



# HARMONY SHORES

5 BAMBOO DRIVE - NAPLES, FL 34112

**WATERFRONT  
REDEVELOPMENT SITE**



**FOR  
SALE**



**12.58±  
AC**



1614 Colonial Blvd #101  
Fort Myers, FL 33907

[LQCRE.COM](http://LQCRE.COM)

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- 15± Minutes to Gulf of Mexico By Boat
- 1.8± Miles SE of Downtown Naples
- In Bayshore/Gateway Triangle District
- Waterfront Redevelopment Site
- 700± Linear Feet Along Waterfront
- Docks & Boat Ramp On-Site
- Navigable Waterway With Slips In-Place
- Historically 50 Permitted/Useable Slips
- Surrounded By Multiple Amenities & Services
- In Mixed-Use Activity Center Sub-District #16

[PROPERTIES.LQCRE.COM/HARMONY-SHORES](https://properties.lqcre.com/harmony-shores)

**\*CONFIDENTIAL PROPERTY INFORMATION LINK\***



**\$24,999,000**



**SOUTHWEST FL MSA**

**\*1.8± MILES SE OF  
DOWNTOWN NAPLES/  
5TH AVENUE**



**\$1,987,202/AC**



**61841680000**

**\*COLLIER COUNTY  
PARCEL ID**



**12.58 AC**



**MH ZONING / FLU**

**\*URBAN RESIDENTIAL  
BAYSHORE &  
GATEWAY TRIANGLE  
REDEVELOPMENT**



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## EXECUTIVE SUMMARY

### HARMONY SHORES

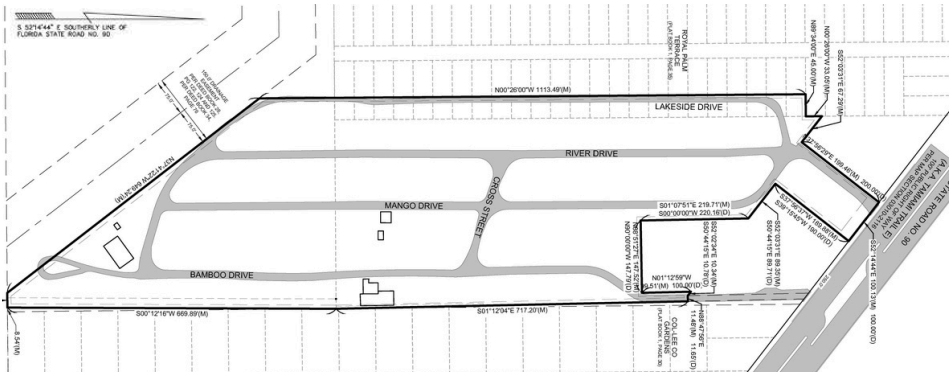
LQ Commercial Fort Myers, LLC is pleased to exclusively offer for sale the Harmony Shores development site at 5 Bamboo Drive in Naples, Southwest Florida.

Harmony Shores is a 12.58-acre, mobile home park in one of Naples' most attractive (and most affluent) locales.

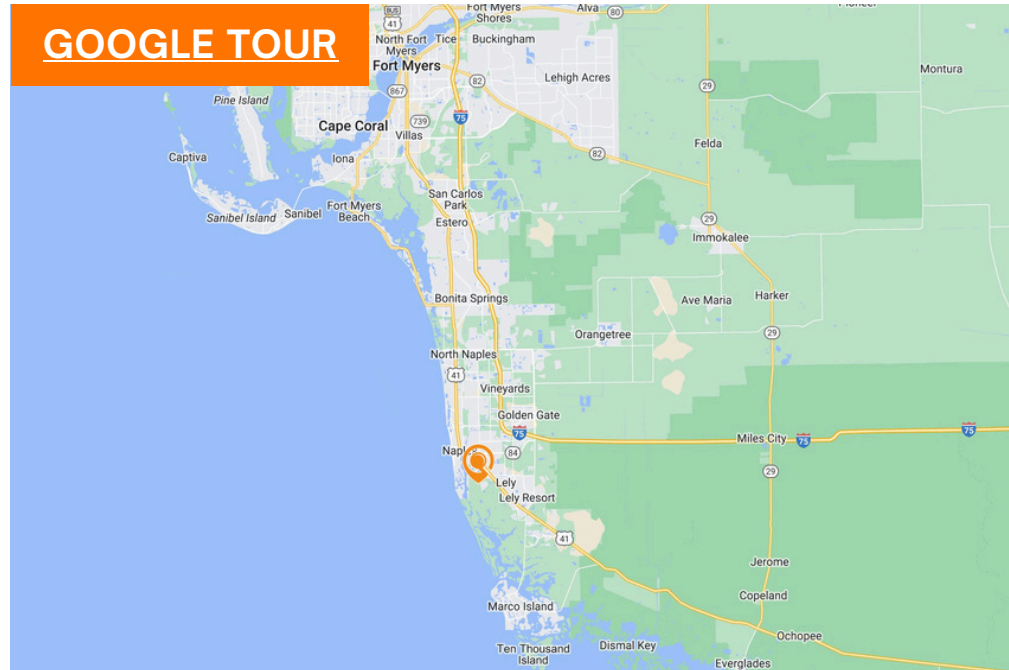
It features 12.58 acres of redevelopment area, offering tremendous upside through its vast potential of uses, and its capitalization of Naples' affluency.

