



LSI
COMPANIES

OFFERING MEMORANDUM
E. TAMIA MI TRAIL
58± ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY - NAPLES FL

PROPERTY SUMMARY

Property Address: 15435 Tamiami Trail E.
Naples, FL 34114

County: Collier

Property Type: Land for Development

Property Size: 58.22± Acres

No. of Parcels: 5

Zoning: Master Planned Unit Development
(MPUD)

Utilities: All Available

STRAP Number: 00763882206; 00763320001;
00763882303; 00763560007;
00763882400

LIST PRICE:
\$20,500,000
\$8.08 PSF

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SALES EXECUTIVES



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OFFERING PROCESS

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.

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LSI Companies is pleased to present this mixed-use development opportunity along one of Southwest Florida's fastest-growing corridors.

Located at 15435 Tamiami Trail East, this $58.22\pm$ acre property offers $1,000\pm$ feet of linear frontage along US-41 and was recently rezoned MPUD, allowing for up to 400 residential units (or 186 for-sale units) and $100,000\pm$ Sq. Ft. of commercial and light industrial uses. An additional $80,000\pm$ Sq. Ft. of mini warehouse space may also be proposed.

The site benefits from flexible zoning and proximity to several major residential developments and new commercial developments such as a Publix shopping center 0.6 miles away from the site. It is only 20 minutes from Downtown Naples, Marco Island, and I-75, making it well positioned for both residential and commercial development.

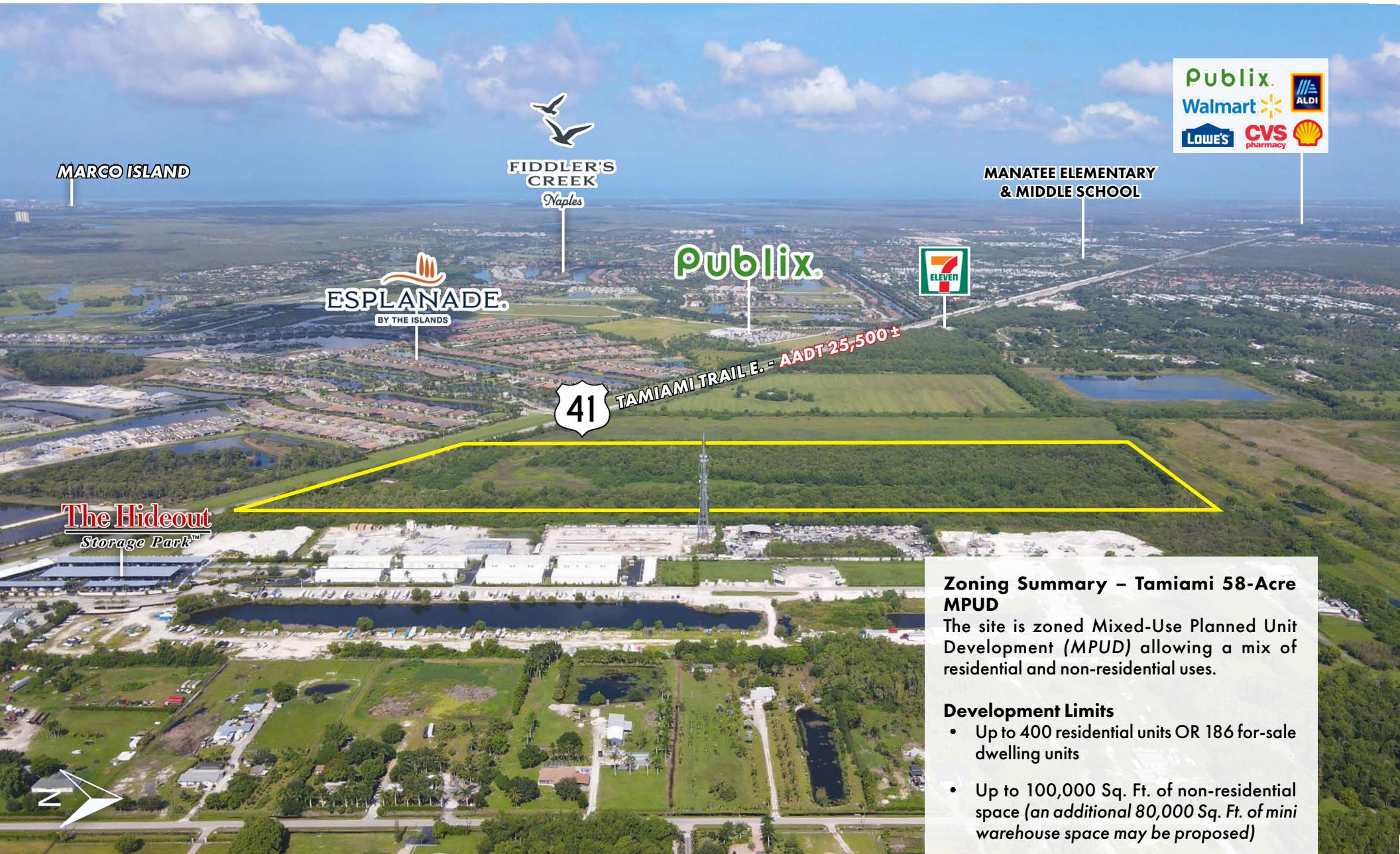
The property sits near the planned $6,400\pm$ acre Lipman Farm MPUD, which is expected to bring thousands of new homes and employment-driven uses to the area—adding long-term value and demand to the corridor.

