

WILLOW RUN LAND DEVELOPMENT OPPORTUNITY

FOR SALE

9220 COLLIER BOULEVARD, NAPLES, FL 34109

EXECUTIVE *Summary*



Photo representative of proposed similar project

CONTACT

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Associate

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WILLOW RUN IS IN ONE OF THE MOST OPPORTUNE LOCATIONS FOR NAPLES REAL ESTATE, WITH OUTSTANDING TRANSPORTATION ACCESS TUCKED INTO A SECLUDED NATURAL SETTING FRONTED BY GOLF COURSES AND BACKED INTO A STATE FOREST AND PERPETUAL PRESERVES.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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PROPERTY OVERVIEW

LOCATION

Collier Boulevard, south of I-75 (Collier County, Florida)

CURRENT USE

Conditional uses for mining, asphalt plant and concrete batch plant

INGRESS/EGRESS

Accessed via Collier Boulevard with a two-way in and out with turn lanes designed for heavy quarry traffic.

PARCEL ID

00411800006

LAND AREA

560± Acres Total

- 105± Acres of development tracts and open space
- 50± Acres of approved mining lands permitted and available for mining today
- 235± Acres of preserves that are fully mitigated with agency sign-off's in hand
TDR sending credits are available
- 170-240± Acres of lakes, depending on the number of acres mined

CURRENT DENSITY

Urban Fringe: 1 Unit/5 Acres; Rural Fringe: 1 Unit/40 Acres

PROPOSED DENSITY

Maximum possible density under current LDC guidelines: 1.3 Units/Acre or 726 Units, includes blended units in Rural Fringe

CURRENT ZONING

Agricultural (AG)

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04/28/17

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PROPERTY OVERVIEW

PROPOSED ZONING

PUD - Planned Unit Development

SITE IMPROVEMENTS

Quarry operations have filled and compacted the work areas reducing site development costs

UTILITIES

Electricity: Florida Power and Light

Water/sewer

Gas: TECO natural gas

PRICE

\$34,000,000

The end development will be built into the center of a 200-acre lake overlooking the 235-acre preserve. With an average depth of 40' and crossed by underground streams, the lake will always be pristine and is already teeming with fish. With the Picayune State Forest as a backdrop and the two miles of preserve shoreline, wildlife abounds. The preserve has six miles of nature trails that cross Cypress Heads, Oak Hammocks, Willow ponds, as well as upland Pine Forest. Collier Boulevard's Greenway provides a safe and convenient bike/pedestrian route to the commercial centers that are only 1.5 miles to the north or south. The development will be paradise for fishing, hiking, biking, water sports and nature lovers. All this with smart growth amenities, schools, libraries, medical facilities and shopping all within two miles.

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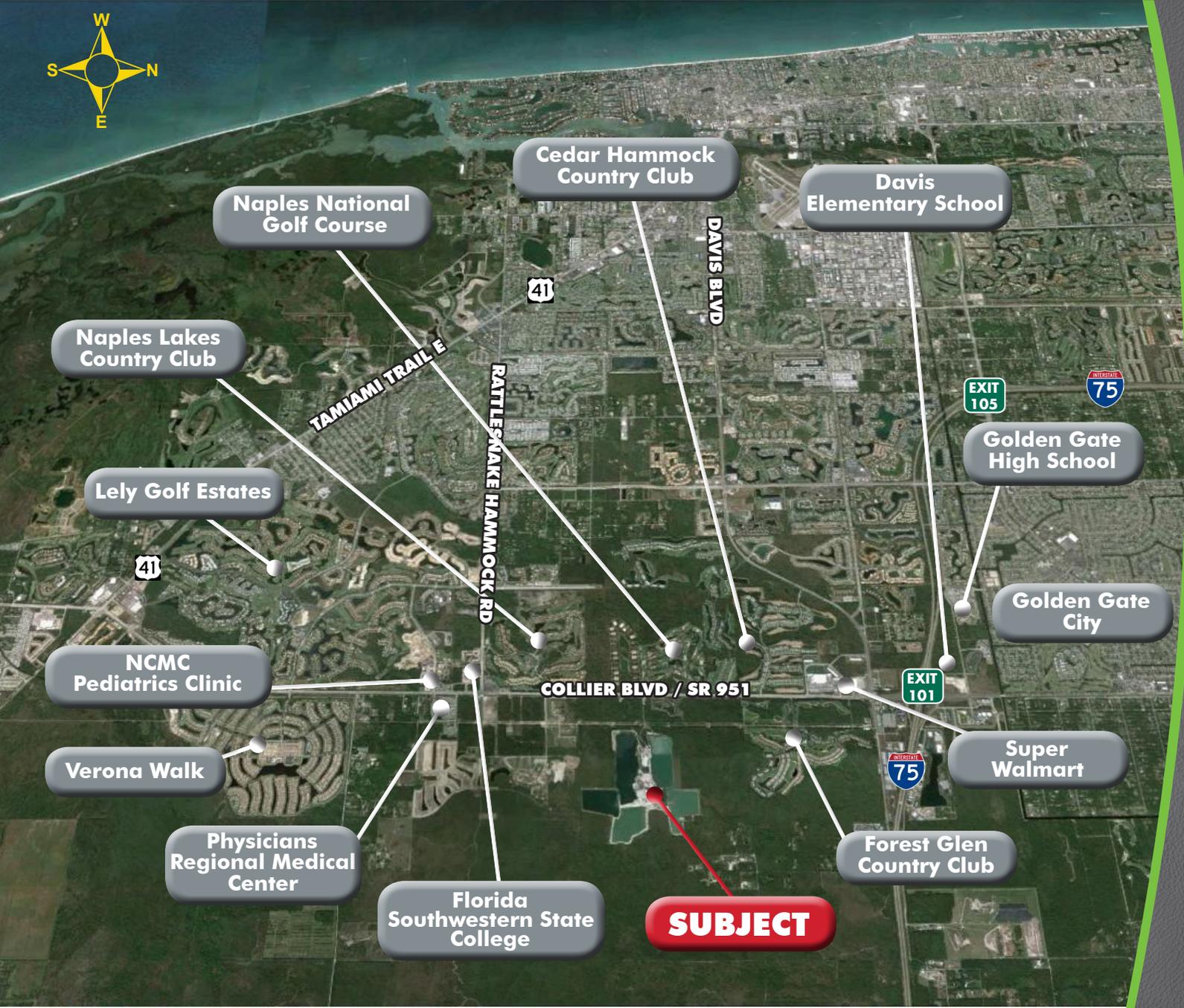


