

**County
Approved**

Child Care Centers

Naples' New Destination for Early Childhood Excellence.



Investment Highlights

**Prime Location in a High-Growth Family Corridor -
Natural Lakeside Learning Environment - Institutional-
Scale Build-to-Suit Potential - Recession-Resilient
Asset with Long-Term Appreciation**

Prime Location in a High-Growth Family Corridor

This 7.48-acre site is strategically positioned in a rapidly expanding residential zone with a high concentration of young families. With the surrounding Golden Gate Estates area experiencing a surge in new home construction and a critical shortage of quality early childhood facilities, this property offers a "first-mover" advantage to capture a growing and loyal student census.

Natural Lakeside Learning Environment

Unlike standard "strip-mall" daycares, this property features a stunning 2.6-acre private lake, providing a rare opportunity to develop a "Nature-Based" or "Waldorf-inspired" campus. This unique natural asset allows for the creation of waterfront classrooms, outdoor discovery zones, and safe nature trails, creating a premium market differentiator that justifies higher tuition rates and attracts discerning parents.

Institutional-Scale Build-to-Suit Potential

The property's expansive footprint and favorable "E" zoning support a large-scale, custom-designed facility as a conditional use. Developers can leverage this shovel-ready land to include expansive playgrounds, drop-off loops, and advanced security features impossible to retrofit into existing buildings.

Recession-Resilient Asset with Long-Term Appreciation

Child care is an essential service with stable, predictable demand that remains insulated from economic volatility. By acquiring this specific parcel in the high-equity Naples market, an investor is securing a high-performing physical asset with significant long-term land value appreciation, driven by the site's unique environmental features and its location within a major growth path.

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"

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