



LSI
COMPANIES

OFFERING MEMORANDUM

DOWNTOWN NAPLES REDEVELOPMENT

OFFERING SUMMARY

Property Address: 1302 5th Ave. S.
Naples, FL 34104

County: Collier (City of Naples)

Property Type: Mixed-Use Redevelopment

Property Size: 1.34 ± Acres |
Submerged Land Lease included

Zoning: C2-A
*Waterfront Commercial District/
Airport Noise Overlay*

Future Land Use: Downtown Mixed Use

Property ID Number: 207628400009

Tax Information: \$37,856.49 (2024)

LIST PRICE

\$14,500,000 | \$248.40 PSF

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVES



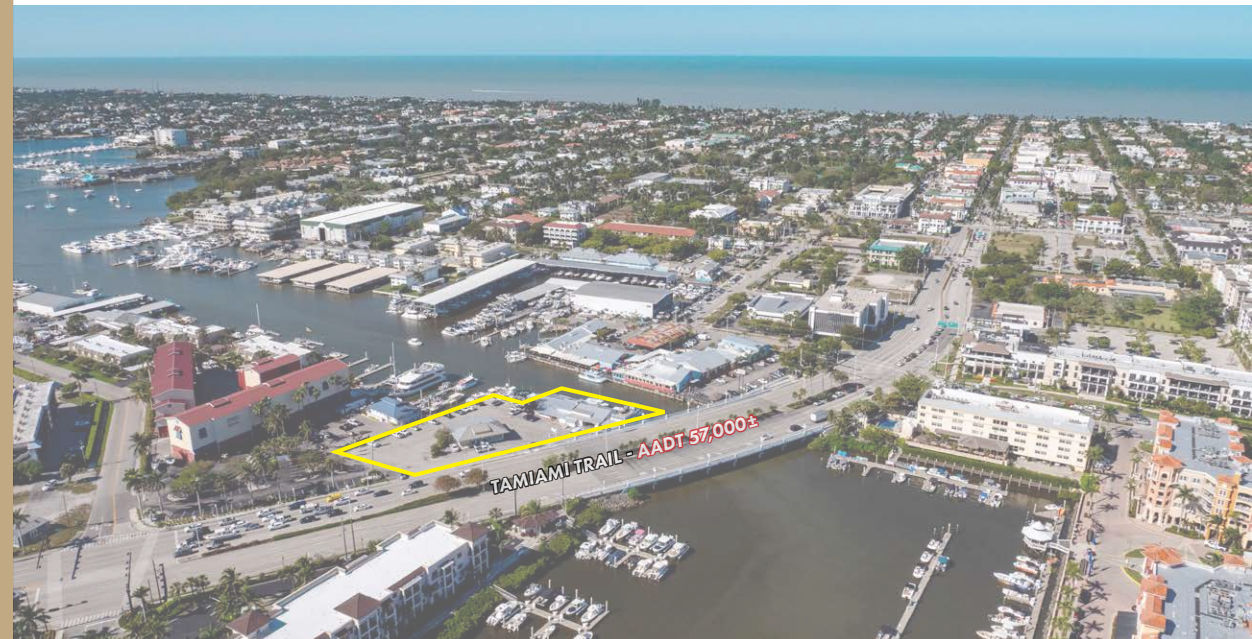
Eric Edwards, CCIM
Senior Broker



Laura Cari, CCIM
Senior Broker



Alexis North, CCIM
Sales Associate



Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

Eric Edwards, CCIM - eedwards@lsicompanies.com

Laura Cari, CCIM - lcari@lsicompanies.com

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LSI Companies Inc. is pleased to present an exceptional 1.34-acre waterfront redevelopment opportunity available on Naples Bay, offering the potential for a premier mixed-use, luxury residential, or boutique hospitality project. This parcel, strategically located in the heart of Downtown Naples, presents a unique chance to capitalize on the City's thriving real estate market, strong tourism industry, and affluent demographic.

