



On-Site 2.6-Acre Private

The presence of a massive on-site lake is a critical differentiator for a luxury ALF, providing both operational and marketing advantages

Therapeutic Value

Water views and accessible lakeside walking paths are proven to reduce resident anxiety and improve mental well-being, a major selling point for families.

Premium Pricing

Rooms with "lake views" can command a significant monthly premium over standard units, directly increasing the facility's Average Revenue Per Occupied Room (RevPOR).

Recreational Programming

The lake allows for unique activities such as catch-and-release fishing or bird watching, enhancing the "resort-style" living experience that Naples residents expect.

Natural Buffer & Privacy

The lake acts as a 2.6-acre permanent natural buffer, ensuring the facility remains peaceful and private even as the surrounding area develops.

Proven Path to ALF Approval

This property is uniquely positioned as a pre-vetted site for senior living, with "Assisted Living Facility" (ALF) already recognized as an allowable conditional use within its current zoning framework. This designation eliminates the uncertainty of a major re-zoning battle, providing a clearer, more predictable path through the permitting process. By acquiring this specific acreage, a buyer can move forward with confidence, knowing the land is legally aligned for the high-demand transition from vacant site to a premier institutional-grade care campus.

Development & Zoning Potential

* ALF Ready, Zoned for Estates District, which explicitly permits Assisted Living Facilities and Nursing Homes.

* Site Specs: * Total Size: 7.49 acres (including the 2.6-acre lake). Footprint: 10% lot coverage allows for an approximately 32,600 sq. ft. building.

* Utilities: Serviced with public water and sewer, significantly reducing initial development costs.

The "Lake" Effect

(2026 Benchmarks) With a 60-bed facility, a portion of which features premium lake views, the monthly gross revenue is projected to exceed \$360,000, with higher-than-average margins due to the site's unique aesthetic appeal.

Financial Metrics

Projected Value (Naples 2026)

Avg. Monthly Base Rate, "\$6,471 per resident"
Lake-View Unit Premium, "+\$500 - \$1,000 per month"
Stabilized Occupancy, 90% - 93% target



Assisted Living Facility uses is supported by the Collier County Land Development Code (§ 2.01.03) as a conditional use.



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