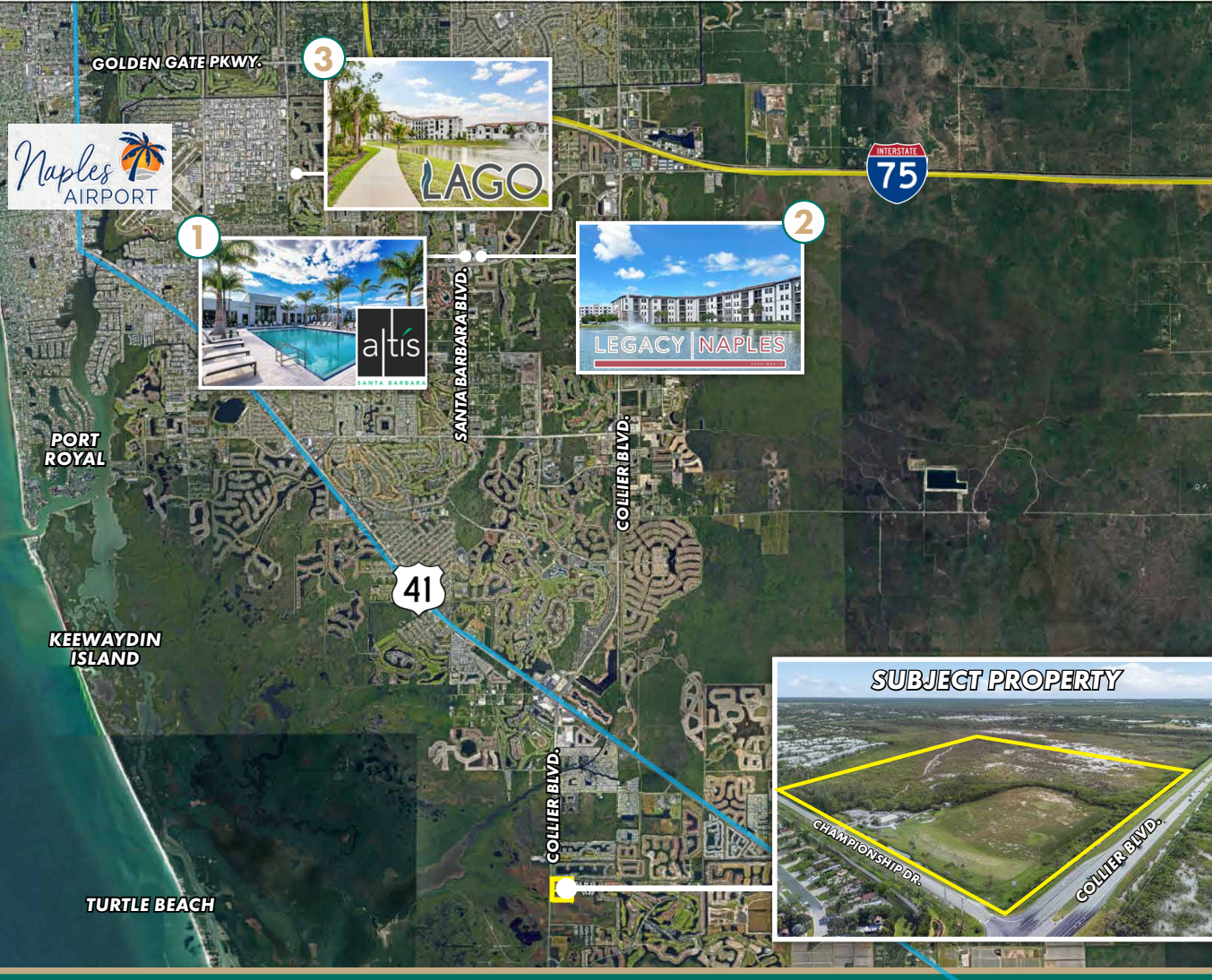
HAMMOCK BAY
GOLF & COUNTRY CLUB

PROPERTY AERIAL



MULTI-FAMILY LEASE COMPARISON

	BUILDER	COMMUNITY	BED	SQ. FT.	LEASE RATE (MONTHLY)	LEASE RATE (PSF)	TYPE
1	Heatherwood Construction	Altis Santa Barbara	1,2,3	812-1,400	\$2,000-\$3,439	\$2.04-\$2.46	New Build
2	Goldberg Companies	Legacy Naples Apartments	1,2,3	843-1,486	\$2,194-\$3,201	\$2.60-\$2.15	New Build
3	GreyStar	Lago Apartments	1,2,3	782-1,399	\$2,174-\$4,273	\$2.78-\$3.05	Existing





