



## Investment Highlights

Strategic Location & Community Anchor - Diversified Revenue Streams & Economic Resilience - High-Impact Cultural & Social ROI - State-of-the-Art Infrastructure & Sustainable Design

### Strategic Location & Community Anchor

Situated at a high-visibility junction in the path of North Naples' rapid eastward expansion, this  $7.48\pm$  acre site is perfectly positioned to serve as a regional cultural anchor. Its significant road frontage and superior accessibility make it a primary destination for residents of the 10,000+ new homes in the immediate area. By establishing a cultural landmark here, a developer can create a "sense of place" that drives long-term community engagement and catalyzes secondary economic growth in the surrounding district.

### Diversified Revenue Streams & Economic Resilience

This property provides the space and flexibility required for a multi-use cultural campus capable of generating diverse, year-round revenue. The site's scale allows for a master plan that integrates a primary performance or gallery hall with secondary income generators such as outdoor festival grounds, private event pavilions, and dedicated educational wings. This operational diversity ensures financial resilience and a sustainable business model that can adapt to the evolving needs of the Collier County arts community.

### High-Impact Cultural & Social ROI

Developing this property into a cultural facility offers an unparalleled "social dividend" for Eastern Collier County. It addresses a critical geographic gap in the region's arts infrastructure, providing a vital platform for local heritage preservation, creative education, and community gathering. For an investor or benefactor, this site represents a high-impact opportunity to leave a lasting legacy that enhances the region's prestige and significantly elevates the collective quality of life.

"Inquire Today for Full OM & Financials"

### COURTNEY COOPER

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## State-of-the-Art Infrastructure & Sustainable Design

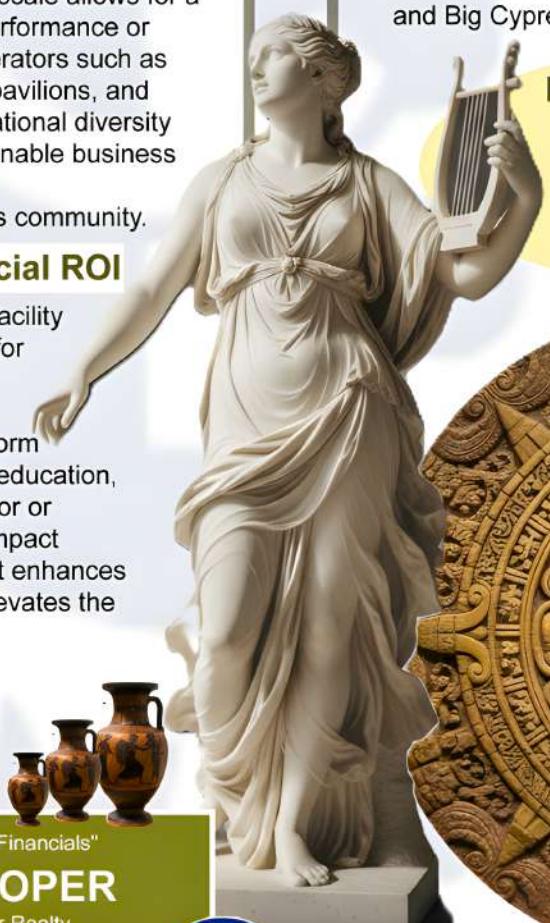
The property features an existing  $2\pm$  acre private lake, providing a unique architectural asset for a sustainable, "nature-integrated" cultural design. This feature offers a strategic advantage for low-impact development, serving as a focal point for outdoor programming while managing onsite drainage requirements naturally. With nearby access to necessary utilities, the site is primed for a state-of-the-art facility that blends high-performance technology with the serene, tropical landscape of Naples.

### Site Specifications

- Total Area:  $7.48\pm$  Acres (Dual-Lot Assemblage)
- Frontage: High-visibility perimeter along Desoto Blvd N & 33rd Ave NE
- Access: Future-ready with permitted signalized access at Desoto Blvd/Vela Blvd
- Water Feature: Private on-site lake for integrated stormwater & aesthetic value
- Location: Immediate proximity to Skysail, Rivergrass, and Big Cypress developments

### Request Full Site Analysis

Get the 2.6-acre lakeside profile with topography, utility data, and adult day care feasibility. Contact our team for the full package to accelerate your development.



3275 Desoto Blvd N, Naples, FL 34120

