

OFFERING MEMORANDUM

PARK SHORE/PELICAN BAY

NAPLES AIRPORT

CAMBIER PARK & NORRIS TENNIS CENTER

NCH DOWNTOWN BAKER HOSPITAL

EVERGLADES CLUB AT VILLAGE GREEN
601-687 12th Avenue South, Naples, FL

NAPLES PIER

NAPLES CITY DOCK

PRIME COASTAL REDEVELOPMENT SITE

EVERGLADES CLUB AT VILLAGE GREEN

Investment Potential and Redevelopment Opportunity in the heart of Old Naples

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EVERGLADES CLUB AT VILLAGE GREEN

601-687 12TH AVENUE SOUTH, NAPLES, FL 34102

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THE OFFERING

The Everglades Club at Village Green offers a compelling redevelopment opportunity in the heart of Old Naples, one of Florida's most prestigious coastal markets. Situated just blocks from the Gulf of Mexico, Naples Pier, and the renowned 3rd Street South district, the property benefits from a prime location within an established, highly walkable residential corridor.

Currently occupied by aging 55+ condominium enclave, the site provides significant upside with the potential for up to 17 luxury residential units. The property is strategically positioned to capitalize on favorable zoning, a limited supply of new residential properties, and increasing buyer demand for premium coastal living. With proximity to world-class shopping, dining, and beaches, along with limited available redevelopment opportunities, this asset is poised for strong long-term value potential in one of the most desirable neighborhoods in South Florida.



Purchase Price	\$25,000,000
Units	Up to 17 Residential Units
Buildable SF	39,426 SF
County	Collier
Submarket	Naples
Market	Southwest Florida

INVESTMENT HIGHLIGHTS

Prime Location

Close proximity to high-end amenities, walkable beach access, and its position within one of Naples' most prestigious and supply-constrained coastal neighborhoods.

Undersupplied Luxury Market

Strong demand for new construction in Old Naples with limited inventory creates pricing power and absorption efficiency for premium end-user or investor product.

Minimal Competitive Pipeline

Limited remaining infill or shovel-ready redevelopment opportunities in Old Naples, enhancing the strategic positioning and long-term value of this asset.

Favorable Zoning & Planning Outlook

Existing zoning and land use patterns in Old Naples support low- to mid-rise luxury residential, with precedents for high-value redevelopment and city incentives to modernize aging housing stock.

Appealing Demographics & Buyer Pool

Target market includes affluent retirees, seasonal residents, and second-home buyers seeking modern, walkable coastal living, fueling sustained interest and absorption.

Strong Long-Term Appreciation Trends

Naples continues to experience robust price growth, supported by migration trends, tax advantages, and demand from both domestic and international buyers.



