

THE RANDALL AT ORANGETREE

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



VALENCIA GOLF & COUNTRY CLUB
800± UNITS

400± MULTI-FAMILY UNITS
CURRENTLY UNDER
CONSTRUCTION

IMMOKALEE RD

RANDALL BLVD

IMMOKALEE RD

47,455± VPD

19,400± VPD



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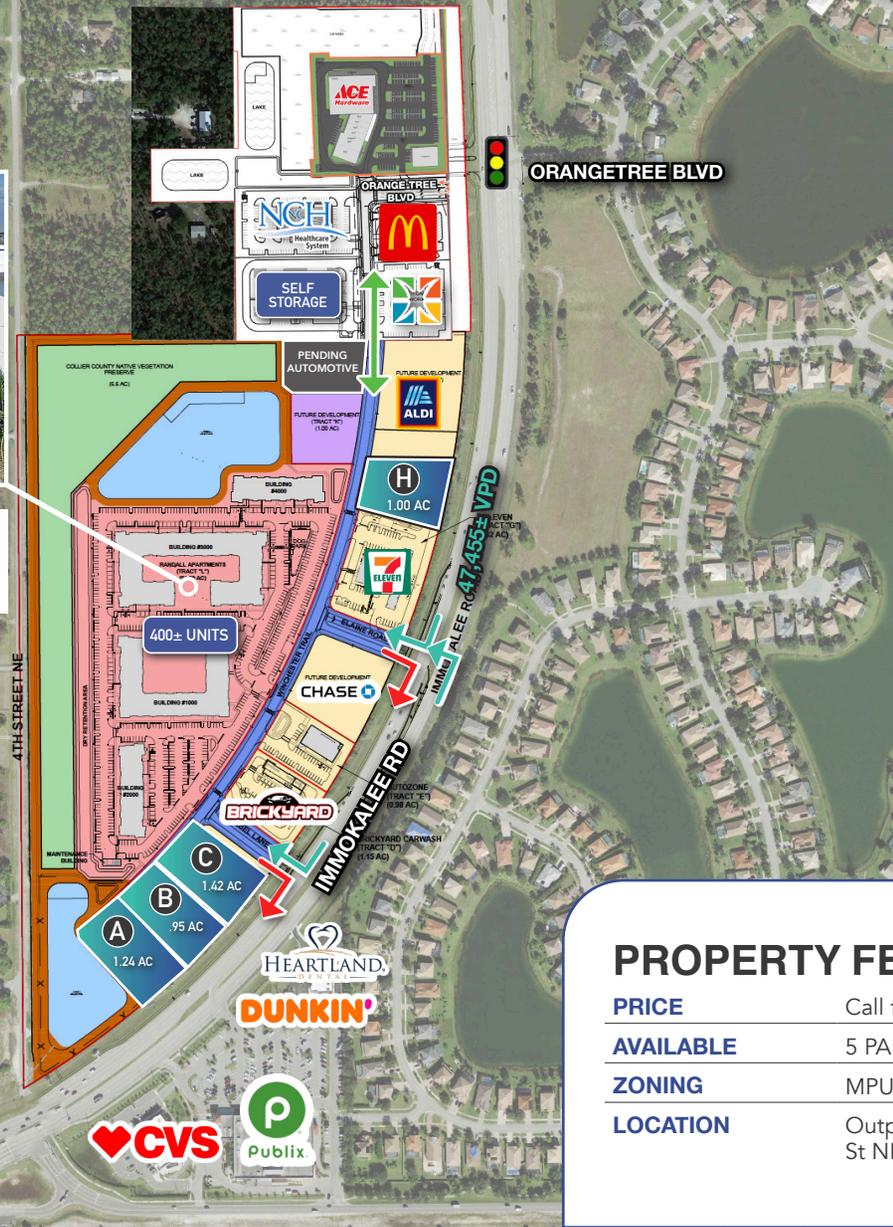
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SITE PLAN



