

PRIME CORNER ASSEMBLAGE

2.34 - 7.48 ± ACRES WITH PRIVATE LAKE

3269-3275 DESOTO BLVD N, NAPLES, FL 34120



FLY THE PROPERTY

CONTACT

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OFFERING SUMMARY

- » LOCATION: **3269 & 3275 Desoto Blvd N**
Each lot can be purchased separately
- » PRICE: **\$4,941,000**
- » SIZE: **7.48± Acres**
- » DIMENSIONS: **480'± x 680'±**
- » ZONING: **E - Estates (Collier County)**
[Click here for zoning info](#)
Designated Golden Gate Estates on the Future Land Use Map, in the (GGAMP) Golden Gate Area Master Plan)

SOUTH LOT

- » LOCATION: **3269 Desoto Blvd N (South Lot)**
- » PRICE: **\$1,546,000**
- » SIZE: **2.34± Acres**
- » DIMENSIONS: **150'± x 680'±**
- » RE TAXES: **\$426.59 (2024)**
- » PARCEL ID: **40073120003**

NORTH LOT

- » LOCATION: **3275 Desoto Blvd N (North Lot)**
- » PRICE: **\$3,395,000**
- » SIZE: **5.14± Acres**
- » DIMENSIONS: **330'± x 680'±**
- » RE TAXES: **\$863.70 (2024)**
- » PARCEL ID: **40073120002**



FLY THE PROPERTY

<https://creconsultants.com/property/3275DesotoBlvdN>

PROPERTY OVERVIEW

Prime development opportunity with this assemblage of two contiguous lots, totaling approximately 7.5 acres, featuring a private lake at the rear. Located just south of the intersection of Desoto Blvd and Oil Well Road in a rapidly growing area, this site is near the planned Town of Big Cypress development, which includes Rivergrass Village (2,500± homes), Longwater Village (2,600± homes), and Bellmar Village (2,750± homes), totaling approximately 8,350± homes. Currently zoned as Estates District, the property allows for three lakefront single-family homes, family care facilities, hospice (may need conditional use permit), and essential services. Property also has the potential for retail, commercial, or multifamily development upon rezoning and GGAMP amendment. Enjoy the benefits of a fast-growing location minutes from shopping, dining, healthcare, numerous golf courses, pristine beaches, and state parks. Each lot can be purchased separately.

FOR MORE INFORMATION, CONTACT:

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AERIAL LOOKING WEST

32699-3275 DESOTO BLVD N, NAPLES, FL



TOWN OF
BIG CYPRESS
IN PLANNING

DESOTO BLVD N

OIL WELL RD

33RD AVE NE

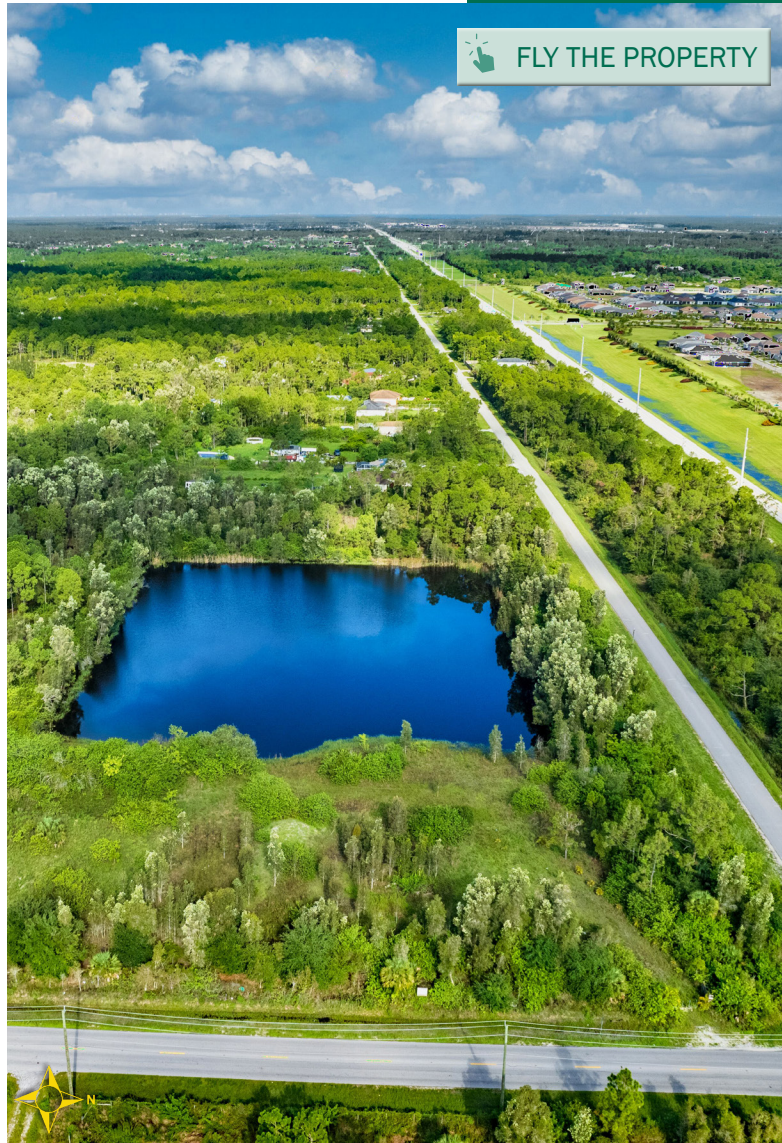
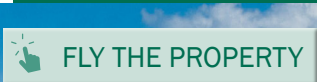
SUBJECT →

NORTH LOT

SOUTH LOT



 **FLY THE PROPERTY**



Oil Well Road Expansion

Plans to widen Oil Well Road from two lanes to six lanes, covering the stretch from Everglades Blvd. to Oil Well Grade Road, with construction slated to begin in FY2027. This includes improvements at the Desoto Blvd N & Oil Well Road intersection.

High Growth Corridor

The area is experiencing significant residential growth, with over 10,000 new homes in planning or under development.

Urban Accessibility & Suburban Tranquility

Located just 0.5 miles east of the property, the planned Town of Big Cypress development features homes, parks, schools, commercial space, and retail, minimizing the need for residents to drive long distances for their everyday needs and activities. It will offer a town center atmosphere with large-scale industrial, commercial, goods, and services for eastern Collier County residents.

Recreation & Tourism

Naples is one of Florida’s wealthiest communities, known for luxury shopping, championship golf, white sand beaches, and upscale resorts like La Playa Beach Resort, Waldorf Astoria Naples, Ritz-Carlton Naples, and Bellasera Hotel. The city boasts over 80 championship golf courses and 10 miles of beaches, named “Best Beach in America” by the Travel Channel.