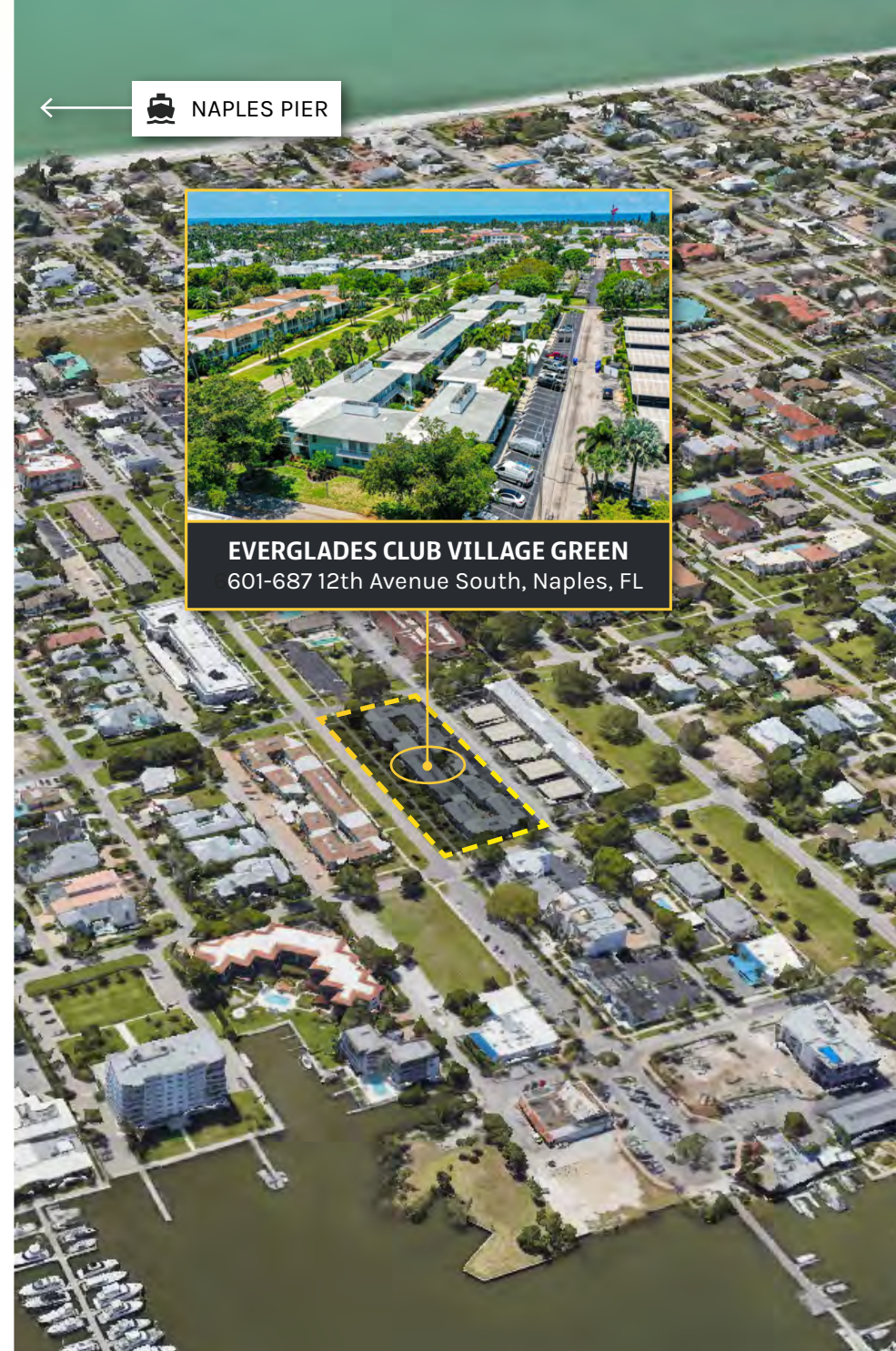
PROPERTY OVERVIEW

PROPERTY PROFILE

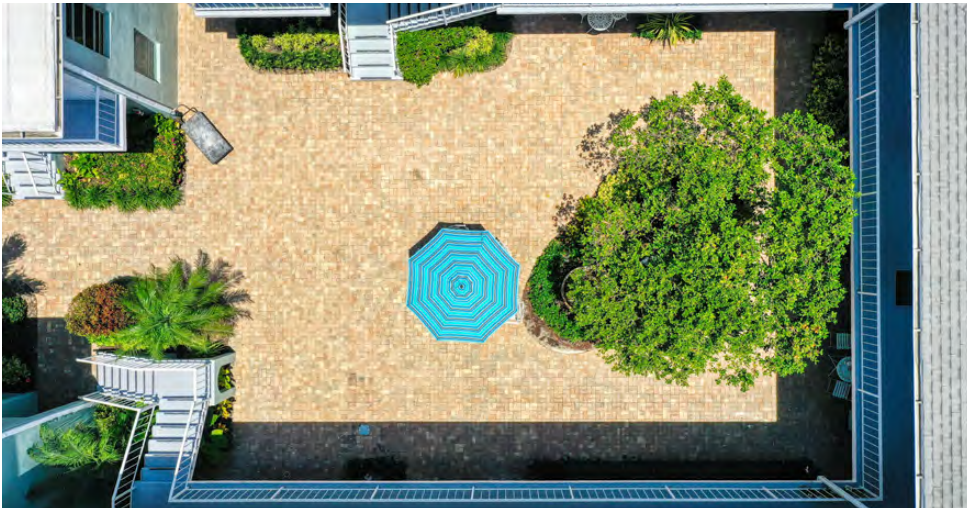
The Everglades Club at Village Green is strategically located in the heart of Old Naples, just steps from the Gulf of Mexico, Naples Pier, and the vibrant 3rd Street South district, offering unparalleled walkability to upscale dining, retail, and cultural attractions. Situated within the historic Village Green community, the property presents an exceptional redevelopment opportunity for luxury residential projects, supported by favorable zoning and strong market fundamentals. With the local population projected to increase by over 70% by 2060, ongoing in-migration is driving robust demand for high-end housing. The site's proximity to major employers such as NCH Healthcare System and Arthrex, along with convenient access to U.S. Route 41, I-75, and Southwest Florida International Airport, drives sustained activity and demand in the area. Thus, further enhancing the site's long-term growth and value potential.