**This is a confidential offering. Please do not disrupt the operating businesses and direct all communication through LSI Companies' brokers.*

INVESTMENT HIGHLIGHTS

- **Premier Location:** Situated on the Gordon River across from Tin City on Naples Bay with direct water access, stunning bay views, and proximity to 5th Avenue South, renowned for its high-end dining, shopping, and cultural attractions.
- **Strong Market Demand:** Naples consistently ranks as one of the most desirable destinations for luxury living and investment, with strong demand for high-end waterfront properties.
- **Economic Growth & Stability:** Naples boasts a strong economy, high-net-worth resident base, and increasing demand for premium real estate, ensuring long-term investment security.

EXECUTIVE SUMMARY

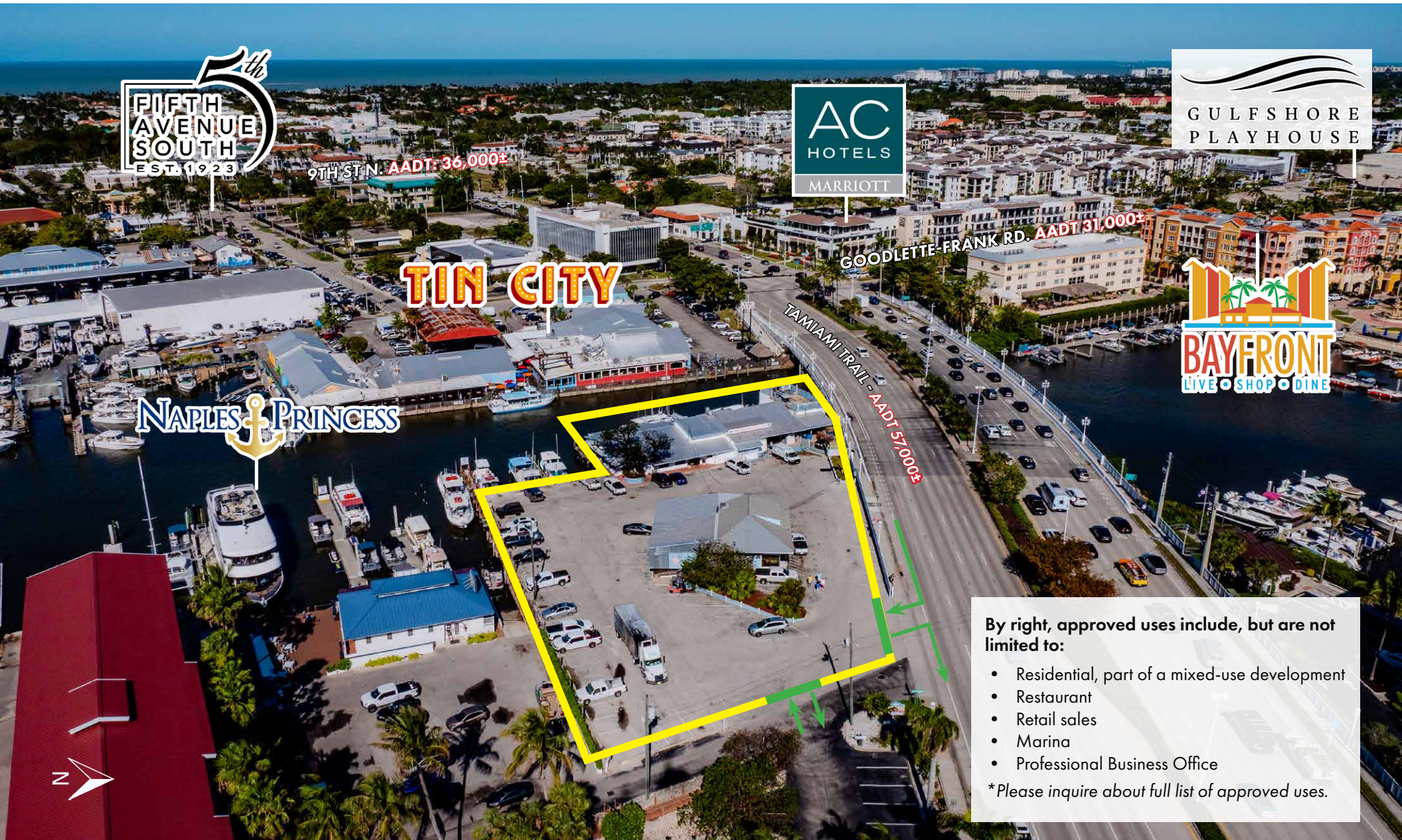


PROPERTY HIGHLIGHTS

- Waterfront redevelopment opportunity minutes from 5th Ave., South (Downtown Naples)
- Positioned on the Gordon River fronting US-41
- Property Size: 1.34± Acre
 - Submerged Land lease included
- Zoned: C2-A
- Future Land Use: Downtown Mixed-use
 - Waterfront Commercial District and Airport Noise Overlay
- Ideal location for luxury boutique hotel over retail/full service restaurant
- Currently operating as a full service restaurant and retail store
 - Existing Buildings Size: 6,276± Sq. Ft.
 - Restaurant: 2,788 Sq. Ft.
 - Retail: 3,488 Sq. Ft.
- Previous applications for redevelopment provide pathway for a potential three-story mixed-use project with hotel, dining, retail and commercial components (see page 7 for more details)
- Potential to add boat slips with direct Gulf access
 - Please consult with the City of Naples and/or a Land use attorney