With entitlements secured and utilities available, the site is ready for development and ideal for builders, investors, or commercial users looking to capitalize on the continued growth of East Naples.



ZONING

Mixed-Use Planned Unit Development (MPUD)



Zoning Summary – Tamiami 58-Acre MPUD

The site is zoned Mixed-Use Planned Unit Development (MPUD) allowing a mix of residential and non-residential uses.

Development Limits

- Up to 400 residential units OR 186 for-sale dwelling units
- Up to 100,000 Sq. Ft. of non-residential space (an additional 80,000 Sq. Ft. of mini warehouse space may be proposed)

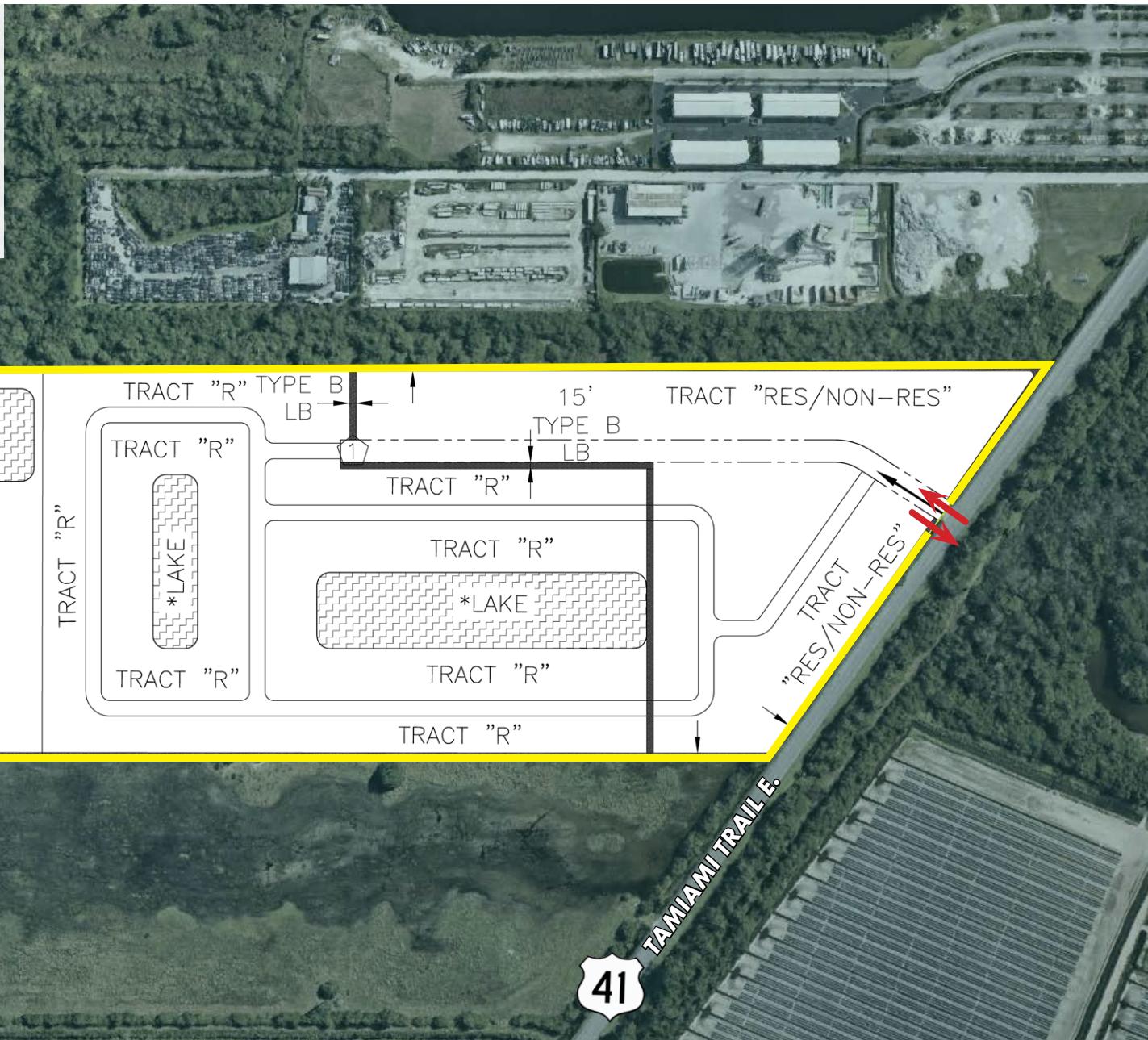
PROPERTY AERIAL



MPUD MASTER CONCEPT PLAN

Up to 400 Multi-Family Rental Units or 187 Owner Occupied Units

This mixed-use site plan highlights $7.73\pm$ acres of commercial development along the US-41 frontage, followed by $37.43\pm$ acres of residential development with onsite retention contemplated within this area. Additionally, $10.94\pm$ acres of preserved land is located on the rear portion of the site.