PROPERTY DETAILS

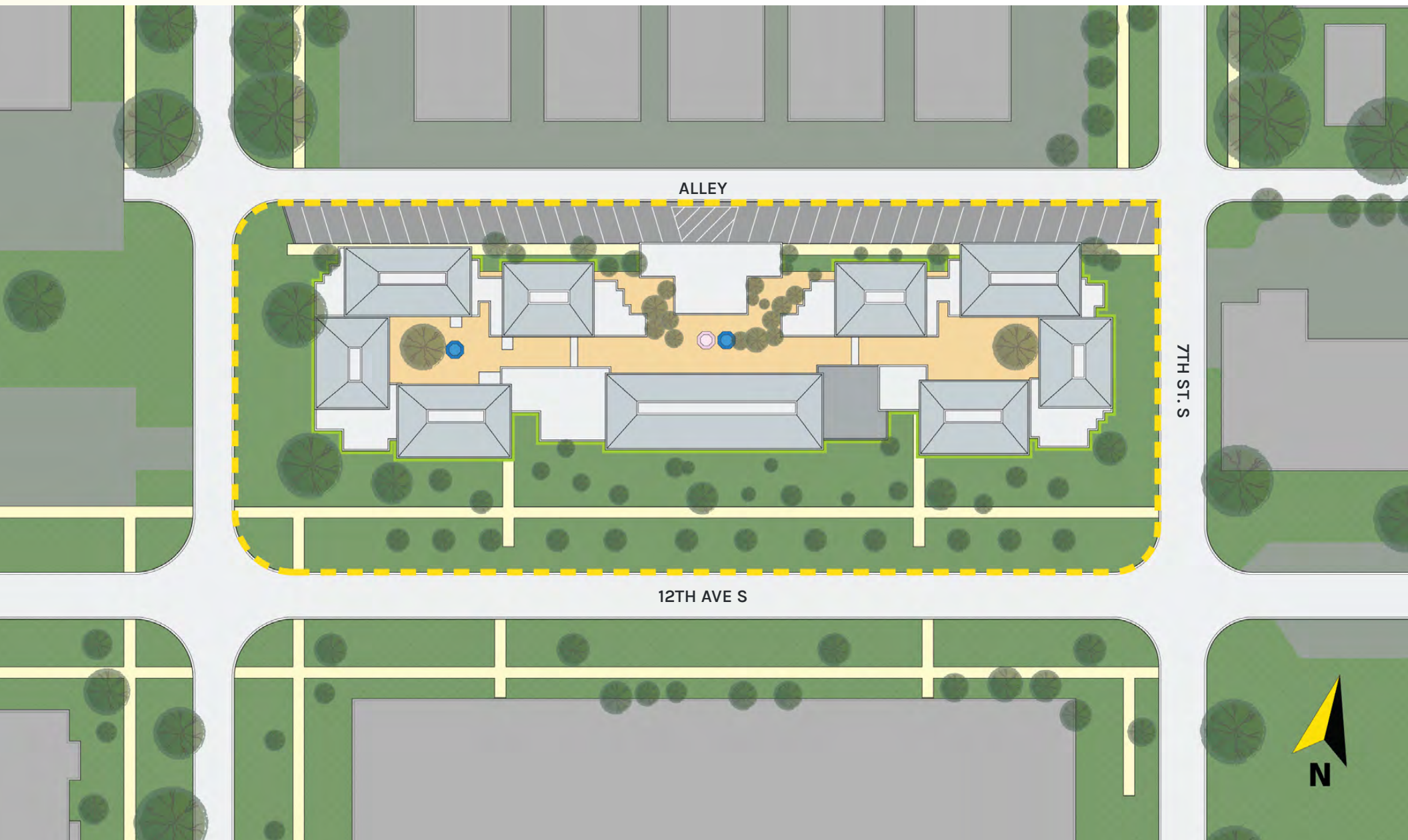
Property Name	Everglades Club Village Green
Property Address	601-687 12th Avenue South, Naples, FL 34102
Property Type	Residential
Units	Up to 17 Residential Units
Total SF	39,426 SF
Zoning	R3-12 - Multifamily District
Submarket	Naples
Market	Southwest Florida
County	Collier