Economic Strength

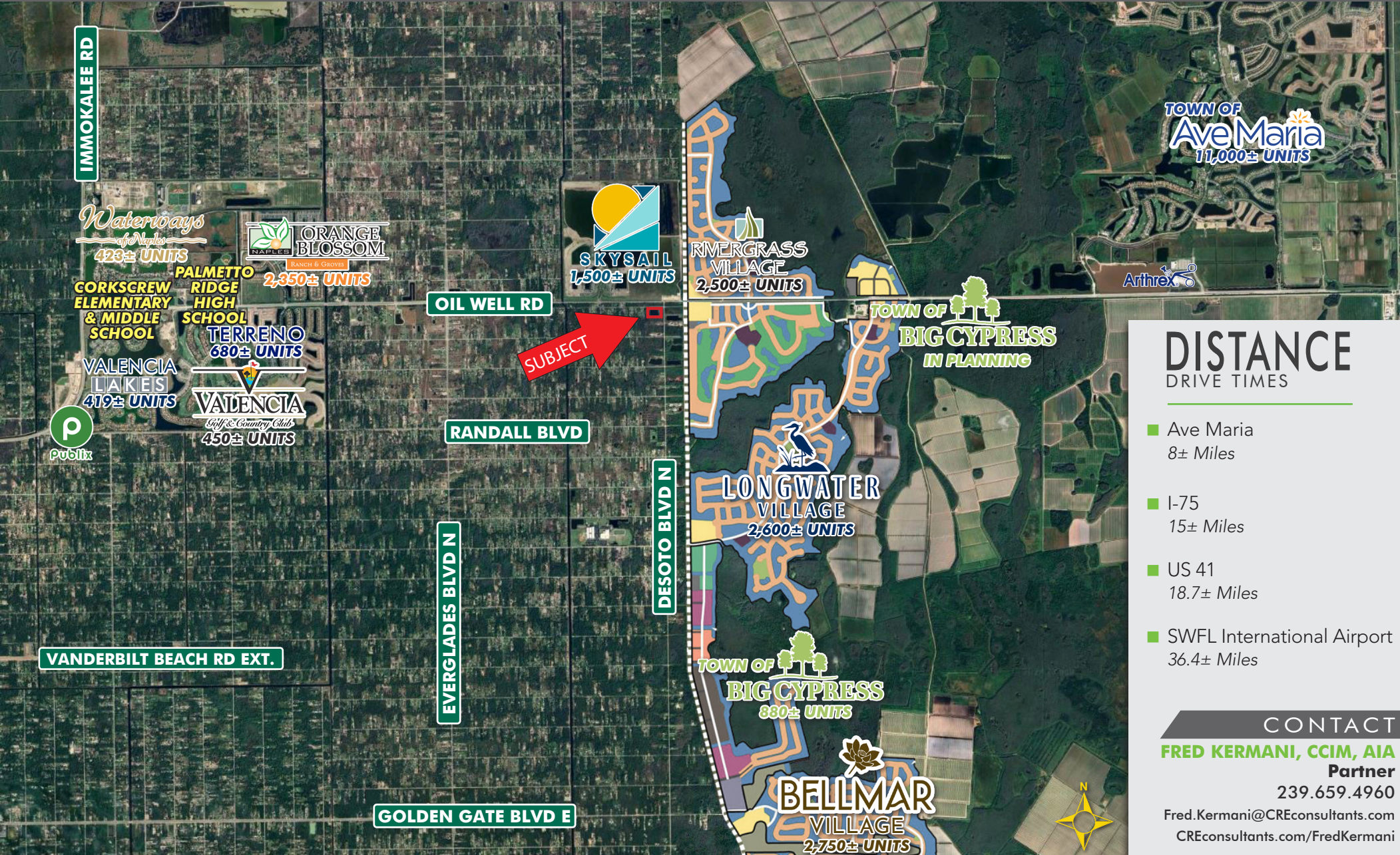
Apart from tourism, Naples’ economy is driven by healthcare, technology, and retail sectors. It hosts major hospital systems like NCH Healthcare System and Physician’s Regional Healthcare System. Naples also features multiple malls and high-end shopping centers, including Waterside Shops, Village on Venetian Bay, and Coastland Center. The historic downtown area of Fifth Avenue South and Third Street South, is renowned for its art galleries, chic boutiques, and home decor shops.

2024 DEMOGRAPHICS DRIVE-TIME	5 MINUTES	10 MINUTES	20 MINUTES
EST. POPULATION	2,129	20,939	44,153
EST. HOUSEHOLDS	650	6,883	14,082
EST. MEDIAN HOUSEHOLD INCOME	\$79,376	\$87,027	\$83,525
TRAFFIC COUNT (2023)	13,700 AADT (Oil Well Road)		

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DISTANCE DRIVE TIMES

- Ave Maria
8± Miles
- I-75
15± Miles
- US 41
18.7± Miles
- SWFL International Airport
36.4± Miles

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