

**County  
Approved**

# Nursing Homes

The Ideal Setting for an Innovative and Purpose-Built Care Facility

## Investment Highlights

**Accelerated Path for Essential Nursing Facilities -  
Prominent Landmark Presence for Long-Term Care -  
Optimizing Patient Outcomes via Enhanced Site Efficiency**

### Streamlined Path for Approval

This 7.48± acre site offers a premier setting for a state-of-the-art skilled nursing facility within the Naples senior living and wellness corridor. Strategically positioned to serve North Collier's primary growth area, the property provides a high-visibility landmark presence essential for community outreach and family accessibility. The expansive dual-road frontage ensures a prominent institutional profile, making it the ideal choice for a flagship long-term care campus.

### Ready for Institutional Use

Engineered for high-capacity healthcare infrastructure, this property features a clear framework for institutional development and a favorable path for approval. The site logic is specifically designed to streamline the specialized permitting processes required for nursing facilities. With strong alignment to Collier County's Comprehensive Plan and a clear roadmap for conditional use approval, developers can move confidently through the hearing process toward a shovel-ready project.

### Optimal Approval Framework

The site's 7.48± acre footprint allows for a purpose-built environment that maximizes care capacity while enhancing operational efficiency. Future-ready infrastructure supports the specialized needs of institutional healthcare, from optimized logistics to superior site layout. By leveraging the site's efficient design, developers can create a facility focused on high-quality resident care, ensuring both clinical excellence and a comfortable, high-capacity residential environment.

### Fast-Track Care Site

Located within a priority Transportation Investment Zone, the site will benefit immensely from the 2027 expansion of Oil Well Road to six lanes. This Tier-1 infrastructure upgrade ensures rapid emergency access and seamless regional connectivity at the Desoto Blvd and Vela Blvd intersection. This strategic positioning secures the property's status as a high-visibility healthcare hub, offering unparalleled logistical advantages for staff, visitors, and essential medical services.

## 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

### Prime for Institutional Development

This exceptional 7.48± acre site represents a rare, turnkey opportunity to establish a landmark presence in one of Southwest Florida's fastest-growing senior living markets. With its strategic location, Tier-1 infrastructure, and a design-ready framework, the property is perfectly positioned for a high-capacity institutional facility that meets the urgent demand for specialized group care. Contact us today to review the full site analysis and take the first step toward securing this premier development opportunity.



"Inquire Today for Full OM & Financials"

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