



## Investment Highlights

Strategic Regional Hub for Public Services - Integrated Natural Retention & Lakeside Utility - Institutional Scale with Shovel-Ready Efficiency - Long-Term Social Equity & Community Legacy

### Strategic Regional Hub for Public Services

This 7.48-acre site is perfectly positioned to serve as a central civic hub for the rapidly growing Golden Gate Estates and North Naples populations. As residential density increases in the surrounding area, the demand for essential public infrastructure such as community centers, fire rescue stations, or satellite government offices is at an all-time high. This location offers the necessary scale to house multiple departments or services in one accessible, high-visibility corridor.

### Integrated Natural Retention & Lakeside Utility

A major highlight for any civic project is the existing 2.6-acre private lake, which provides a pre-integrated solution for stormwater management and drainage. Utilizing this natural asset significantly reduces the land preparation and engineering costs typically associated with large-scale public builds. Beyond utility, the lake offers a built-in scenic backdrop for public parks, outdoor amphitheaters, or reflective veterans' memorials, enhancing the "quality of place" for the local community.

### Institutional Scale with Shovel-Ready Efficiency

The property's expansive footprint and favorable "E" (Estates) zoning allow for institutional-scale civic development as a conditional use. The "blank canvas" nature of the land permits a custom, "build-to-suit" design that can accommodate large parking requirements, secure transport loops for public vehicles, and expansive assembly halls. This avoids the high costs and physical constraints associated with retrofitting urban infill sites or existing structures.



"Inquire Today for Full OM & Financials"

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## Long-Term Social Equity & Community Legacy

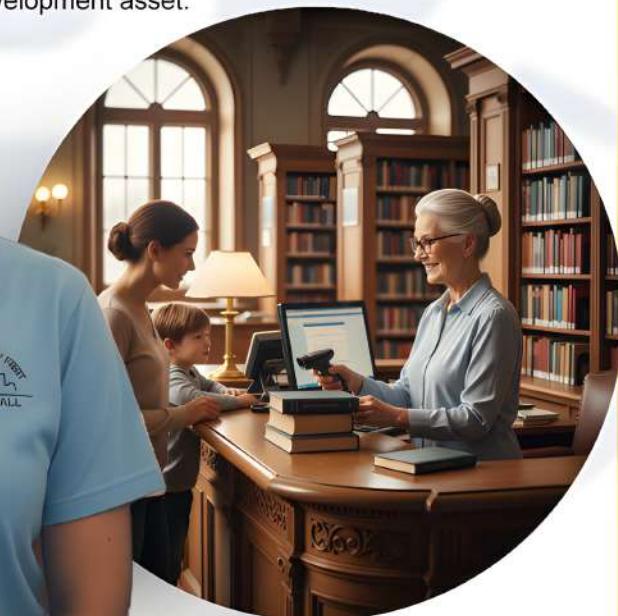
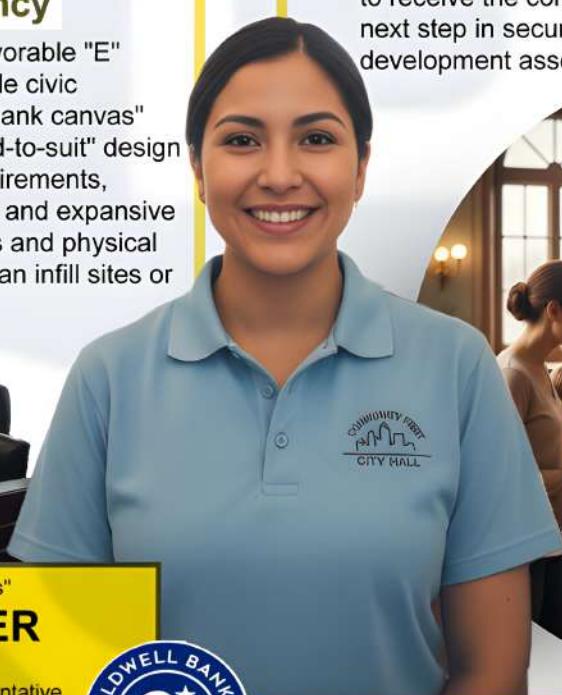
Investing in a civic facility on this site represents a commitment to the long-term well-being and stability of the Naples community. Developing public-facing infrastructure here provides vital social capital, creating a permanent landmark that grows in value as the region matures. For an institutional developer, this asset offers the rare combination of a high-yield property investment and a profound legacy project that will serve the public interest for generations.

### 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

### Comprehensive Project Portfolio

Ready to explore the full potential of this institutional-grade site? Our project team has compiled a detailed due diligence package, including topographical surveys, utility infrastructure assessments, and specific land-use feasibility studies. Contact us today to receive the complete site analysis and take the next step in securing this premier Naples development asset.



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