APPROVED USES



PROPERTY AERIAL

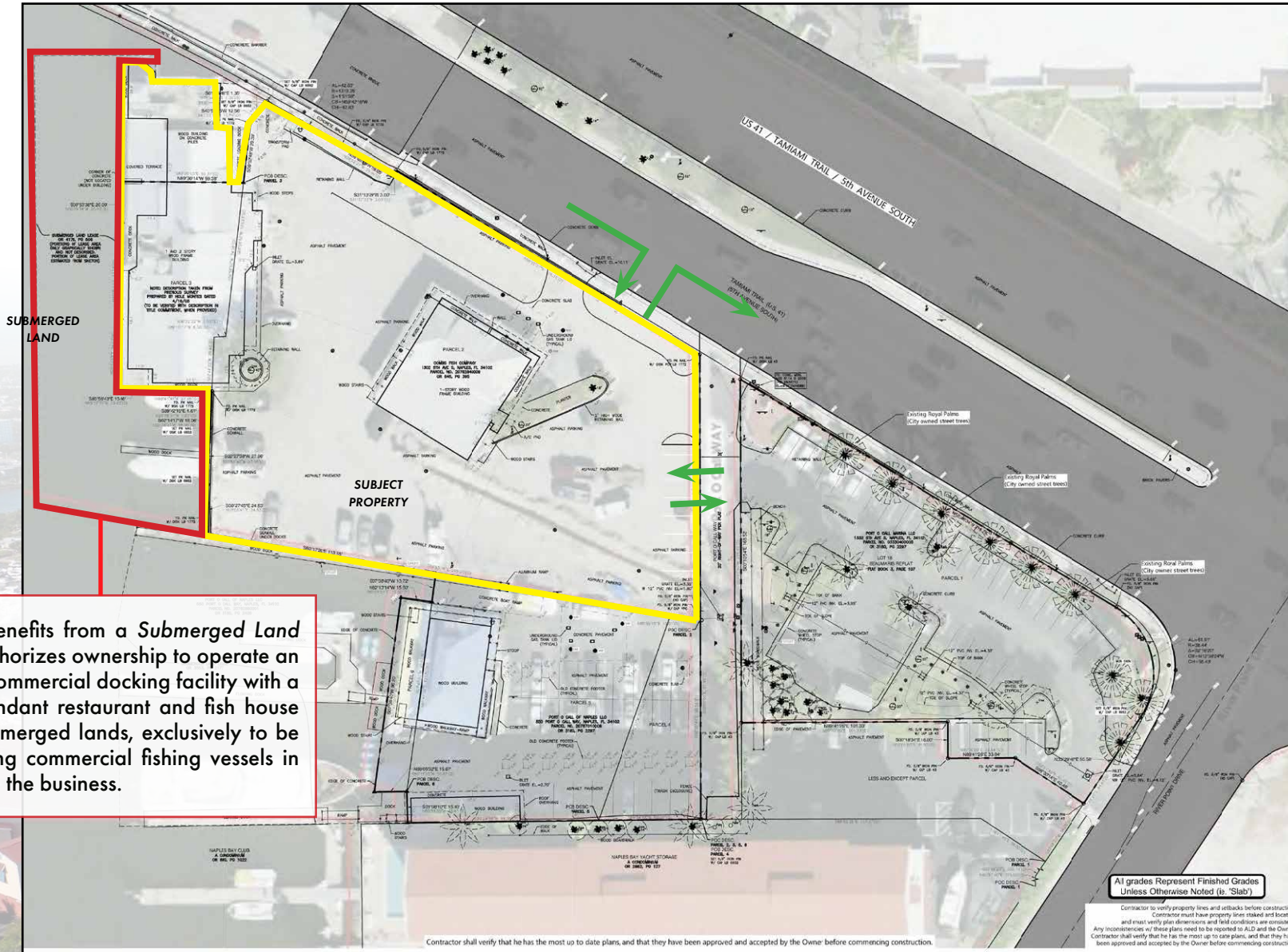


POTENTIAL REDEVELOPMENT SCENARIOS

- Previous applications for redevelopment provide a pathway for a mixed-use project, and based on the City of Naples staff's opinions, the below considerations should be incorporated while evaluating redevelopment scenarios. A purchaser should consult with a land use attorney and the City to confirm accuracy and feasibility.
- **Current Conditions**
Size of Parcel: 1.34± Acres
Existing Land Use: Commercial & Restaurant
Current Zoning: C2-A Waterfront District;
Airport Noise Impact Zone D; Airport Noise Overlay District
- **Redevelopment Uses**
Including but not limited to combination of:
 - Residential (only if a MU development is incorporated) hotel, retail and restaurant
 - Transient lodging facility approved under Conditional Use standards
- **Redevelopment Conditions**
(Based on current zoning and Downtown District regulations):
 - **Max Lot Coverage:** 40%
(50% as a Marina use)
 - **Max height:** 42' Feet or 3-stories
 - **Max Aggregate Density:** 12 du/ ac for 118 acre (1,416 units)
 - **Max Site Density:** 30 du/ ac (not to exceed aggregate density of 1,416 units)
 - **Max Lodging Units:** No Max