The Property is along the highly visible US 41 (Tamiami Trail), benefiting from a favorable daily traffic count of 44,103 vehicles.

Additional traffic generators include 5th Avenue South, Bayshore District, Tin City Tourism, Naples Beaches and so much more.



## GOOGLE TOUR



5-MILE POPULATION

**103,781**



5-MILE INCOME

**\$133,553**



5-YEAR INCREASE

**1.8%**



5-MILE EMPLOYEES

**61,878**



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## ABOUT HARMONY SHORES

SUBJECT & SURROUNDING FEATURES

5\_Bamboo\_Naples\_Video.mp4

**SUBJECT PROPERTY**  
12 ACRES PRIME REAL ESTATE  
5 BAMBOO DR  
NAPLES, FL 34112



[CLICK IMAGE TO WATCH FULL VIDEO](#)



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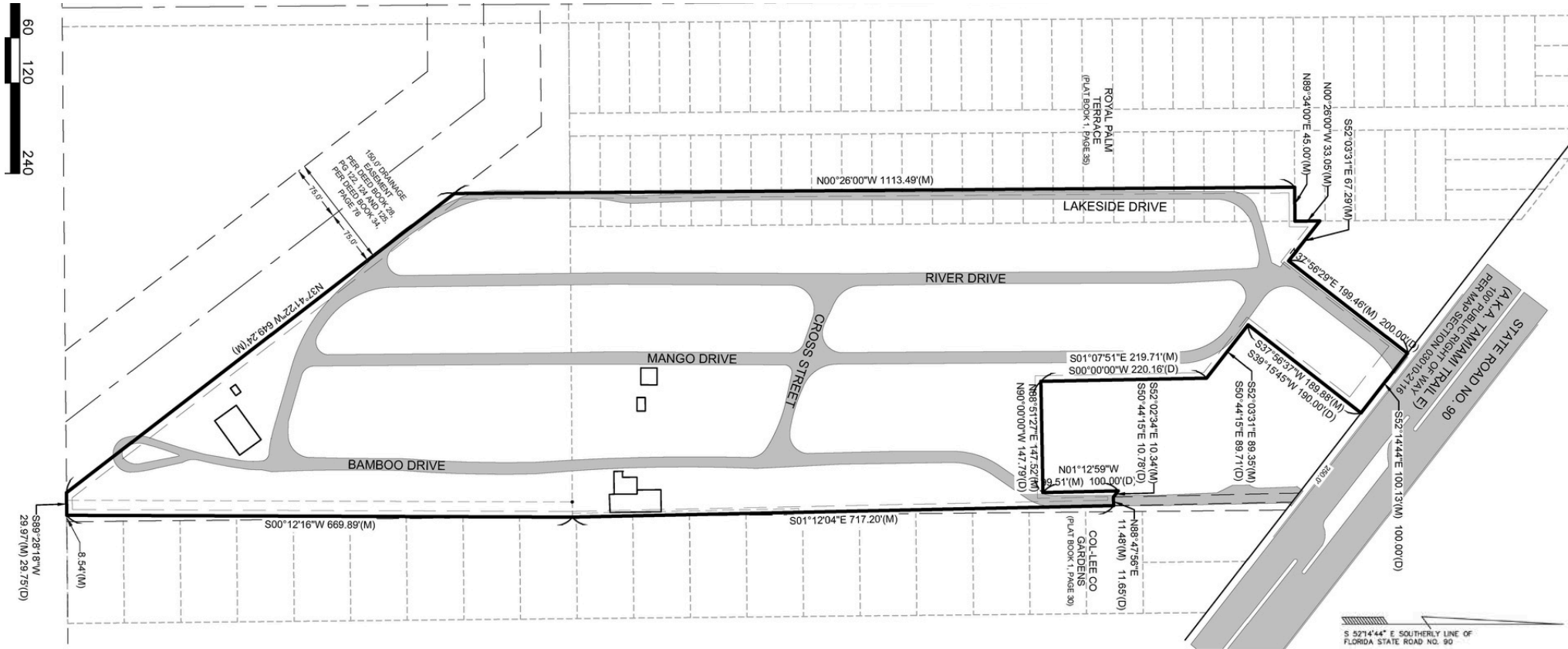
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## SURVEY