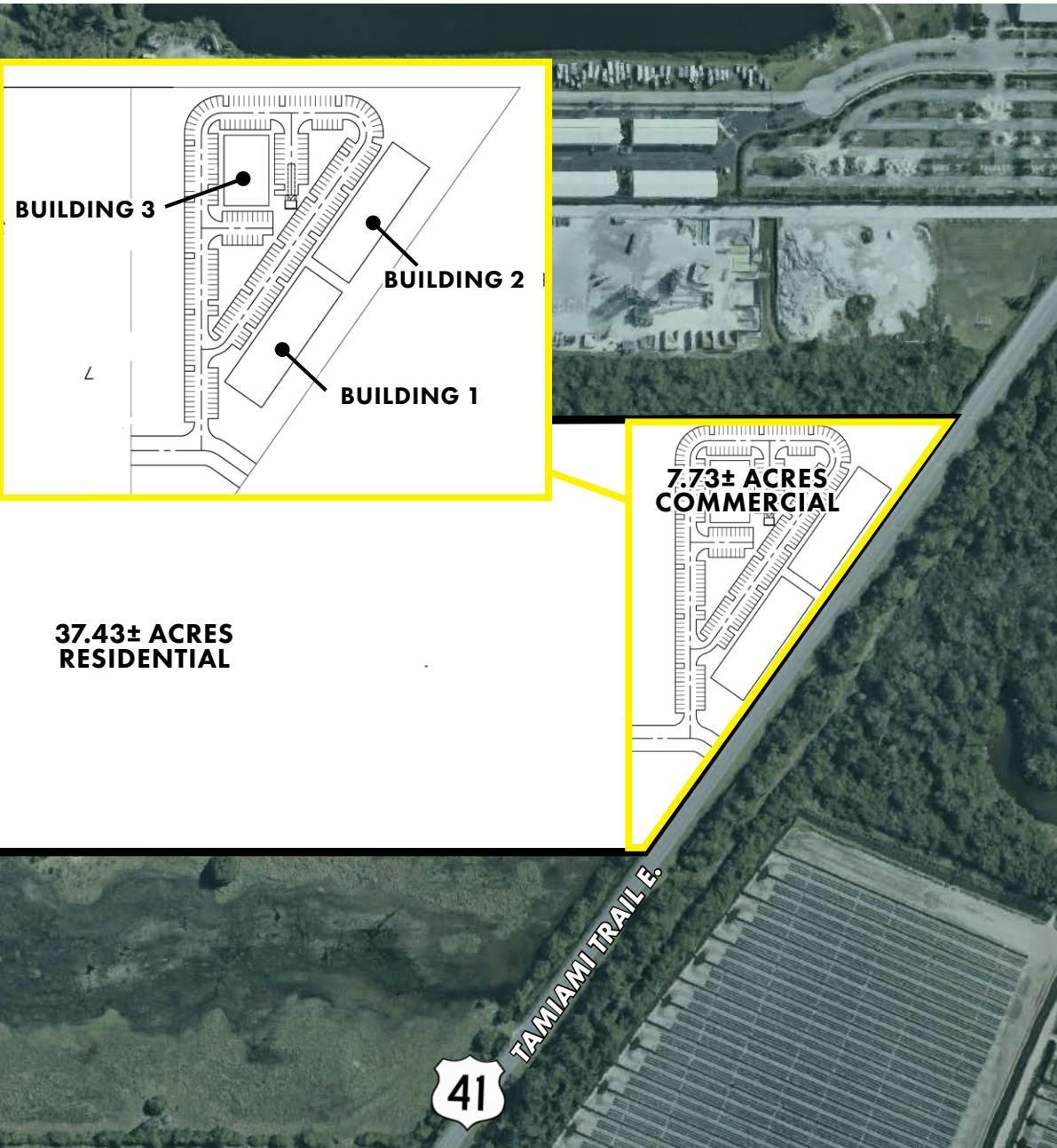


CONCEPT PLAN

Required Minimum Commercial Development

This mixed-use site plan includes commercial frontage, residential, and preserve areas, totaling approximately $45.16\pm$ acres of developable land.

- At least 50,000 Sq. Ft. of commercial space is required
- Seller is willing to retain the commercial portion of the site.



APPROVED USES



Permitted Residential Uses

- Single-Family (Detached & Attached)
- Townhomes
- Multi-Family Units
- Residential/Non-Residential Tract: Townhomes & Multi-Family

Affordable Housing Component

- If developed as rentals, a maximum of 400 units may be built, with 15% reserved for households earning up to 80% of AMI and 15% for those earning up to 100% of AMI.
- If developed as owner-occupied, a maximum of 186 units may be built, with 15% of the units reserved for households earning up to 120% of AMI.
- More detail outlined in Full Zoning Resolution

Permitted Non-Residential Uses

- Commercial & Office
- Professional & Medical Offices
- Adult or Child Daycare
- Barber Shops, Beauty Salons
- Restaurants ($\leq 6,000$ Sq. Ft.), Retail, and Convenience Stores ($\leq 5,000$ Sq. Ft.)
- Pharmacies (*linked to health services*)
- Fitness Centers, Laundries, Home Goods Stores
- Educational Institutions

General & Heavy Commercial

- Mini/Self-Storage (*with Design/Location Restrictions*)
- Hotels & Motels
- Indoor-only Building Construction & Welding

Light Industrial

- Indoor-only Repair Services
- Special Trade Contractors
- Warehousing, Vocational Training, Business Services (*Indoor Only*)

Contact Broker For List of All Permitted Uses.

BELLE MEADE MPUD MASTER CONCEPT PLAN

6,412± Acres In Planning for Large Scale Mixed Use Planned Development

Proposed Zoning:

Belle Meade Mixed-Use Planned Unit Development (MPUD)