PROPERTY PHOTOS



SITE PLAN



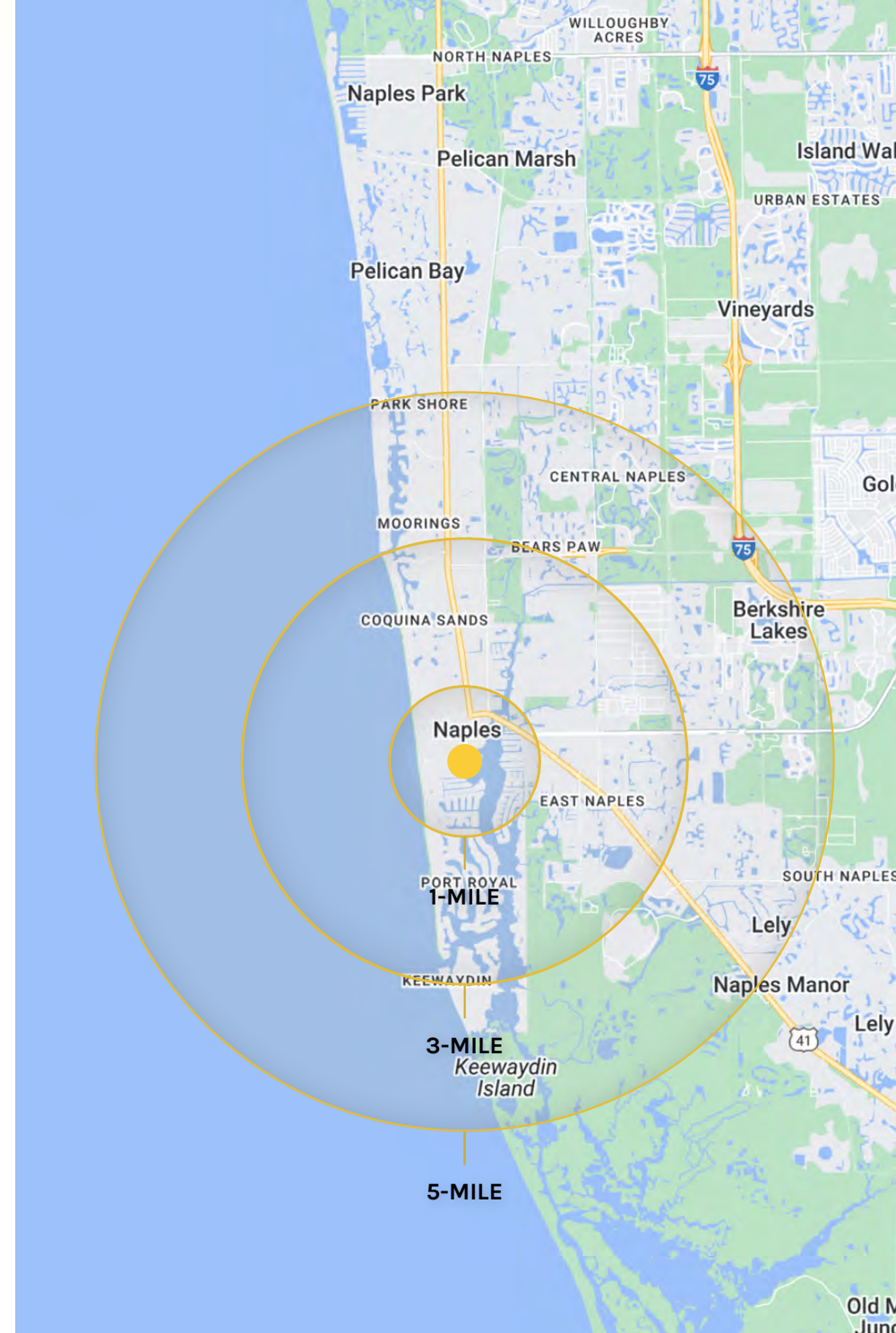
IMMEDIATE AREA



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	8,317	36,605	90,124
2029 Population Projection	9,947	42,376	104,272
Annual Growth 2024-2029	3.9%	3.2%	3.1%
Median Age	64.5	55.1	59.6
HOUSEHOLDS			
2024 Households	4,382	16,641	42,380
2029 Household Projection	5,242	19,262	49,008
Annual Growth 2024-2029	3.9%	3.2%	3.1%
Owner Occupied Households	4,133	13,596	38,162
Renter Occupied Households	1,109	5,666	10,845
Avg Household Size	1.8	2.0	2.0
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$126,462	\$103,164	\$109,464
Median Household Income	\$73,389	\$66,467	\$72,220
HOUSING			
Median Home Value	\$1,003,698	\$464,953	\$403,219
Median Year Built	1989	1983	1987

Source: CoStar



LOCATION OVERVIEW

NAPLES