 - **Minimum Floor Area:** Nonresidential: 1,000 Sq. Ft. (ground floor), transient lodging: 400 Sq. Ft., Dwelling units: 750 Sq. Ft.



PROPERTY SURVEY



NOTABLE DEVELOPMENTS

MIXED-USE COMPARABLE PROJECTS

Ground floor retail and commercial spaces in the surrounding area are commanding between \$55.00-100.00 PSF.
Waterfront opportunities are likely to command closer to \$80.00- \$100 PSF NNN.



AC HOTEL NAPLES

455 12th Street S., Naples

The AC Hotel Naples 5th Avenue is a recent addition to Naples, Florida's hospitality scene, opening its doors in 2023. Situated on a prime downtown corner, it offers guests easy access to upscale shopping, dining, cultural arts, and entertainment options. Developed and managed by OTO Development, architected by MHK Architecture and constructed by DeAngelis Diamond.

**VIEW OCCUPANCY,
ADR & REVPAR**



EIGHT FIFTY CENTRAL

1200 Central Ave., Naples

Another MHK Architects-designed boutique condominium development located in Olde Naples, this three-story building features 22 exclusive residences, offering a mix of two- and three-bedroom layouts, ranging from approximately 1,300 to 1,800 square feet. Eight Fifty Central was a project of Connor & Gaskins Unlimited alongside Platinum Developments.