Companion Overlay: Belle Meade Mixed-Use Overlay

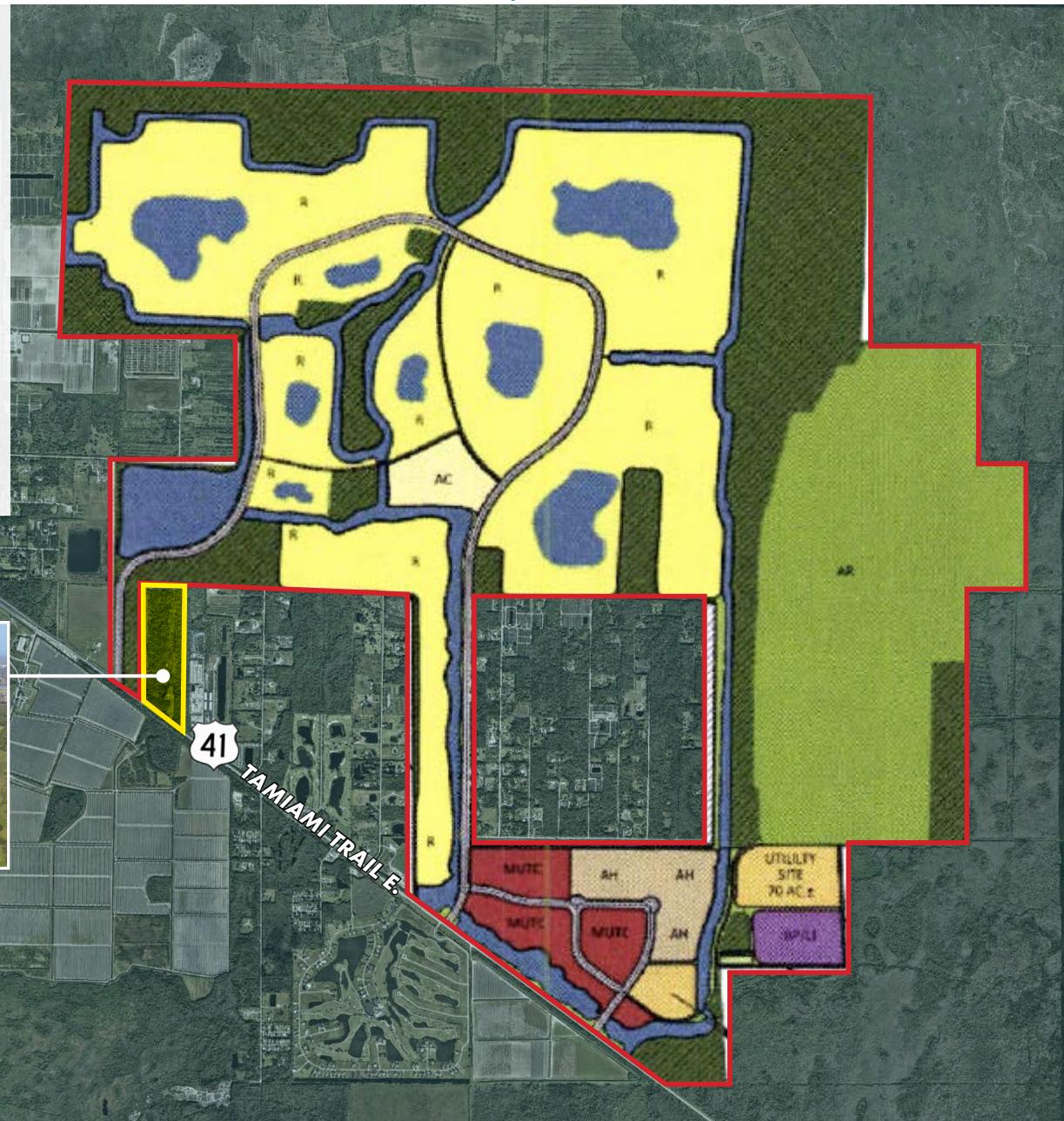
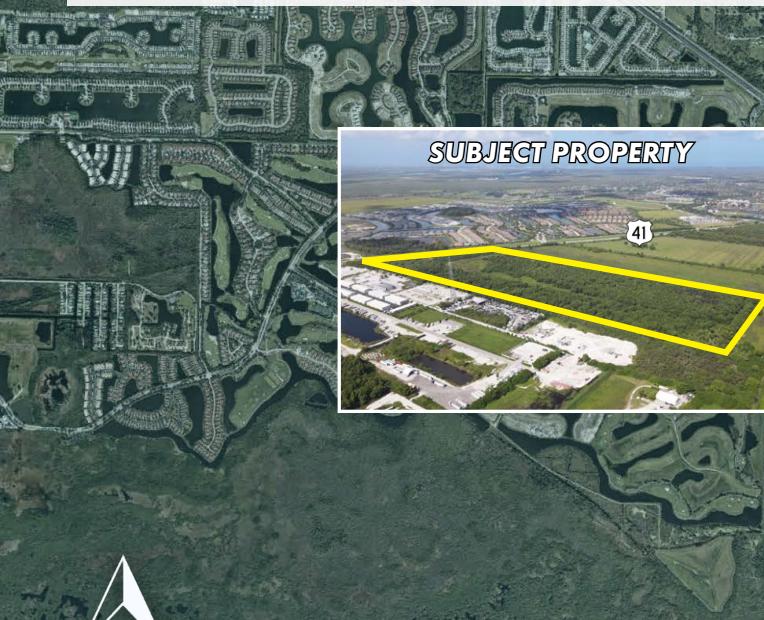
Purpose of Rezoning:

To allow for a large-scale, mixed-use development with the following entitlements:

- Residential: Up to 8,500 dwelling units
- Commercial/Retail: Up to 425,000 Sq. Ft.
- Business/Industrial: Up to 2,000,000 Sq. Ft. of light business park and/or light industrial uses

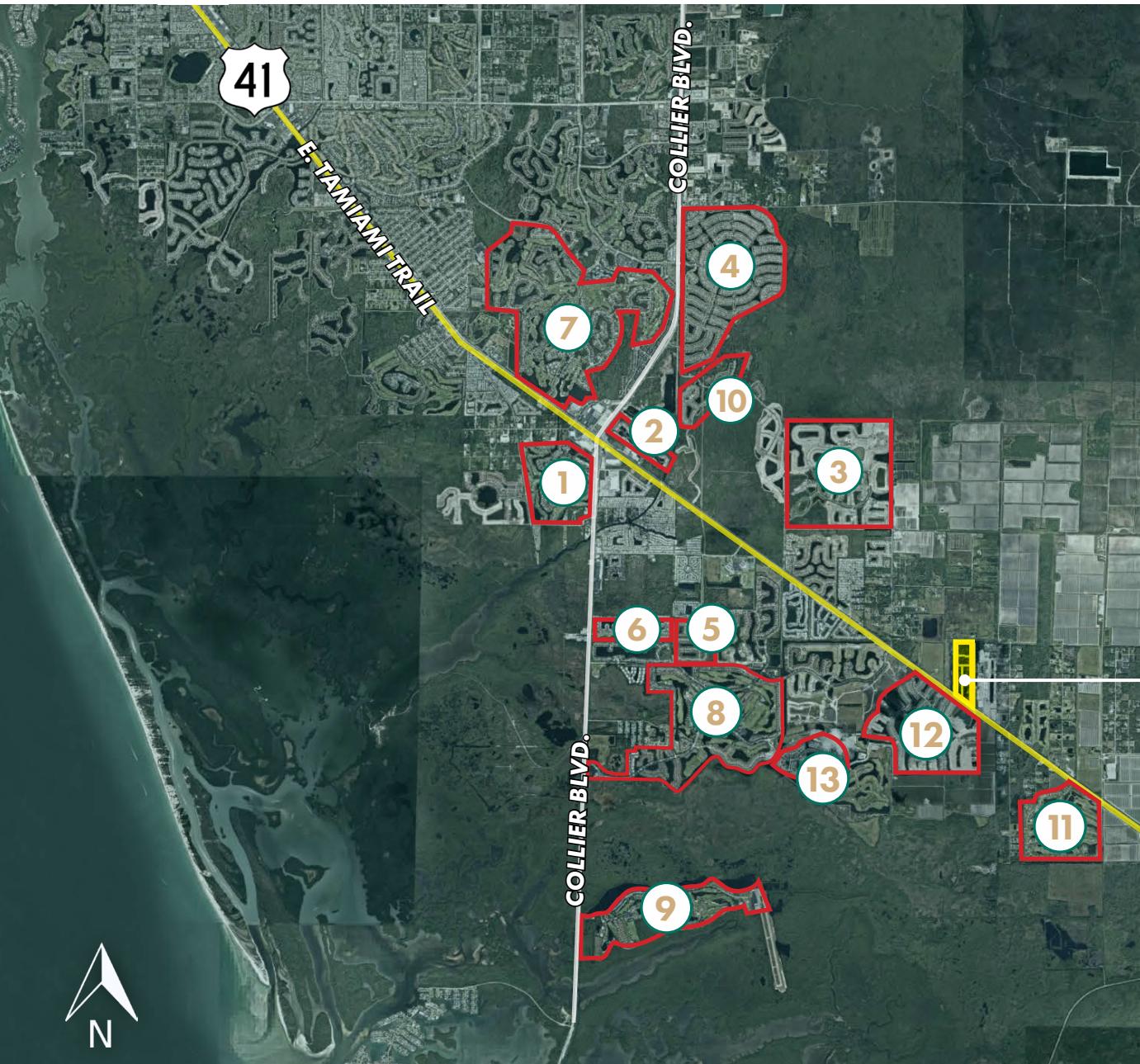
Location:

Surrounding the subject site situated within the Rural Fringe Mixed-Use District (RFMUD). Spanning both the north and south sides of Tamiami Trail East



SURROUNDING DEVELOPMENTS

Single Family Communities



1	Eagle Creek	460 Homes
2	Falling Water Beach Resort	386 Homes
3	Naples Reserve	3,000 Homes
4	Verona Walk Community	1,964 Homes
5	Copper Cove Preserve	137 Homes
6	Silver Lakes	600 Homes
7	Lely Resort	9,000 Homes
8	Fiddlers Creek	6,000 Homes
9	Hammock Bay	750 Homes
10	Winding Cypress	766 Homes
11	Eagles Lake	460 Homes

NEW CONSTRUCTION

- 12 Esplanade by the Islands
- 13 Marsh Cove at Fiddler's Creek





Collier County, perched on the Gulf of Mexico 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" and 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 (2023)**
- **#1 best destination for luxury travelers - 2023 USA Today's Best Reader's Choice**
- **#2 richest ZIP code in the U.S. - Bloomberg (2023)**
- **#2 beach town to live - U.S. News and World Report (2023-2024)**
- **#3 fastest growing places in the U.S. - U.S. News & World Report (2022-2023)**
- **#6 best place to live in the USA News (2023-2024)**



The City of **MARCO ISLAND** *Florida*

Marco Island is a city and barrier island in Collier County, Florida, 20 miles (32 km) south of Naples on the Gulf Coast of the United States. It is the largest barrier island in Southwest Florida's Ten Thousand Islands area, featuring 6 miles of beach, and over 100 miles of waterways. Marco Island is home to an affluent beach community with resort amenities, with a permanent population of 16,521 and a peak winter season population of 40,000.

Significant development of Marco Island took place in the 1960s that made it into the retirement and tourist destination it is today. The Mackle brothers of the Deltona Corporation led development of the island after purchasing large amounts of land there for \$7 million. As a result of development, the S.S. Jolley Bridge opened for traffic in 1969. Marco Island reincorporated as a city on August 28, 1997.

There are about 1,754 remaining vacant lots. New homes are constructed at a rate of about 200-300 each year. The recent trend has been the demolition of older homes with the replacement of larger residential structures. While homes and condominiums are considered to be expensive compared to most communities in Florida, there is a wide variety and price range for homes, condominiums and vacation rentals. The retail businesses, quality restaurants, superb hotel and conference facilities, quality neighborhoods, easy access to the Gulf of Mexico, and pristine environment are among the finest in the nation. The white sandy beaches along the bright blue Gulf of Mexico, when combined with the warm winter climate are among the reasons that the residents and visitors call Marco Island "paradise."



NATIONAL RANKINGS

- **Top 20 Best Beaches in the U.S. - U.S. News & World Report**
- **Traveler's Choice Awards - Tripadvisor (2023-2024)**
- **Top 10 Florida Cities for Retirement - Niche.com (2023)**
- **Top Luxury Real Estate Market**