Naples, Florida, a city of 19,704 residents in Collier County, is a coastal destination in Southwest Florida accessible via US-41. Known for its white-sand beaches, calm Gulf waters, and restored shoreline, Naples is a popular spot for recreation and relaxation. It offers a mix of natural beauty and cultural attractions, including nature preserves like Corkscrew Swamp Sanctuary and Rookery Bay, as well as the Collier County Museum and Caribbean Gardens. The area also features upscale shopping, a vibrant culinary scene, and over 80 golf courses, cementing its status as a premier tourism hub. With a strong retiree population and contributions from the citrus industry, Naples balances leisure and local heritage within a scenic, subtropical setting.

19,704

2023
POPULATION

\$140,833

2023 MEDIAN
HOUSEHOLD INCOME

\$1,254,200

2023 MEDIAN
HOME VALUE

HIGHLIGHTS



67.6

MEDIAN AGE (2023)



9,760

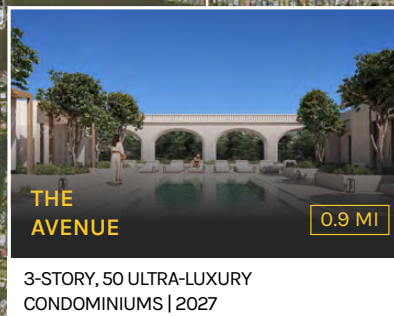
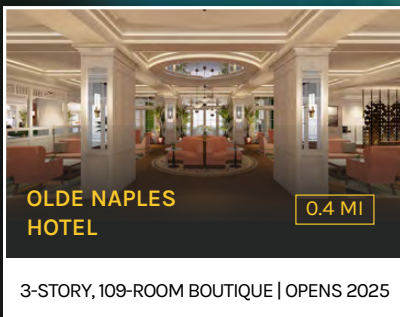
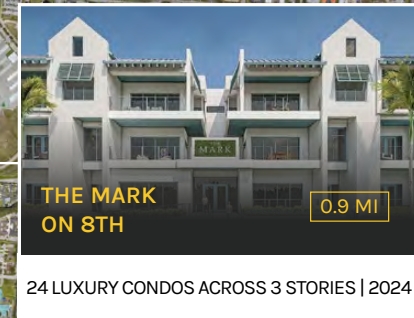
NUMBER OF HOUSEHOLDS (2023)



