

# TCG THE RANDALL AT ORANGETREE

FOR SALE/GROUND LEASE • PRIME RETAIL DEVELOPMENT  
NE CORNER OF IMMOKALEE RD & RANDALL BLVD • NAPLES, FL 34120



400± MULTI-FAMILY UNITS  
CURRENTLY UNDER  
CONSTRUCTION

VALENCIA GOLF &  
COUNTRY CLUB  
800± UNITS

ACE  
Hardware

NCH  
Medicare System

SELF  
STORAGE

PENDING  
AUTOMOTIVE

McDonald's

ALDI

7-Eleven

CHASE

AutoZone

BRICKYARD

HEARTLAND  
equestrian

DUNKIN'

Publix

CVS

IMMOKALEE RD

RANDALL BLVD

47,455± VPD

19,400± VPD

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## SITE PLAN



**400± MULTI-FAMILY UNITS  
CURRENTLY UNDER CONSTRUCTION**



PARCEL	TENANT	ACRES
A	AVAILABLE	1.24 AC
B	AVAILABLE	0.95 AC
C	AVAILABLE	1.42 AC
A - C	COMBINED LOTS	3.61 AC
D	BRICKYARD	1.15 AC
E	AUTOZONE	0.98 AC
F	CHASE BANK	1.45 AC
G	7-ELEVEN	2.02 AC
H	AVAILABLE	1.00 AC
I	ALDI	2.17 AC
J	PENDING AUTOMOTIVE	1.07 AC

## PROPERTY FEATURES

PRICE	Call for Details
AVAILABLE	5 PARCELS   1± to 3.61± Acres
ZONING	MPUD (Collier County)
LOCATION	Outparcels located on the Northwest side of 4th St NE & Immokalee Rd.



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9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

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This information is considered accurate, but not guaranteed.





# KEY

- Under Development - 17,200± Units
- Planned Developments - 15,340± Units
- Built Out -6,861± SF
- 1

Valencia Lakes (GL Homes) - 400± Units
- 2

4th Quarter Construction Start - 400± Units
- 3

The Ranch At Orange Blossom - 1,950± Units
- 4

Valencia Country Club - 450± Units
- 5

Skysail - 1,500± Units
- 6

Ave Maria SRA - 11,000± Units
- 7

Orange Blossom Ranch - 320± Units
- 8

Valencia Trails - 800± Units
- 9

Winchester - 400± Units
- 10

Esplanade Golf & Country Club - 1,121± Units
- 11

Valencia Bonita - 997± Units
- 12

Bonita National - 1,489± Units
- 13

Village Walk of Bonita - 1,655± Units
- 14

Twin Eagles - 717± Units
- 15

Waterways of Naples Community - 423± Units
- 16

Valencia Lakes - 419± Units
- 17

Lennar - 400± Units
- 18

Terreno - 650± Units
- 19

Rivergrass Village - 2,500± Units
- 20

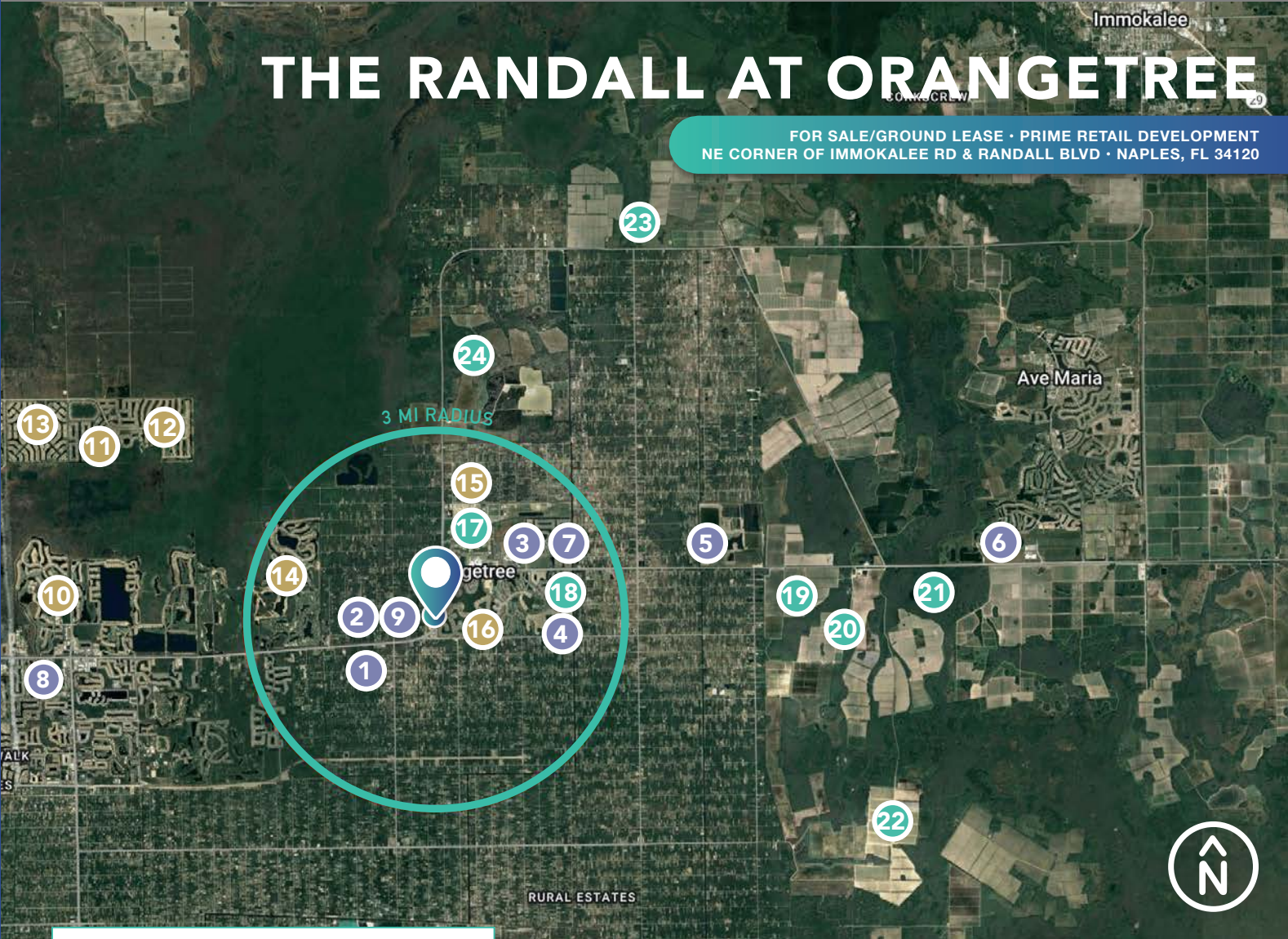
Longwater Village - 2,600± Units
- 21

Town of Big Cypress - 440± Units
- 22

Bellmar Village - 2,750± Units
- 23

Brightshore - 2,000± Units
- 24

Immokalee Road Rural Village - 4,000± Units



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## 2025 DEMOGRAPHICS

THE RANDALL AT ORANGE TREE



### MEDIAN H.H INCOME



### POPULATION



### EMPLOYMENT DENSITY

	1 MILE	3 MILE	5 MILE
MEDIAN H.H INCOME	\$97,410	\$132,213	\$131,724
POPULATION	3,059	15,555	36,782
EMPLOYMENT DENSITY	561	3,390	7,789



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MCDONALDS  
AND 7-ELEVEN  
NOW OPEN!



PHOTOS