Collier County, perched on the Gulf of Mexico was created in 1923 from portions of Lee and Monroe Counties, and is now the largest county by total area. Since its inception, Collier County has grown to almost 400,000 residents and receives over 1,500,000 visitors per year. Most impressively, between 2010-2020 Collier's population grew 16.9% while Florida only grew 6.5% and the US by 7.4%. Studies indicate that the County will grow an additional 5.78% by 2025. In terms of wealth, income, and economic prospects, the City of Naples and Collier County are far ahead of the national and state average.

Naples is known for its world class shopping along the downtown district of 5th Avenue South, outdoor mall, The Waterside Shops, sophisticated waterfront dining and, millions of acres of federal and parks/beaches. Seasonal residents have named it "Golf Capital of the World" and has the second most holes per capita in Florida.

Tourism is only one part of the puzzle, major industrial sectors within Collier County include services, retail trade, finance, insurance, real estate, agriculture, and construction. Post-pandemic it was identified as a top city for corporate headquarters, and as such has experienced significant growth in business migration and is home to prominent corporations such as U-Line, Amazon, Arthrex and the Great Wolf Lodge.

NATIONAL RANKINGS

- One of the wealthiest cities in the United States, with the sixth highest per capita income in America and the second highest proportion of millionaires per capita in the U.S. - C-SPAN
- **#1 in the U.S. for economic growth - Bloomberg (2023)**
- **#1 best destination for luxury travelers - 2023 USA Today's Best Reader's Choice**
- **#2 richest ZIP code in the U.S. - Bloomberg (2023)**
- **#2 beach town to live - U.S. News and World Report (2023-2024)**
- **#3 fastest growing places in the U.S. - U.S. News & World Report (2022-2023)**
- **#6 best place to live in the USA News (2023-2024)**



The City of **MARCO ISLAND** *Florida*

Marco Island is a city and barrier island in Collier County, Florida, 20 miles (32 km) south of Naples on the Gulf Coast of the United States. It is the largest barrier island in Southwest Florida's Ten Thousand Islands area, featuring 6 miles of beach, and over 100 miles of waterways. Marco Island is home to an affluent beach community with resort amenities, with a permanent population of 16,521 and a peak winter season population of 40,000.

Significant development of Marco Island took place in the 1960s that made it into the retirement and tourist destination it is today. The Mackle brothers of the Deltona Corporation led development of the island after purchasing large amounts of land there for \$7 million. As a result of development, the S.S. Jolley Bridge opened for traffic in 1969. Marco Island reincorporated as a city on August 28, 1997.

There are about 1,754 remaining vacant lots. New homes are constructed at a rate of about 200-300 each year. The recent trend has been the demolition of older homes with the replacement of larger residential structures. While homes and condominiums are considered to be expensive compared to most communities in Florida, there is a wide variety and price range for homes, condominiums and vacation rentals. The retail businesses, quality restaurants, superb hotel and conference facilities, quality neighborhoods, easy access to the Gulf of Mexico, and pristine environment are among the finest in the nation. The white sandy beaches along the bright blue Gulf of Mexico, when combined with the warm winter climate are among the reasons that the residents and visitors call Marco Island "paradise."