Condo Rental (2/2)
Season: \$14,000-\$18,000/mo
Off-Season: \$6,000-\$10,000/mo

Condo Sales (2023)
\$1,261 - \$1,323 PSF



THE COLLECTIVE

111 10th Street S., Naples

Premier design hub in the heart of the Naples Design District, offering a curated selection of design-build products and services for the home, encompassing the entire design cycle - from planning and architecture to interior design, finishes, product sourcing, art, furniture, and decor. It is also the home of an incredible contemporary American restaurant, whiskey bar and cocktail club and was developed by RR Kurtz Development with DeAngelis Diamond overseeing construction and design by Stofft Cooney Architects.



560 9TH STREET S.

560 9th Street S.

This three-story multifaceted property accommodates various retail businesses and services, offering both commercial and residential opportunities. Located just blocks from the Gulf of Mexico on the fringe of 5th Ave S., this striking new development, delivered in 2019 was designed by MHK Architecture & Planning and constructed by BCBE Construction LLC. It offers Lola 41, a global bistro and sushi bar amongst other luxury retail.



505 FIFTH AVENUE

505 5th Ave S., Naples

Luxury complex located in the heart of Old Naples, artfully designed by Stofft Cooney Architects, exquisitely detailed by Renée Gaddis Interiors, and built by T. Jerulle Construction. The mixed-use property has commercial space on the ground floor and residential units above and hosts Sidebar, a trendy tavern featuring craft cocktails and high-end wine, amongst other luxury retailers.

NOTABLE DEVELOPMENTS



1. Tin City
2. Hyatt House Naples
3. Naples Bay Resort & Marina
4. Bayfront Inn
5. Downtown Naples / 5th Avenue
6. AC Hotel Naples 5th Avenue
7. Gulfshore Playhouse
8. Naples Pier
9. 3rd Street South
10. Old Naples Hotel
11. Crayton Cove
12. Metropolitan Naples
13. Baker Park
14. Rebecca's Three60Wine
15. Celebration Food Park
16. Cove Inn On Naples Bay



Collier County, perched on the Gulf of America, was created in 1923 from portions of Lee and Monroe Counties, and is now the largest county by total area. Since its inception, Collier County has grown to almost 400,000 residents and receives over 1,500,000 visitors per year. Most impressively, between 2010-2020 Collier's population grew 16.9% while Florida only grew 6.5% and the US by 7.4%. Studies indicate that the County will grow an additional 5.78% by 2025. In terms of wealth, income, and economic prospects, the City of Naples and Collier County are far ahead of the national and state average.

Naples is known for its world class shopping, along the downtown district of 5th Avenue South, outdoor mall, The Waterside Shops, sophisticated waterfront dining, and millions of acres of federal and parks/beaches. Seasonal residents have named it "Golf Capital of the World" as has the second most holes per capita in Florida.

Tourism is only one part of the puzzle. Major industrial sectors within Collier County include services, retail trade, finance, insurance, real estate, agriculture, and construction. Post-pandemic it was identified as a top city for corporate headquarters, and as such has experienced significant growth in business migration and is home to prominent corporations such as U-Line, Amazon, Arthrex and the Great Wolf Lodge.

NATIONAL RANKINGS

- One of the wealthiest cities in the United States, with the sixth highest per capita income in America and the second highest proportion of millionaires per capita in the U.S. - C-SPAN
- **#1 in the U.S. for economic growth - Bloomberg (2024-2025)**
- **#1 beach town to live - U.S. News and World Report (2024)**
- **#1 beach town to retire - U.S. News and World Report (2024)**
- **#1 best destination for luxury travelers - 2023 USA Today's Best Reader's Choice**
- **#2 richest ZIP code in the U.S. - Bloomberg (2024)**
- **#3 fastest growing places in the U.S. - U.S. News & World Report (2022-2023)**



NAPLES ATTRACTIONS



5TH AVENUE SOUTH

"The Crown Jewel of Naples", 5th Avenue South, is an elegant combination of luxury and ease, spanning from US41 to the Gulf of Mexico. The corridor offers fine dining, spas, entertainment, and luxe boutiques. 5th Avenue is a destination that offers both local and international culture.