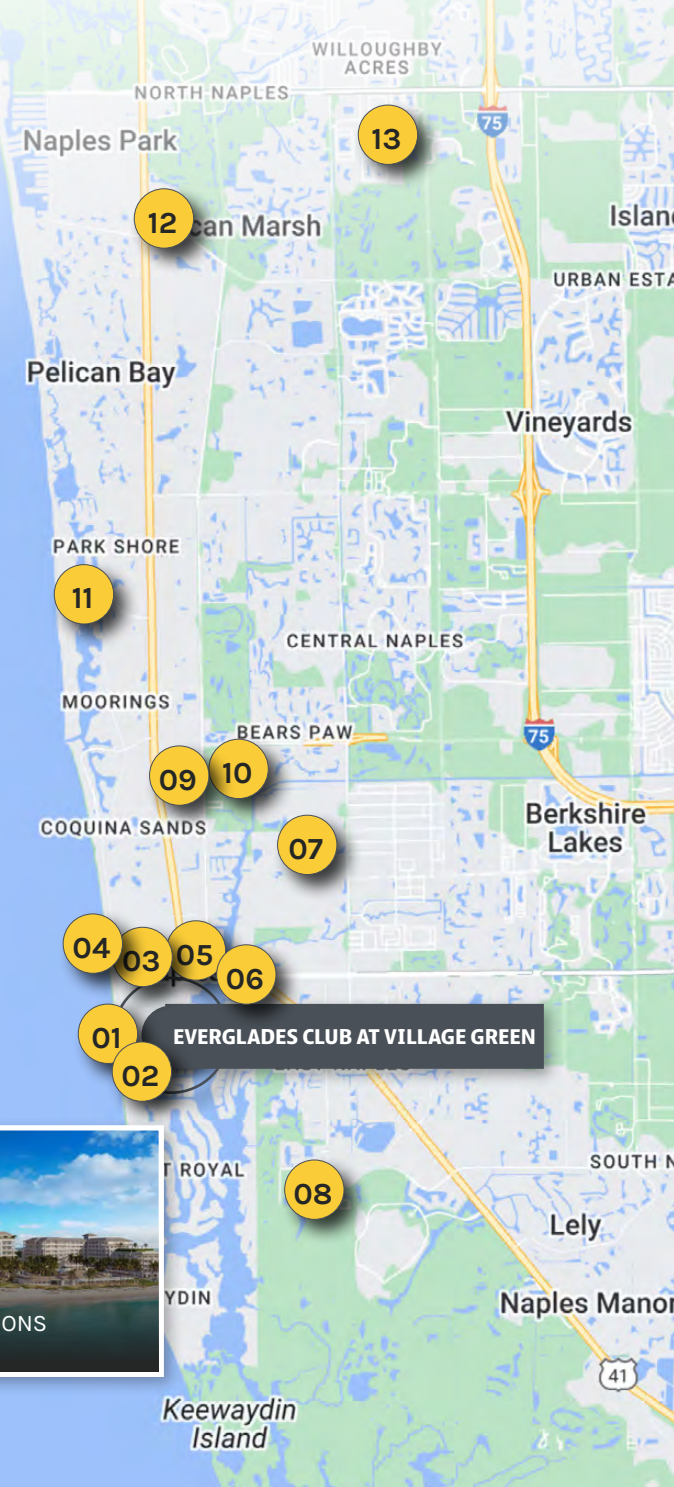
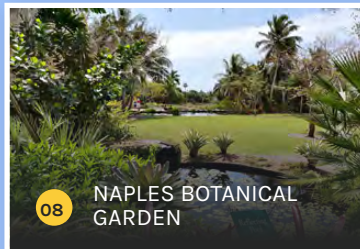
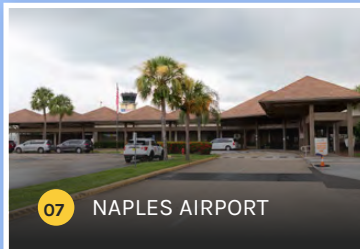
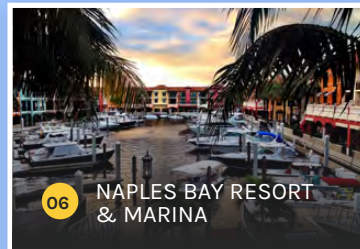
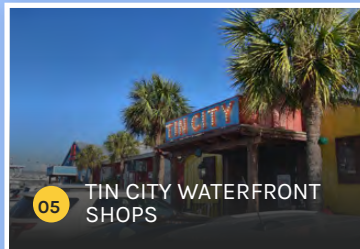
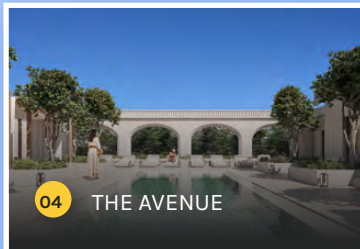
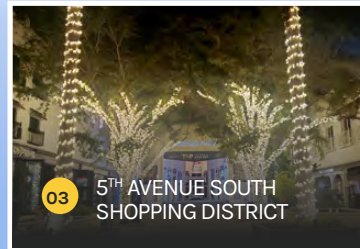
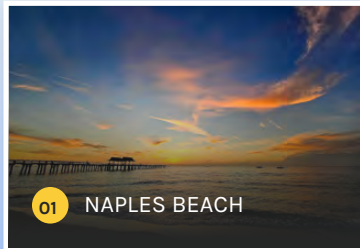
\$1,698

