



6 acres zoned MFR-6

\$27,930,000

Dimensions 1739x157x1739x158

One Mile to The Naples Beach

Land for Development

Rosemary Court

Positioned in one of Naples' most desirable growth corridors, this exceptional ± 6 -acre development site offers a rare opportunity to create a boutique, high-end residential community in the heart of Collier County. Located just one mile from the beach, east of U.S. 41 and north of Golden Gate Parkway, the property combines prime accessibility with close proximity to Naples' premier lifestyle amenities. Zoned for up to 38 residential units, the site is well-suited for luxury townhomes, villas, or a low-density mid-rise condominium enclave. Ongoing supply constraints in this segment, paired with strong demand for well-located new construction, provide a highly favorable development backdrop. The property offers immediate access to major thoroughfares, placing future residents just minutes from downtown Naples, Gulf beaches, upscale shopping and dining destinations, and world-class golf and country clubs. Its proximity to key employment centers, healthcare facilities, and regional infrastructure further strengthens its long-term value and market appeal. Offered at \$28,500,000, this opportunity represents a compelling combination of scale, entitlement, and location—qualities that are increasingly scarce in Collier County. For developers seeking to deliver a high-quality residential product in one of Southwest Florida's most affluent and resilient markets, this site stands out as a premier acquisition opportunity.



**COLDWELL BANKER
COMMERCIAL
REALTY**

Coldwell Banker Realty
550 5th Ave South
Naples, FL 34102

239-821-0603
239-641-6018

Joe.Townsend@cbrealty.com
Bill.DeHaan@cbrealty.com