LOOKING WEST



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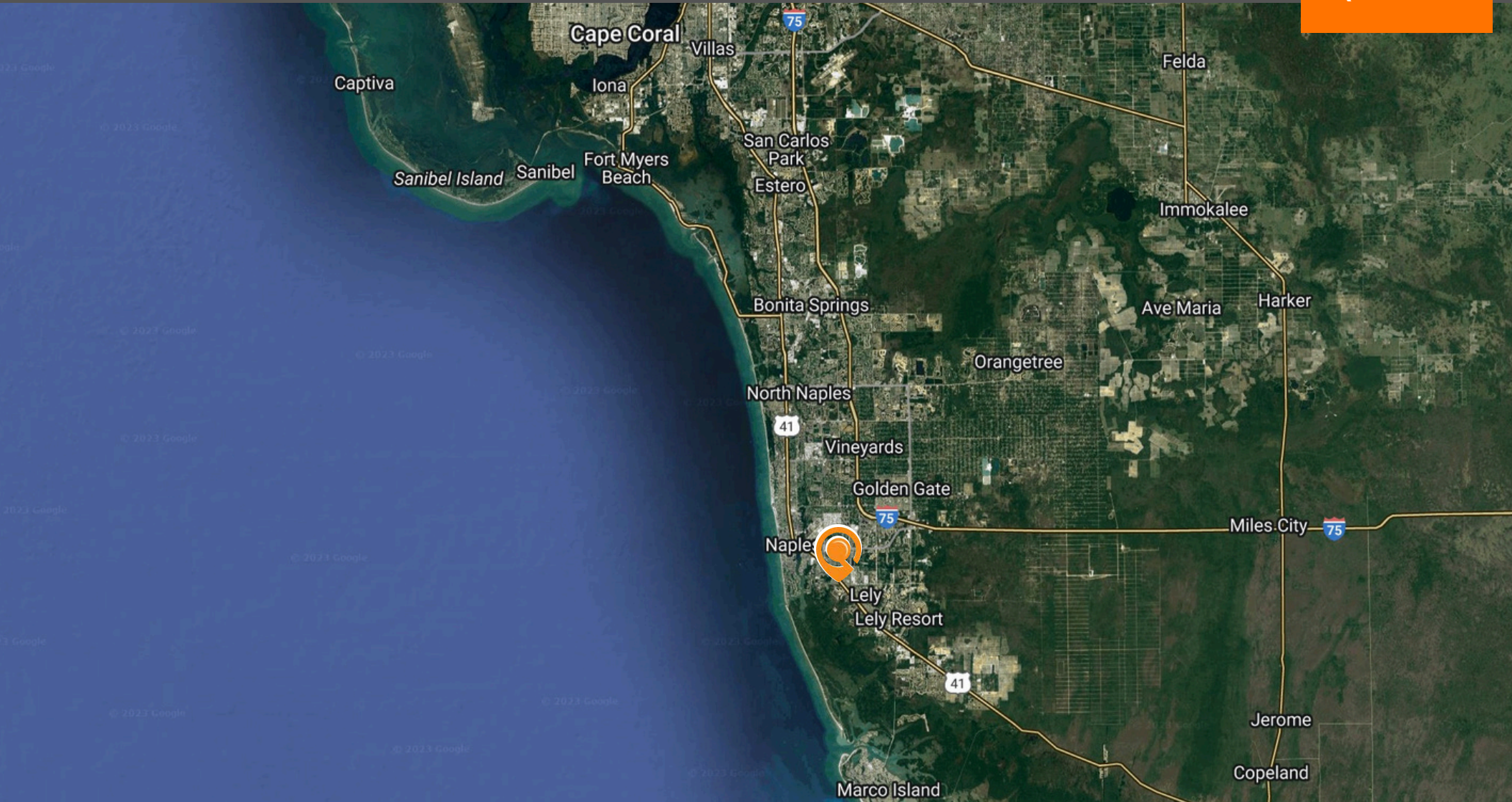
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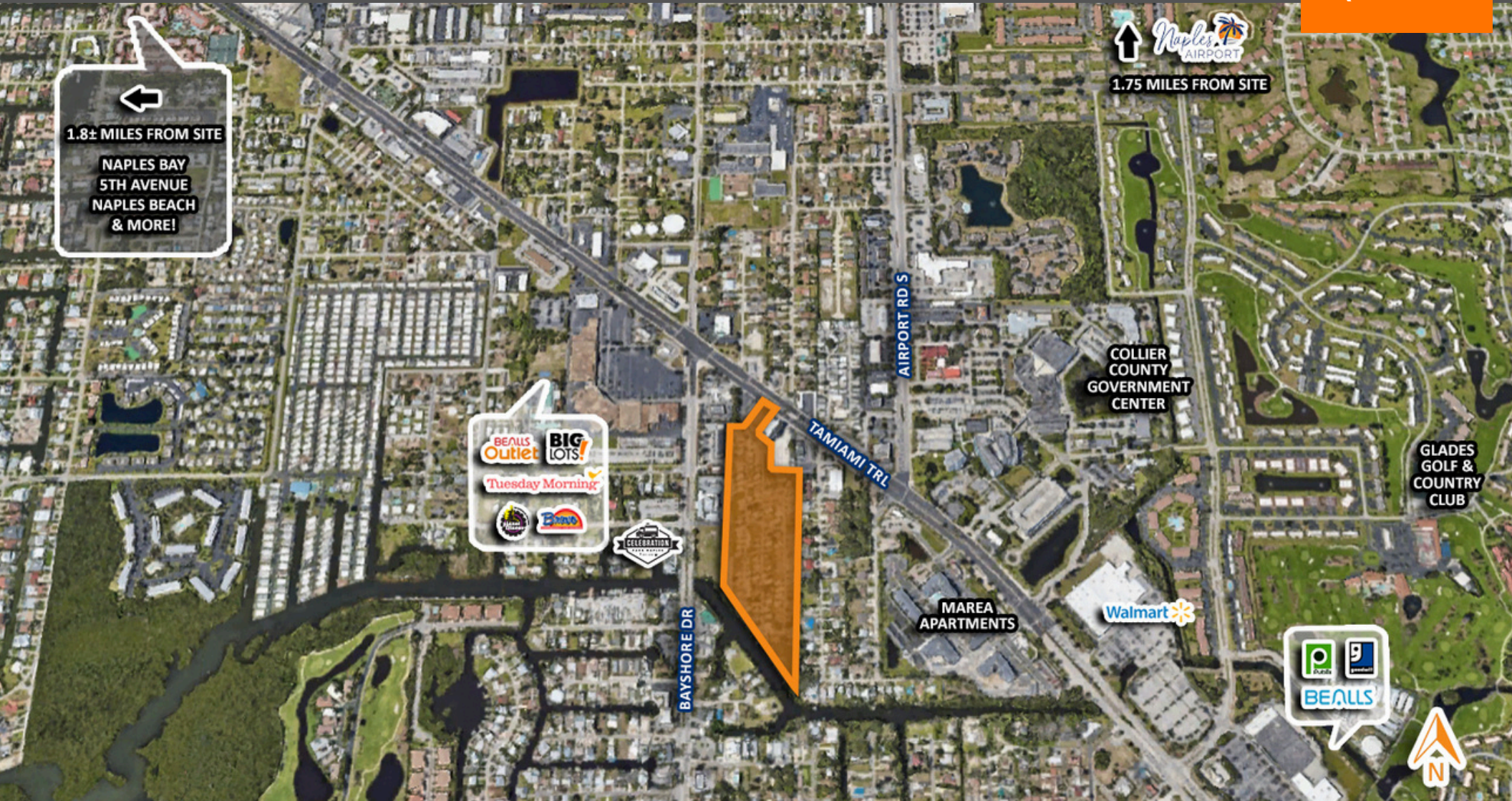