3RD STREET SOUTH

A historic and vibrant district renowned for its upscale boutiques, art galleries, and diverse dining options. Located just two blocks from the Gulf of Mexico and the iconic Naples Pier, this area embodies the charm of Old Naples. Home to the Naples Historic District, listed on the National Register of Historic Places, featuring 65 historic houses and two commercial buildings



GULFSHORE PLAYHOUSE

Is the first and finest professional theatre offering a variety of entertaining productions from important classics to Broadway hits and innovative new works. Shows are conceived and created in-house using a team of professional designers and technicians as well as Equity actors with credits ranging from Broadway shows to film and television. It provides professional training and educational opportunities for Southwest Florida.



NAPLES PIER

The historic 1,000-foot-long Naples Pier is located on the Gulf of Mexico in the heart of downtown. It has become a hot spot for tourists, fishing and local leisure since 1888. In response to the 2022 hurricane destruction, the City awarded \$23.46 million for the pier's reconstruction. The project aims to enhance resilience and minimize environmental impact and is anticipated to be complete in November 2026.



TIN CITY

Tin City Waterfront Shops is an iconic attraction in the area still sporting the old, historic Florida charm. The main reason behind Tin City's development and the catalyst for its growth has always been the fact that this was the original waterway to Naples. It supports over 30 unique boutiques, two waterfront restaurants, an ice cream parlor and a variety of fun water and boating adventures that attract people of all ages.



BAKER PARK

A beautiful 15-acre park located on the Gordon River, across the street from the Naples Dog Park at 100 Riverside Circle. The park is connected to the Greenway with the Blair Foundation bridge that crosses the Gordon River. The park opened in October of 2019 and is named after Jay and Patty Baker. The park offers a wide array of amenities including: kayak launch, outdoor fitness facility, rentals, performance stage, playgrounds, and more.



NAPLES BOTANICAL GARDEN

This award-winning 170-acre natural escape features cultivated gardens reflecting the cultures of Florida, Brazil, Southeast Asia, and the Caribbean. Since its founding in 1993, the Garden's mission has been to conserve the plants and habitat of the tropics, cultivate beauty, offer knowledge, and inspire the protection of nature. Since the construction of the facilities, it has gained more than 260,000 visitors annually.