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2016 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,309	26,793	98,491
EST. HOUSEHOLDS	1,145	12,426	39,012
EST. AVERAGE HOUSEHOLD INCOME	\$80,393	\$70,409	\$67,431

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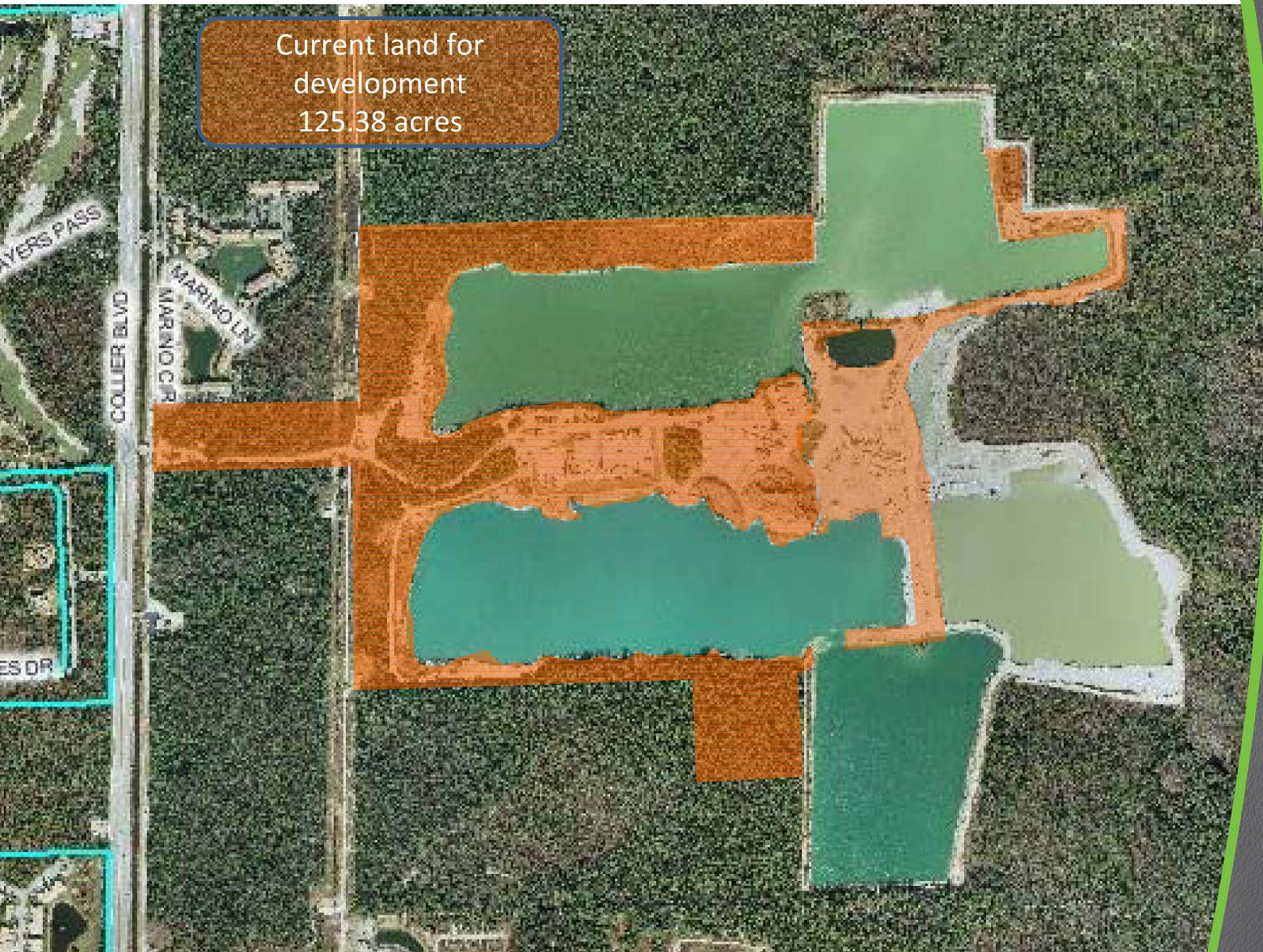
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DEVELOPMENT MAP