RETAIL MAP



1. COLLIER BLVD. & US-41 INTERSECTION



2. NAPLES LAKES VILLAGE CENTER



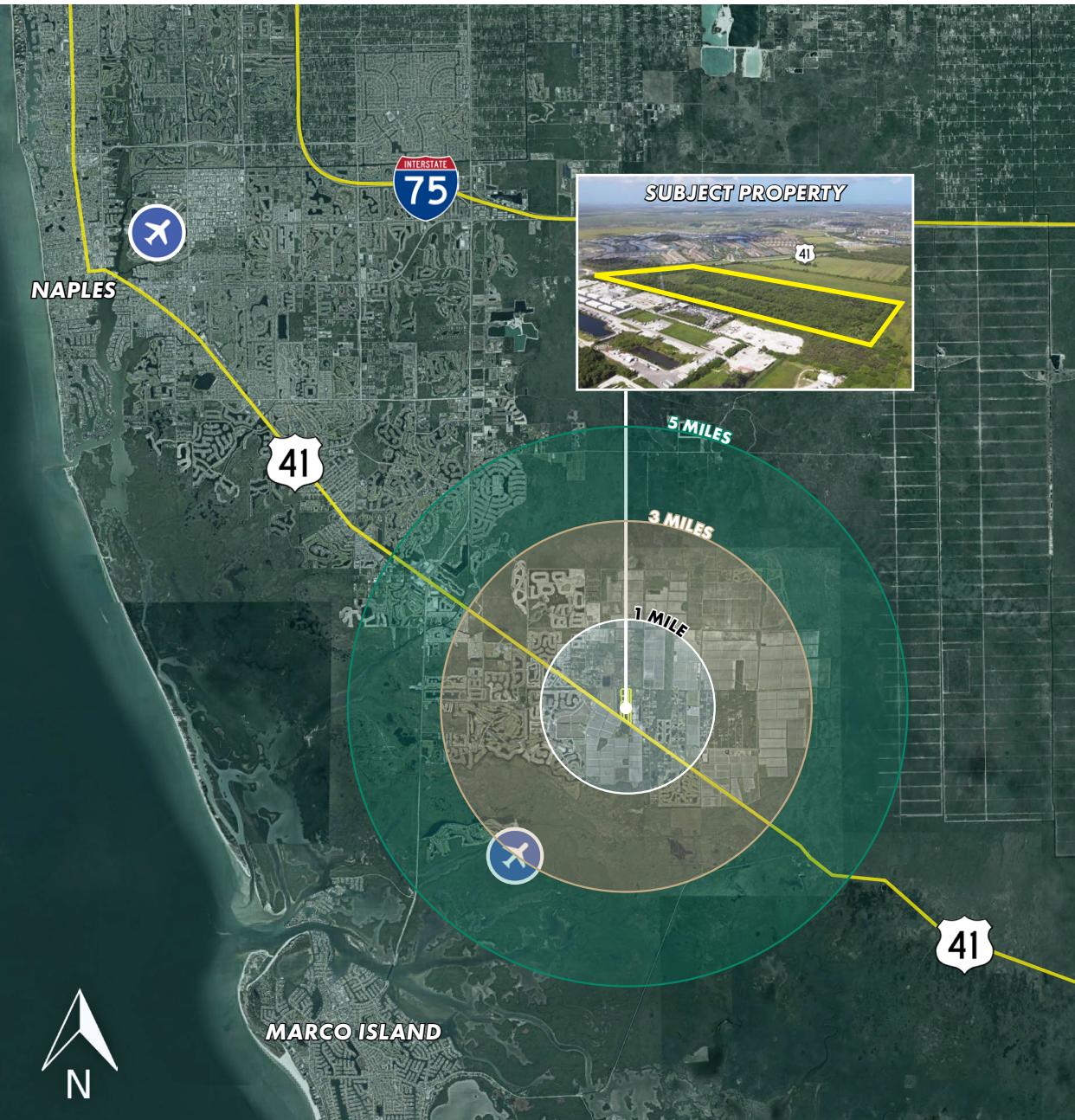
3. SHOPS AT HAMMOCK COVE



4. COLLIER BLVD. & DAVIS BLVD. INTERSECTION



LOCATION



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 939	 352	 \$147,986

3 MILE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 11,153	 4,890	 \$106,140

5 MILE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 22,845	 10,899	 \$98,662

LOCATION HIGHLIGHTS

- $0.7\pm$ miles to Publix Shopping Center
- $4.2\pm$ miles to Collier Blvd
- $9.2\pm$ miles to Marco Island Executive Airport
- $10.1\pm$ miles to Marco Island
- $11.0\pm$ miles to I-75
- $12.5\pm$ miles to Naples Airport



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