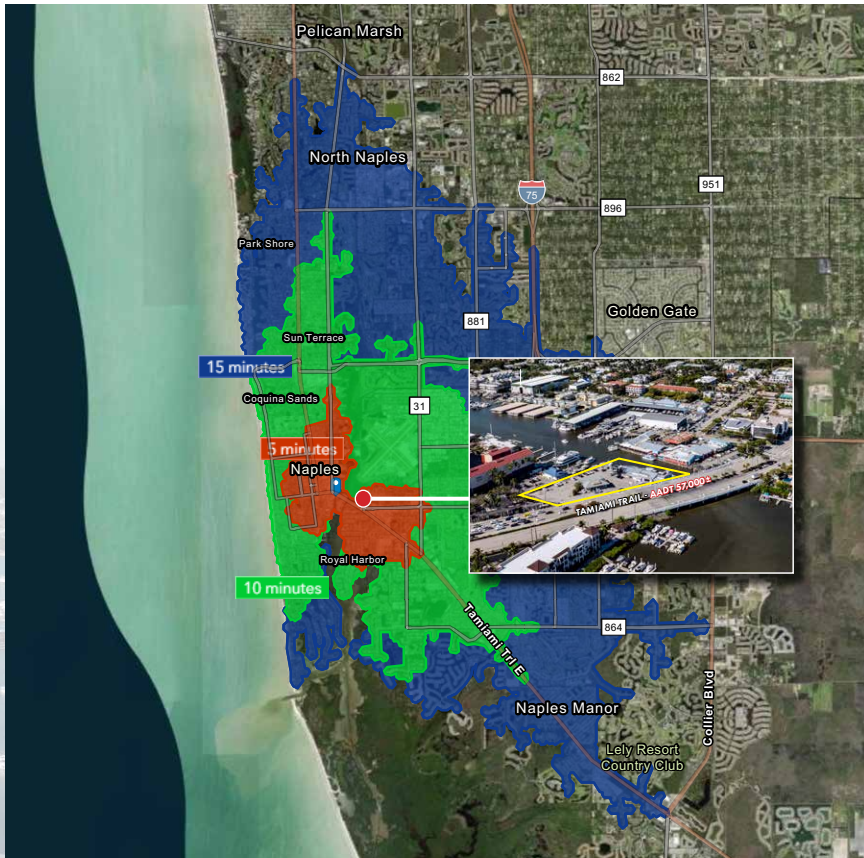


PARADISE COAST SPORTS COMPLEX

A premier sports & events complex featuring five professional-quality synthetic turf fields, including a 3,500 seat Championship Stadium with a JumboTron scoreboard. On-site recreation and entertainment options with various food and beverage options, the complex hosts a variety of tournaments year-round including youth travel soccer, lacrosse, football and more. Home to new FC Naples Professional Soccer Club.

LOCATION HIGHLIGHTS

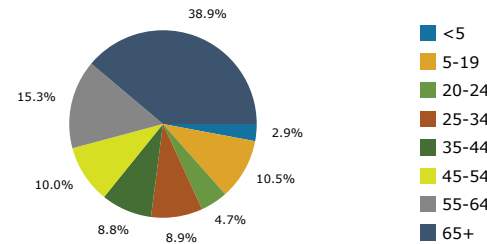
DRIVE TIME MAP



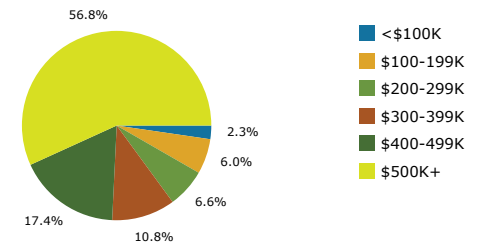
- 1± Mile to Downtown Naples
- 2± Miles to the Naples Pier
- 2.7± Miles to Naples Private Airport
- 6± Miles to I-75
- 8.6± Miles to Mercato
- 17.3± Miles to Marco Island
- 32.9± Miles to Southwest Florida International Airport (RSW)