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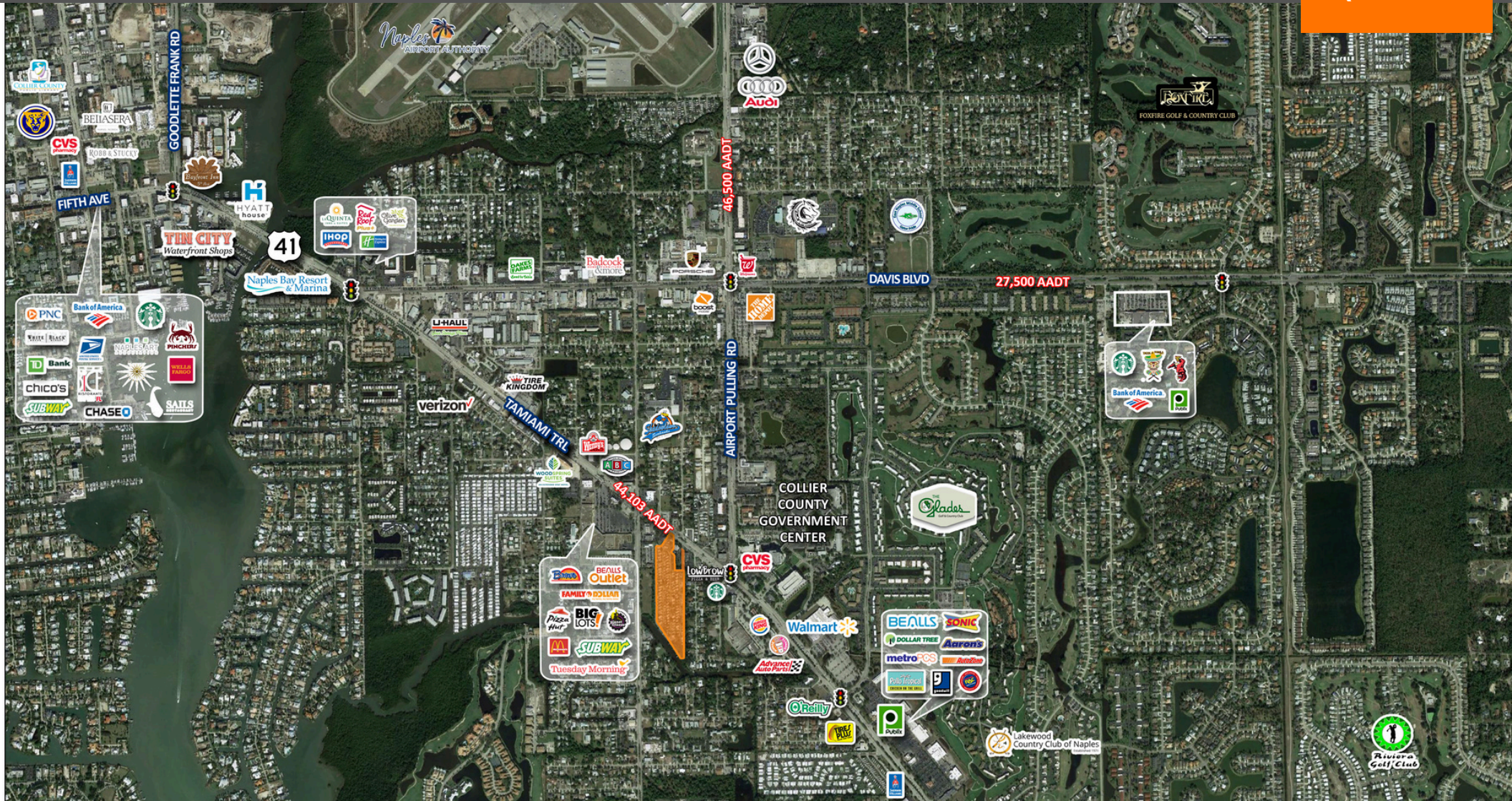
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## ECONOMY MARKET OVERVIEW