**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.



TrinityCRE.com
9450 Corkscrew Palms Cir · Suite 101 · Estero, FL 33928
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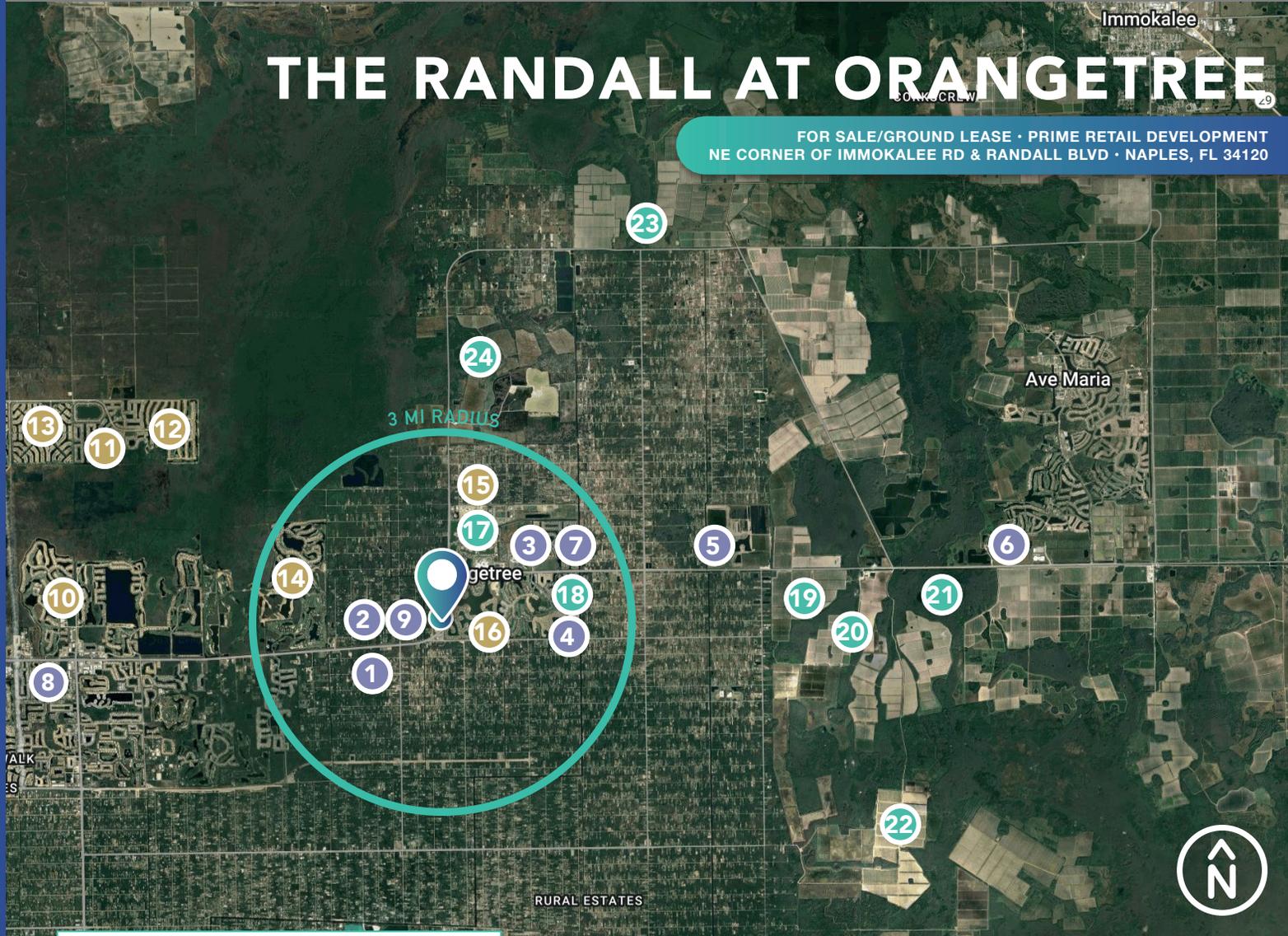


KEY

- 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!



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