

## Site Specifications

- Property Address: 3275 Desoto Blvd N, Naples, FL 34120
- Total Acreage: 7.48± Acres
- Build-Ready Uplands: 4.88± Acres
- Retention Asset: 2.6± Acre Pre-Permitted Lake.

## The Site Advantage

- Educational Footprint Optimization: With 35% site coverage already dedicated to retention, the property is master-planned to accommodate the high impervious surface requirements of school campuses including expansive building footprints, administrative wings, and mandatory student drop-off/pickup loops.
- Safety & Compliance: The existing 2.6-acre basin is engineered to meet SFWMD and Collier County 25-year/3-day storm standards, providing a secure and regulated environment for student safety and campus drainage.

## Lake Specifications & Capacity

- Surface Area: 2.6± Acres
- Storage Volume: Engineered to handle 100% of campus runoff requirements for high-density academic use.
- Efficiency Ratio: The 35% site coverage provides an "oversized" drainage solution. This is critical for schools that require large building footprints, administrative wings, and expansive parking/bus loops.
- Regulatory Logic: This pre-permitted basin eliminates the need for further land sacrifice, preserving all 4.88 acres of dry uplands for classrooms, gyms, and play areas.

## Financial & Time Savings

- Budget Preservation: Save hundreds of thousands of dollars in upfront excavation and engineering costs, allowing capital to be diverted directly into classrooms, technology, and athletic facilities.
- Opening Day Certainty: Eliminate 12-18 months of permitting delays. This "Plug-and-Play" site allows educational boards and developers to meet strict academic calendar deadlines and opening dates.

## SFWMD & Regulatory "Plug-and-Play"

- Verified Compliance: Already meets the 25-year/3-day storm event mandates required by the South Florida Water Management District (SFWMD).
- Mitigated Risk: Avoid the typical 12-18 month environmental permitting cycle. This site is "Plug-and-Play," meaning you can move straight to your site plan submittal.
- Drainage Logic: The 2.6-acre basin is specifically designed to handle both water quality treatment and quantity attenuation for the entire 7.48-acre educational tract.

## Institutional Opportunity: High-Intensity Transition

- Rezoning Potential: Perfectly suited for an Institutional/Educational rezoning transition.
- Campus Logistics: The site layout is optimized to support the large parking requirements and student drop-off/pickup footprints necessary for school traffic flow and safety.
- Immediate ROI: By removing hundreds of thousands in upfront infrastructure and excavation costs, your school board or development group can allocate more capital directly to student facilities and academic programming.

## Strategic Summary:

Most educational developers lose 2+ acres of usable land and over a year of time just to solve for drainage. This asset provides a fully mitigated, SFWMD-compliant solution from day one. It is the most efficient path to a high-intensity educational rezoning in Collier County.



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