Naples is the southernmost market in Southwest Florida. Population growth has been a main driver for the region with its population increasing by over 22,000 new residents from April 2020 to July 2022, an increase of 5.9%.

The region is one of the most affluent in Florida, with a median household income of approximately \$79,000. One-third of the area's population is aged 65+ fueling a robust healthcare industry.

While the region has historically been a retirement destination, population growth for person's aged 20-29 and 30-39 has led the region over the past five years, up over 9% and 4%, respectively.

Employment growth has slowed considerably here, according to the Florida Bureau of Workforce Statistics and Economic Research, Naples lost approximately 300 jobs over the past year as of September 2023.

Despite the overall job losses some sectors saw growth.

For example, the education and health services sector led the region in job gains, adding 500 year over year.

However, several industries recorded year-over-year job losses, with leisure and hospitality leading the region with 900 jobs lost.

COSTAR ANALYTICS



**ECONOMY  
MARKET**  
US INDEX



**JOBLESS**  
2.7%  
3.6%



**EMPLOYEES**  
166,138  
156,315,297



**POPULATION**  
400,223  
334,944,938



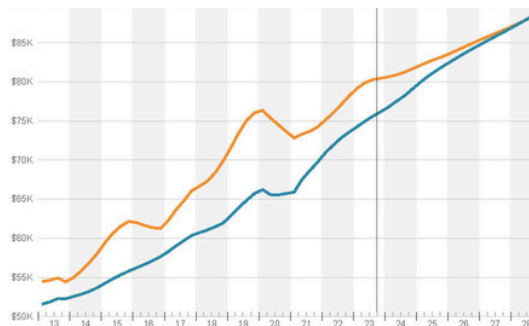
**HH \$ GROWTH**  
3.4%  
3.6%



## INCOMES

### GROWTH PROJECTIONS

NAPLES VS UNITED STATES



## EMPLOYERS SOUTHWEST FLORIDA

- 1 **LEE HEALTH**  
14,028 EMPLOYEES
- 2 **LEE COUNTY SCHOOL DISTRICT**  
11,003 EMPLOYEES
- 3 **PUBLIX SUPER MARKET**  
9,768 EMPLOYEES
- 4 **LEE COUNTY LOCAL GOVERNMENT**  
9,142 EMPLOYEES
- 5 **NCH HEALTHCARE SYSTEM**  
8,159 EMPLOYEES
- 6 **WALMART**  
7,286 EMPLOYEES
- 7 **COLLIER COUNTY SCHOOL DISTRICT**  
5,756 EMPLOYEES
- 8 **COLLIER COUNTY GOVERNMENT**  
5,173 EMPLOYEES
- 9 **ARTHREX**  
4,087 EMPLOYEES
- 10 **MARRIOTT INTERNATIONAL**  
3,620 EMPLOYEES



## EDUCATION COLLEGE SIMPLY

- 1 **FLORIDA GULF COAST UNIVERSITY**  
15,909 Students
- 2 **FLORIDA SOUTHWESTERN STATE**  
14,756 Students
- 3 **AVE MARIA UNIVERSITY**  
1,245 STUDENTS (2019)
- 4 **HODGES UNIVERSITY**  
638 STUDENTS

