

Technical Due Diligence FAQ Sheet

3275 Desoto Blvd N, Naples, FL 34120

1. Entitlements & Permitted Uses

Q: What is the current underlying zoning, and which specific uses are legally verified for the site?

A: The property is zoned E - Institutional Node. It is confirmed that the following primary uses are eligible for streamlined delivery via the standard Conditional Use (CU) process: Community Service Facilities, Nursing Homes, Assisted Living Facilities (ALF), Group Care Facilities (Category II), Private Schools, Adult and Child Daycare Centers, Social/Fraternal Organizations, and Places of Worship.

2. Drainage & Environmental Compliance

Q: Does the property require independent, on-site stormwater retention excavation during development?

A: No. The property features a 3+ Acre engineered lake excavated and vested. Designed by Keene Engineering to depths of 10 to 20 feet, this existing infrastructure provides a verified Regulatory Bypass. It serves as a direct pathway for modern stormwater compliance, insulating a buyer from pollutant-removal surcharges and ongoing monitoring mandates while representing an estimated \$250,000± in immediate replacement equity.

Q: Has the lake area and total configuration been legally certified?

A: Yes. The engineered lake limits and drainage parameters are formally certified. Benchmarks and original Vested As-Built Surveys are held inside the Data Room.

3. Geotechnical & Subsurface Readiness

Q: What is the subsurface profile, and has the site been historically cleared or engineered?

A: The property contains an existing, elevated 10,000+ SF building pad. Historical vetting establishes an official geological baseline. The associated geotechnical boring logs confirm a highly stable, "No-Muck" subsurface framework, drastically reducing civil discovery risk and site preparation timelines for heavy institutional infrastructure.

4. Utilities & Infrastructure Capacity

Q: What is the master-planned utility timeline for high-capacity service?

A: The property is situated inside the corridor of the Northeast Regional Utility Program. According to the official Collier County NESA Master Plan, this public investment brings

long-term utility infrastructure to the immediate growth node, backed by 10MGD potable water and 6MGD wastewater treatment capacities. While the standard municipal rollout targets 2028-2031, proximity to the transmission mains establishes an excellent utility horizon for scalable development phases.

Q: What transits and logistical connectivity advantages does the land possess?

A: The asset offers a rare corner orientation providing 1,142'± of total linear frontage: 482 FT along Desoto Blvd N (Primary) and 660 FT along 33rd Ave NE (Secondary). The layout accommodates a conceptual design permitting up to four proposed engineered curb cuts, allowing for the flexible configuration of multiple institutional ingress/egress points while dispersing localized transit burdens. Additionally, close proximity to the Oil Well Road intersection—which has pending municipal signalization—guarantees superior transit access for high-capacity logistics, school buses, or emergency medical vehicles.

5. Advanced Development Economics & Valuation Metrics

Q: How does the underlying Estates (E) zoning and its conditional use framework impact the local competitive landscape for a developer?

A: Collier County strictly limits land-use intensifications to prevent urban sprawl. Because this 7.49-acre continuous assemblage features a legally verified zoning framework eligible for streamlined delivery via the standard Conditional Use (CU) process, a buyer completely bypasses the immense legal expenses, public opposition risks, and multi-year timelines required to secure a standard Comprehensive Plan Amendment. This immediate regulatory readiness allows for the accelerated deployment of high-capacity civic, educational, or senior housing footprints, establishing a powerful operational moat and a steep barrier to entry against competing regional operators looking to capture the massive surrounding residential demand basin.

Q: What specific cost advantages does the property's historical zoning verification provide?

A: The completed Zoning Verification process explicitly pre-qualifies the site's primary institutional uses for streamlined delivery. By clearing preliminary zoning ambiguities upfront, a buyer minimizes soft costs, eliminates speculative architectural drafting, and secures an expedited pathway through the standard Conditional Use (CU) review, shaving months off the typical pre-development phase.

Q: How does the property's physical elevation and clearing history affect vertical construction budgets?

A: Because the primary building pad area has been historically cleared and elevated, the site is structurally insulated from heavy clearing, grubbing, and major topsoil preservation expenses. A buyer inherits an optimized starting baseline for earthwork mobilization, preserving capital that would otherwise be spent on initial site stabilization and raw land clearing.

Q: What spatial efficiencies does the 7.49-acre layout offer for structural massing and setbacks?

A: The configuration of the parcel allows for highly efficient structural massing. Unlike irregularly shaped acreage that creates dead space, this layout maximizes buildable efficiency, allowing an institutional developer to easily meet or exceed Collier County's perimeter setback and buffer requirements while preserving premium internal acreage for core building footprints, expansive parking layouts, or outdoor campus amenities.

Q: How does the property's specific location profile protect a buyer against long-term operational inflation?

A: Being situated directly within a major residential density zone guarantees a built-in, captive demographic base for institutional, educational, or community services. This proximity eliminates the need for aggressive regional marketing or high tenant-acquisition costs, anchoring the long-term intrinsic value of the real estate to the permanent population growth of the immediate North Naples submarket.

Q: Does the property's proximity to the future municipal traffic signal provide an immediate commercial advantage?

A: Yes. The pending signalization at the nearby Oil Well Road intersection vastly upgrades the site's long-term logistical profile. It guarantees safe, regulated deceleration and transit patterns for high-capacity vehicles (such as school buses, transport vans, or logistics fleets), satisfying strict institutional risk-management standards while dramatically increasing the property's daily visual profile to passing local traffic.