MEDIAN GROSS RENT (2023)

NEARBY DEVELOPMENTS



NEARBY AMENITIES



COLLIER COUNTY, FL

PARADISE COAST GROWTH HUB

Collier County, Florida, with a population of 416,233 and a 2023 GDP of \$31.5 billion, is one of the largest counties in the state by land area, covering 2,305 square miles—larger than Rhode Island and Delaware. Located on Southwest Florida's Paradise Coast along the Gulf of Mexico, it includes Naples, Marco Island, Everglades City, and Immokalee. Over two-thirds of the land consists of protected areas like Everglades National Park and Big Cypress National Preserve, offering outdoor activities such as airboat tours, birdwatching, fishing, and kayaking. The county also features cultural and historical attractions like the Naples Historic District, Artis-Naples, and the Naples Depot Museum.

The economy is driven by tourism, real estate, finance, and manufacturing, with tourism as a key sector. Scenic beauty, cultural venues, and annual events like the Everglades Seafood Festival and Naples International Film Festival draw visitors and boost local businesses. Natural sites like Rookery Bay Reserve and Delnor-Wiggins Pass State Park add to educational and recreational options. Known for its high quality of life and collaborative environment, Collier County expects 3% population growth by 2028, reinforcing its role as both a top tourist destination and a thriving community for residents and businesses.

HIGHLIGHTS

COLLIER COUNTY

416,233

POPULATION
(2024)

53.1

MEDIAN AGE
(2023)

245,477

HOUSING UNITS (2023)

\$86,173

MEDIAN HH INCOME (2023)

\$486,800

MEDIAN HOME VALUE (2023)

\$31.5B

GROSS DOMESTIC PRODUCT (2023)

185,986

LABOR FORCE (2024)



investment
properties
corporation

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LICENSED REAL ESTATE BROKER LIABILITY DISCLAIMER

Buyers, Sellers, Landlords and Tenants must all conduct proper due-diligence when buying, selling or leasing commercial property. Due diligence should include, but not be limited to, matters involving zoning, permitting, environmental and all other regulatory matters, plus financial underwriting of participating parties including research associated with bankruptcy, foreclosure and financial capability. Neither IPC nor its employees, agents or staff perform appraisals or provide services of an appraiser. Additionally, parties should obtain tax and legal advice. IPC does not represent or warrant these matters nor is it responsible for the statements of third parties.

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