## ABOUT 5TH AVENUE





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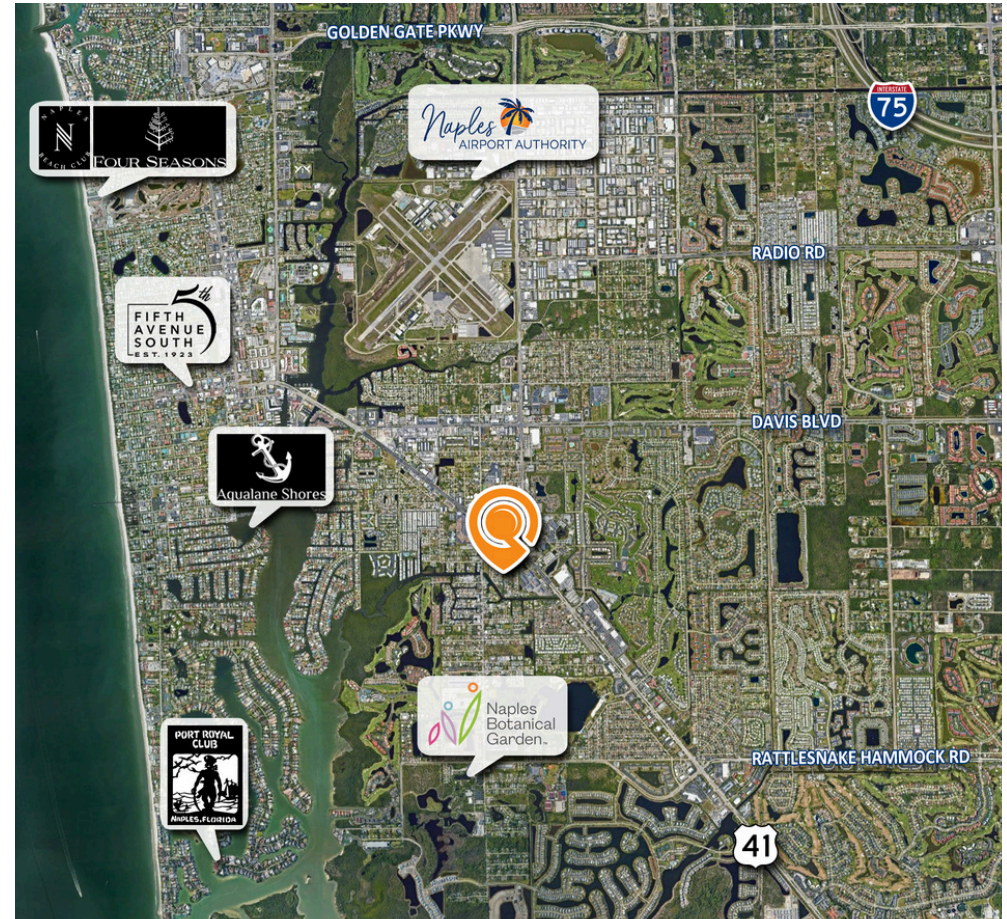
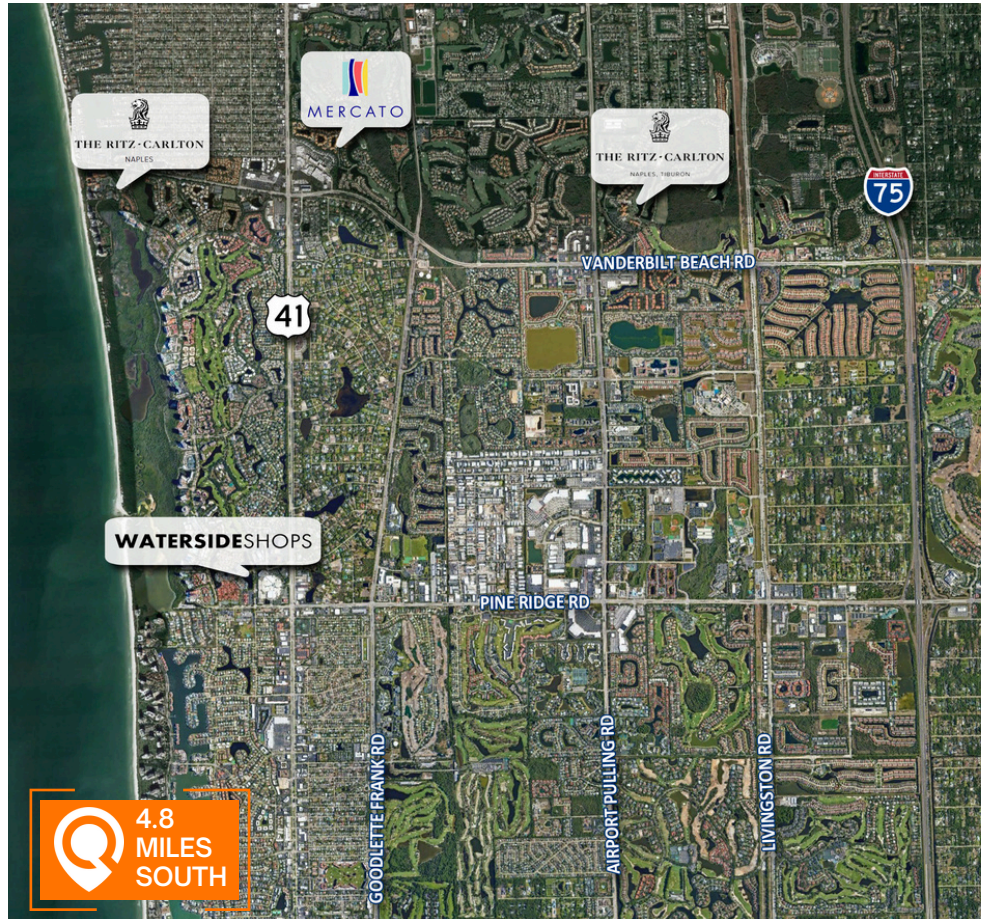
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## AREA DRIVERS

