

**County  
Approved**

# Group Care Facilities

A Purpose-Built Environment for Premier Residential Care & Wellness

## Investment Highlights

Premier Naples Senior Living & Wellness Corridor -  
Ready Institutional Care Campus - Accelerated Path for  
Essential Healthcare Facilities - Prominent Landmark  
Presence for Community Outreach - Optimizing Care  
Capacity via Enhanced Site Efficiency

## Favorable Path for Approval

This 7.48± acre site is an ideal candidate for Conditional Use approval, offering strong alignment with Collier County's Comprehensive Plan and a clear framework for institutional development. Engineered for high-capacity community and civic infrastructure, the property features optimized site logic designed to streamline the specialized permitting process. This strategic positioning allows stakeholders to efficiently navigate the hearing process and establish a landmark presence in North Collier's primary growth corridor.

## Regional Logistical Command

Located in a priority Transportation Investment Zone, this site will benefit from the 2027 expansion of Oil Well Road to six lanes. This Tier-1 infrastructure upgrade secures the property's status as a high-visibility institutional landmark, providing the superior accessibility and transit capacity needed for a major community-service destination.

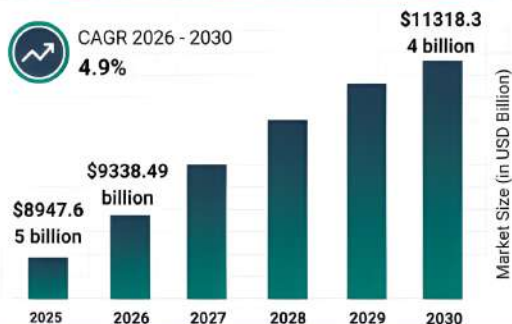
## Infrastructure Readiness & Asset Optimization

The 2.6± acre reservoir provides a pre-engineered drainage solution, functioning as a master-planned hydraulic foundation. By utilizing this existing basin, developers bypass the cost and delay of building new retention systems. This engineering head-start allows capital to be focused immediately on high-capacity facility footprints and landmark institutional architecture.

2026 Group Care Market Projections



CAGR 2026 - 2030  
4.9%



"Inquire Today for Full OM & Financials"

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## Unrivalled Public Interface & Institutional Presence

With extensive dual-road frontage, this property serves as a prominent community gateway with superior visibility. The expansive perimeter is ideal for landmark branding and high-impact outreach, establishing a permanent presence that engages both the local congregation and the regional population within the Orange Blossom corridor.

## 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

## Optimized Site Logistics & Scalability

The property's flexible geometry and expansive frontage allow for seamless, phased residential care development. Situated in the heart of Collier County's "Eastward Expansion," the site is uniquely positioned to meet the high demand for large-scale senior living and specialized group care facilities.