AREA DEMOGRAPHICS - 10-MIN RADIUS

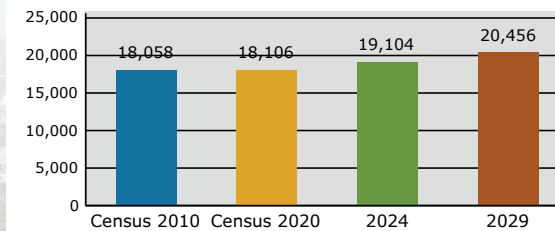
2024 Population by Age



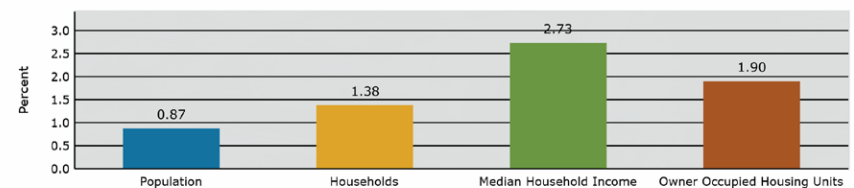
2024 Home Value



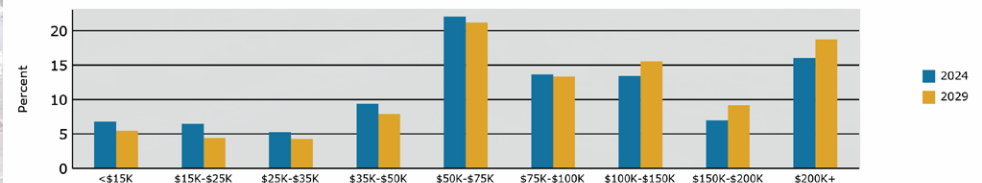
Households



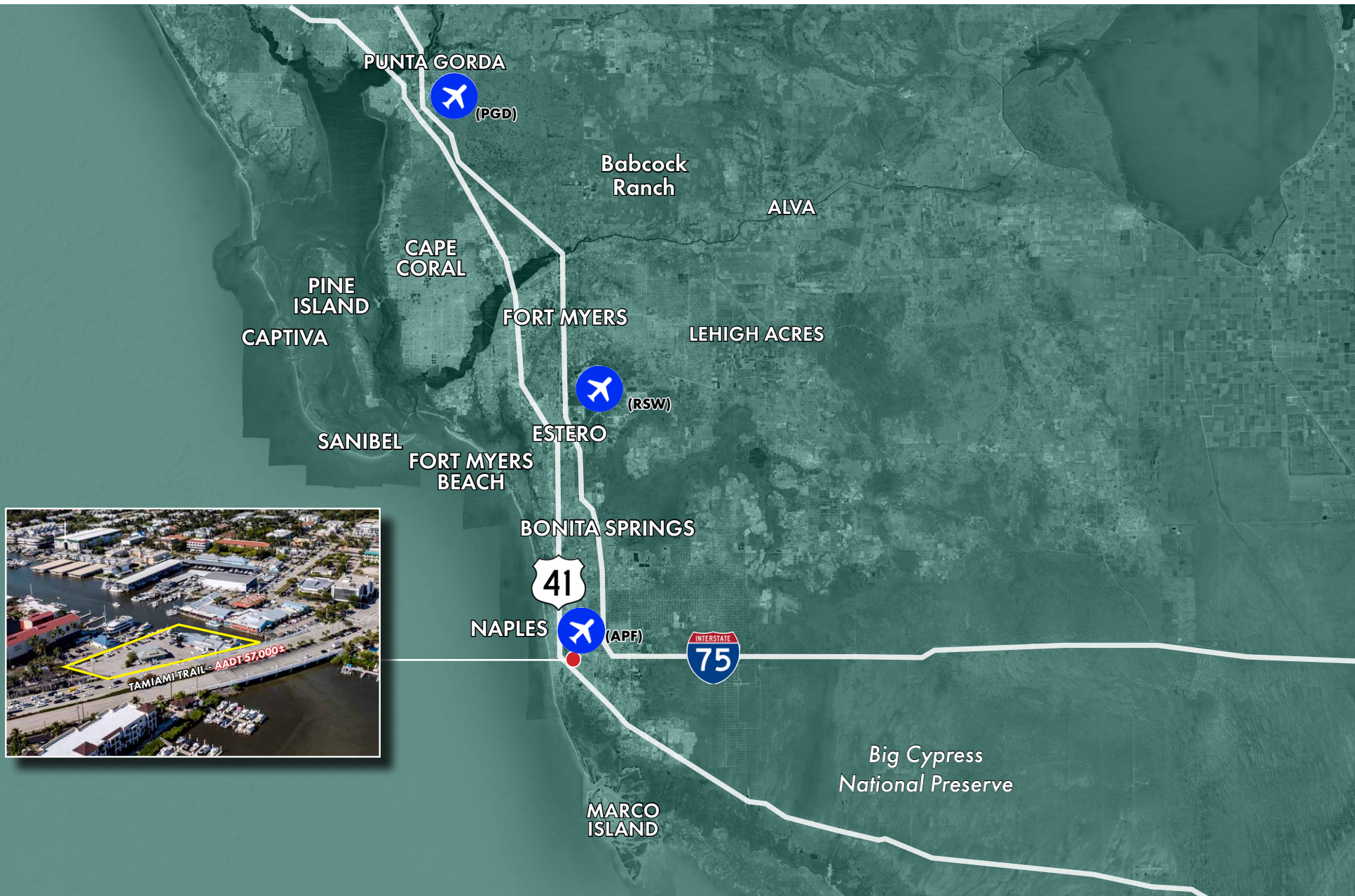
2024-2029 Annual Growth Rate



Household Income



LOCATION MAP





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LIMITATIONS AND DISCLAIMERS

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