**NORTH & SOUTH NAPLES**



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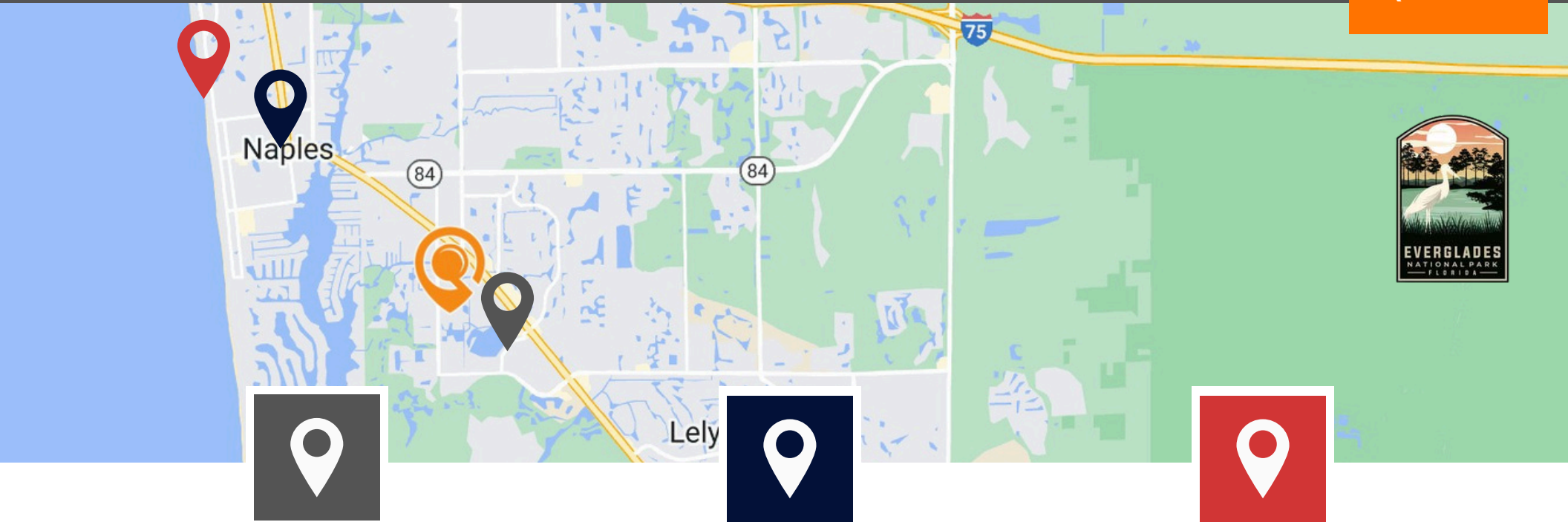
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## NAPLES PARK

Celebration Park Naples is a vibrant industrial feel, full liquor waterfront bar and foodie destination nestled in the newly revitalized Bayshore District.

Rows of food trucks end at a four-sided full-service bar directly overlooking the waterway with Gulf of Mexico access.

## 5TH AVE & 3RD STREET

Fifth Avenue is Naples' Main Street and epitome of affluency; filled with businesses, hotels, apartments, and homes. It has become popular for visitors and residents to stroll, shop, and enjoy sidewalk dining. Here's where you'll find the aura of small-town friendliness and historical landmarks.

Enjoy browsing through the "5th Ave" and 3rd Street areas to experience the charm in the heart of Old Naples.

## COLLIER BEACHES

Collier County has just over 48 miles of sandy beaches along the Gulf of Mexico. Within the City of Naples proper are 8.75 miles of beaches running from Clam Pass to Seagate to Lowdermilk Park, all the way south to Gordon Pass.

The city beaches are lined by high rise condos in the Naples Cay and Park Shore sections, and by midrise condos in the Moorings and Coquina Sands Sections.