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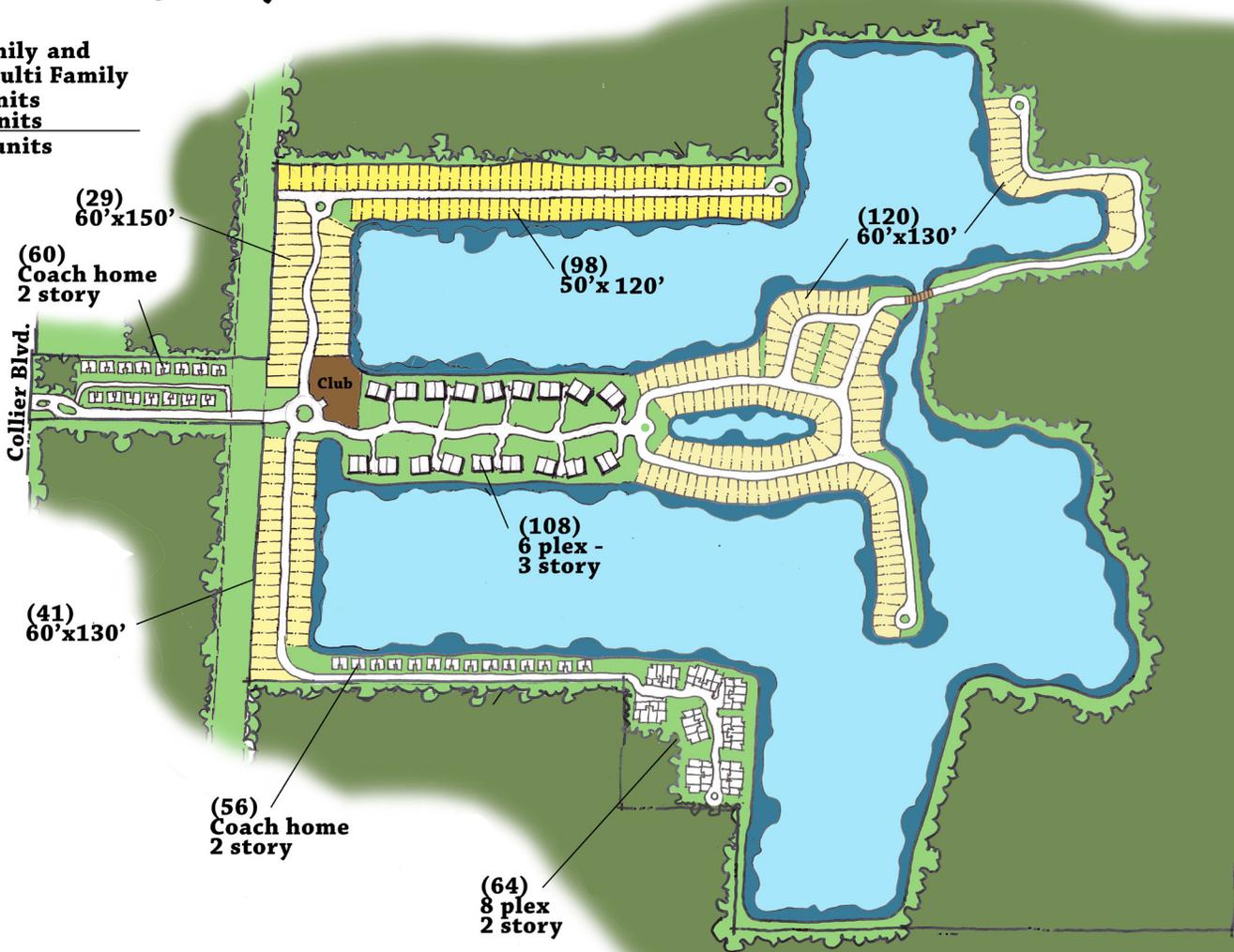
DEVELOPMENT SINGLE FAMILY & MULTI-FAMILY CONCEPT PLAN

