

Conceptual Site Exhibits

3275 Desoto Blvd N - Naples, FL - 7.49 Acres



Medical Clinic Facility



Church-Religious Facility



Civic Facility



School-Education Facility

The existing 2.6± AC water management tract is a high-value "Safe Harbor" asset under Florida CS/SB 7040. This "Grandfathered Status" exempts the site from the statewide regulatory cost burden and new 2026 nutrient-removal surcharges (avg. \$2,600/acre). Combined with the 10,000± SF elevated building pad, this infrastructure represents \$250k± in immediate replacement equity. By utilizing this established capacity, a developer bypasses the 12-18± month re-engineering delays and heavy excavation hurdles that typically stall new-rule institutional projects.

DISCLAIMER: Property sold AS-IS. All figures and images are illustrative only; buyer must verify all data via independent due diligence. Seller provides no warranties or guarantees regarding specific entitlements or future land use. Principal-to-Principal listing; no survey provided. Taxes subject to statutory reassessment.