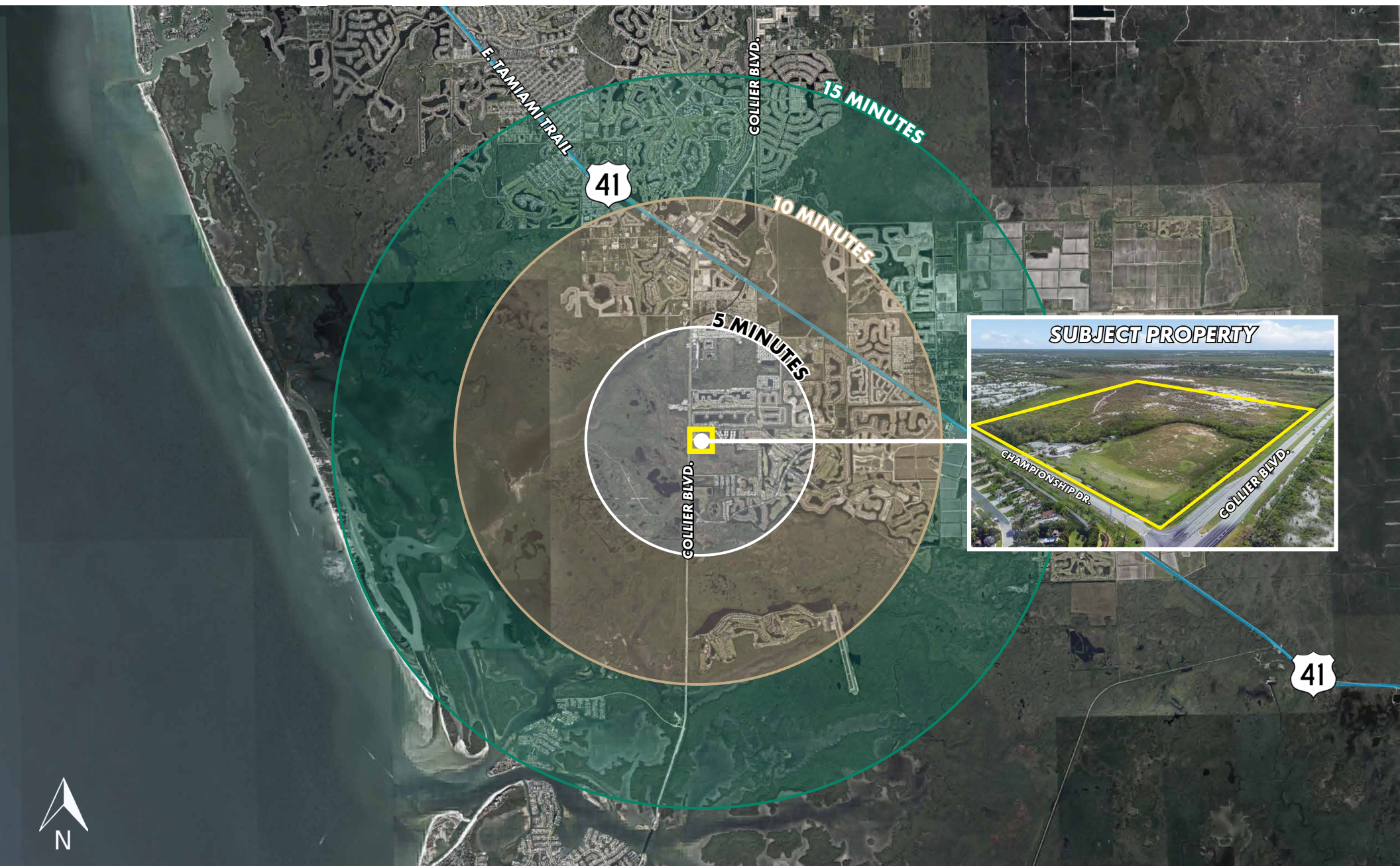


NATIONAL RANKINGS

- **Top 20 Best Beaches in the U.S. - U.S. News & World Report**
- **Traveler's Choice Awards - Tripadvisor (2023-2024)**
- **Top 10 Florida Cities for Retirement - Niche.com (2023)**
- **Top Luxury Real Estate Market**



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- Located on Collier Boulevard
- 1.3± miles to Fiddler's Creek Parkway
- 2.2± miles to US-41
- 5.2± miles to Marco Island
- 5.3± miles to The Isles of Capri Marina
- 9.1± miles to I-75
- 10.2± miles to Naples Airport





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.