Willow Run Quarry

Concept B

Single Family and
low rise Multi Family
SF - 288 units
MF - 288 units

576 total units



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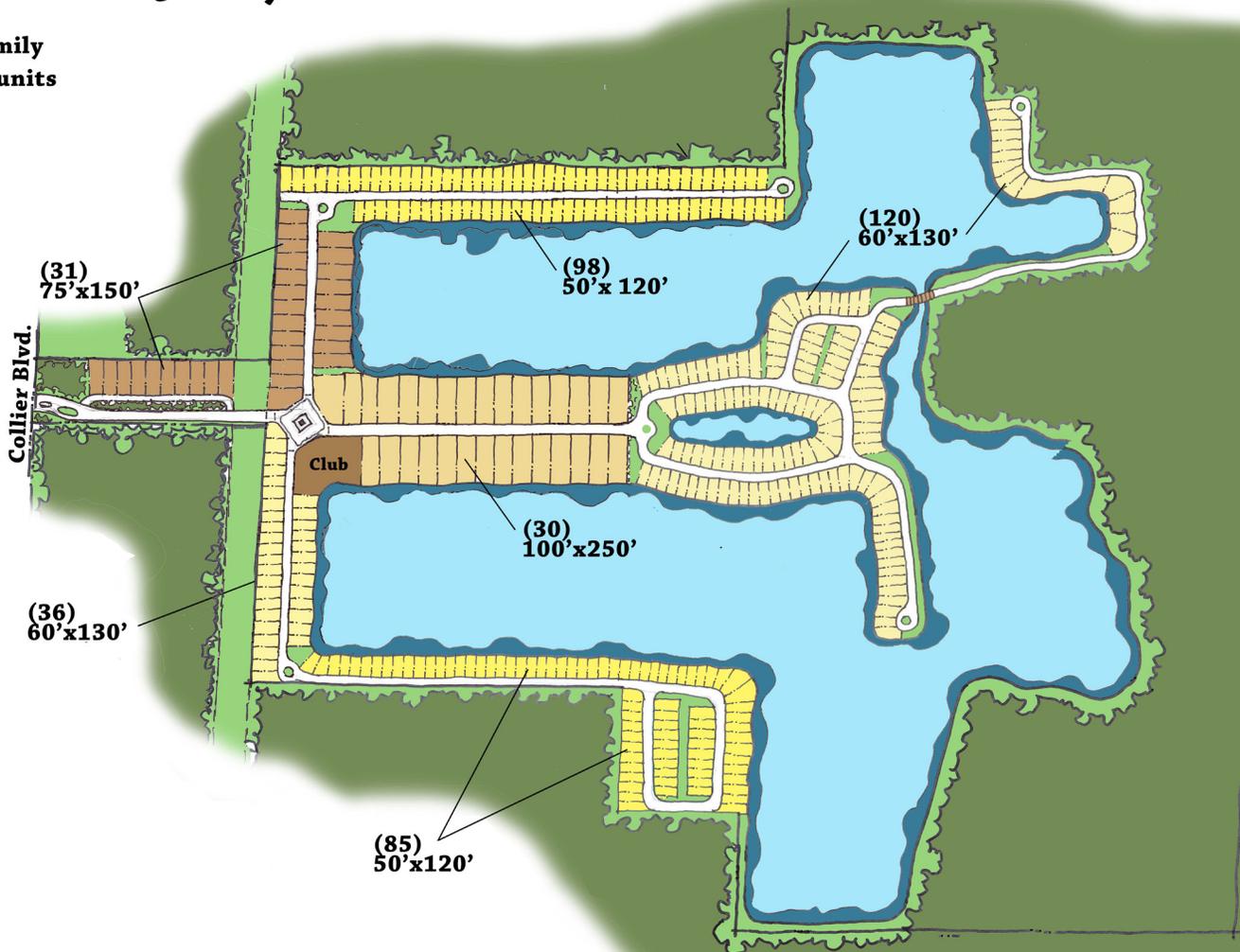
DEVELOPMENT SINGLE FAMILY CONCEPT PLAN

Willow Run Quarry

Concept C

Single Family

400 total units



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