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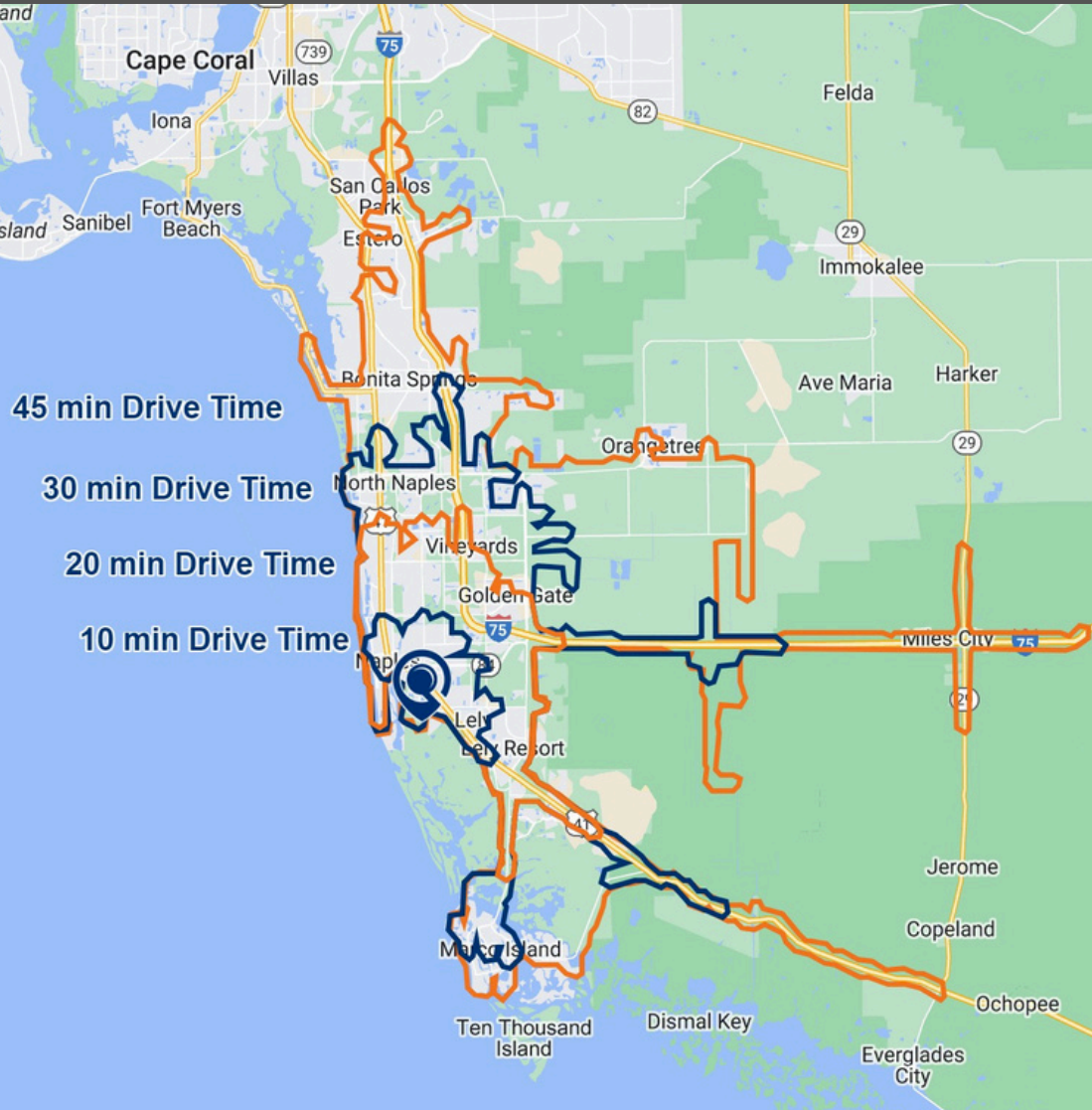




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## DRIVE TIME DEMOGRAPHICS

	15 MIN	20 MIN	30 MIN	45 MIN
<b>Population</b>	60,312	174,040	257,470	394,837
<b>2028 Projected Population</b>	65,897	189,677	278,172	424,171
<b>2020 Census Population</b>	57,927	166,867	247,562	378,750
<b>Projected Annual Growth 2023 to 2028</b>	1.9%	1.8%	1.6%	1.5%
<b>Historical Annual Growth 2010 to 2023</b>	1.1%	1.4%	1.2%	1.6%
<b>2023 Median Age</b>	53.0	52.2	52.8	52.1
<b>Households</b>	27,232	78,048	116,169	174,679
<b>2028 Projected Households</b>	30,300	86,234	127,424	191,535
<b>2020 Census Households</b>	25,933	74,314	110,864	166,331
<b>Projected Annual Growth 2023 to 2028</b>	2.3%	2.1%	1.9%	1.9%
<b>Historical Annual Growth 2010 to 2023</b>	1.2%	1.6%	1.4%	1.7%
<b>White</b>	68.4%	68.4%	71.0%	71.8%
<b>Black or African American</b>	9.2%	8.1%	6.8%	6.0%
<b>Asian or Pacific Islander</b>	1.3%	1.6%	1.7%	2.1%
<b>American Indian or Native Alaskan</b>	0.6%	0.5%	0.4%	0.4%
<b>Other Races</b>	20.5%	21.5%	20.0%	19.7%
<b>Hispanic</b>	26.4%	27.5%	25.3%	24.7%
<b>Average Household Income</b>	\$106,333	\$134,160	\$145,959	\$141,980
<b>Median Household Income</b>	\$76,911	\$93,527	\$98,388	\$98,894
<b>Per Capita Income</b>	\$48,281	\$60,297	\$65,962	\$62,908
<b>Elementary (Grade Level 0 to 8)</b>	5.9%	5.3%	4.5%	4.7%
<b>Some High School (Grade Level 9 to 11)</b>	5.1%	4.3%	3.7%	3.7%
<b>High School Graduate</b>	27.9%	26.1%	24.9%	23.9%
<b>Some College</b>	17.9%	16.9%	16.6%	17.3%
<b>Associates Degree Only</b>	8.3%	7.8%	7.8%	8.5%
<b>Bachelors Degree Only</b>	21.9%	23.5%	25.1%	24.7%





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## CONTACT AGENT



**MICHAEL PRICE, ALC**

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[LQCRE.COM/MICHAEL-PRICE-ALC](https://lqcre.com/michael-price-alc)

Michael Price serves as the Director of the LQ Commercial (ly LandQwest) Land Division in the state of Florida with offices in Fort Myers, Naples, Tampa, and Orlando.

Mike concentrates on the marketing and disposition of large and small-scale development projects suited for National and Regional home builders, multi-family developers, commercial and mixed-use developers, and investors.



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