



CAYMAS

SEVEN SHORES

MILANO LAKES

FLORIDA SPORTS PARK ROAD

COLLIER BLVD - AADT 47,500±

**LSI**  
COMPANIES

OFFERING MEMORANDUM

# 8928 COLLIER BOULEVARD

9.49± ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY - NAPLES, FL

## PROPERTY SUMMARY

**Property Address:** 8928 Collier Blvd.,  
Naples, FL 34114

**County:** Collier

**Property Type:** Vacant Residential

**Property Size:** 9.49± Acres

**Zoning:** 8928 Collier Blvd RPUD  
(ORD2025-53)

**Approvals:** 92 Unit Multi-Family Units

**Utilities:** Available to Site

**Tax Information:** \$7,860.50 (2025)

**STRAP Number:** 00418400302

LIST PRICE:

**\$4,900,000**

*\$53,260.87 Price Per Door*

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## SALES EXECUTIVE



**Alexis North, CCIM**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Alexis North, CCIM**

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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.

## EXECUTIVE SUMMARY

LSI Companies is pleased to present this 9.5± acre, fully zoned and approved residential development opportunity in Naples, Florida, along the rapidly expanding Collier Boulevard corridor.

Positioned within one of Southwest Florida's most active growth corridors, the site is ideally suited for a residential builder or developer seeking to capitalize on strong population growth, limited land supply, and sustained demand for new housing product. 8928 Collier Blvd RPUD, is one of the few opportunities remaining in SWFL that includes nonappealable zoning, allowing a developer to quickly put a shovel in the ground and begin vertical construction. Additionally, the approvals include an affordable component, which continues to be an increasing need within Collier County.

Surrounded by established and emerging residential communities, the property benefits from immediate proximity to rooftops, activity centers, and major transportation infrastructure.



## PROPERTY HIGHLIGHTS

- **Property Size:** 9.49± Acres
- **Zoning:** 8928 Collier Blvd RPUD (2025)
- **Future Land Use:** Urban Residential Subdistrict
- Fully zoned & Approved for a 92-unit Multifamily development project
- **Affordability component** satisfies increasing demand for attainable housing options
- Immediate access to major employment centers, schools, and healthcare facilities
- Minutes to I-75 and US-41 allowing quick access to North Naples, Marco Island and Fort Myers



## RPUD APPROVALS/ CONDITIONS:

Density: 92 dwelling units (10du/ AC)

- 28 units (30%) required to be rent restricted at 80% and 100% of the Collier County AMI
- Max Height: 52 feet (4-stories)

Access: Ingress/Egress via Collier Blvd  
(Pedestrian/Vehicle Bridge construction required)

Potential future connection with Hacienda Lakes PUD

Open Space: 5.69± acres required (60%)

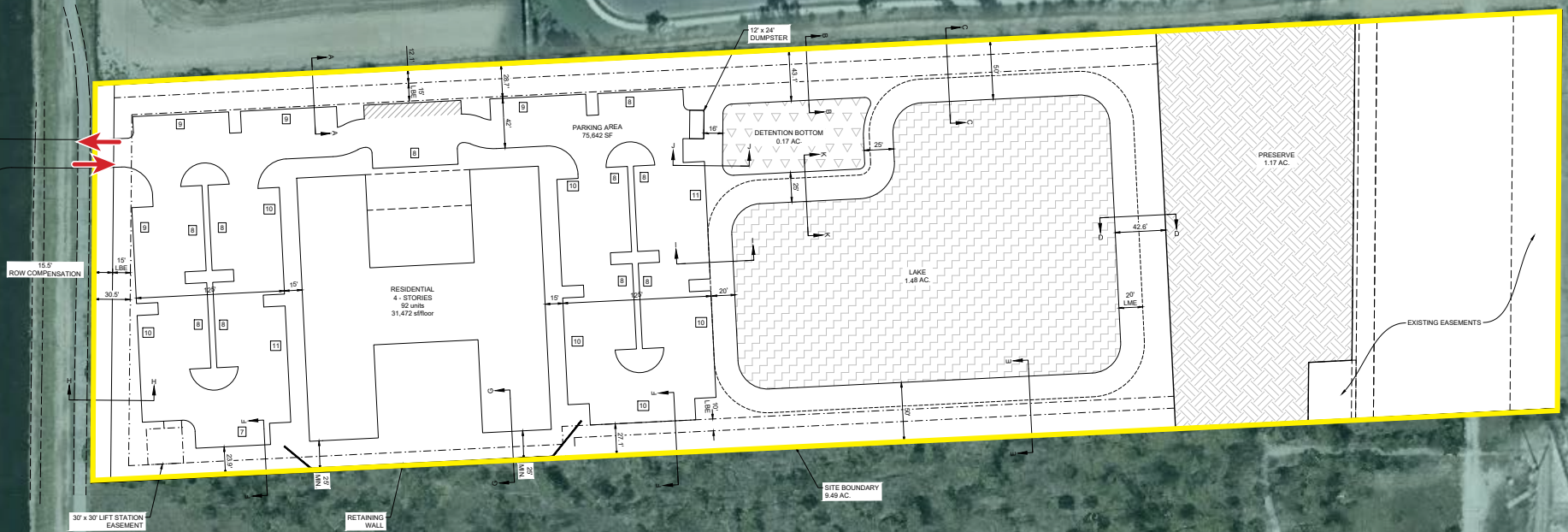
Preserve Requirements: 1.22± Ac (15%)

Water Mangement: On-site required

Site plan approval and Environmental Mitigation  
Required



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# PROPERTY AERIAL



COLLIER BLVD. - AADT 47,500±

County (Metro)	Percentage Category	Income Limit by Number of Persons in Unit			Rent Limit by Number of Bedrooms in Unit		
		1	2	4	1	2	3
2025 Collier County Median Household Income \$113,600	40%	\$31,360	\$36,360	\$45,440	\$852	\$1,023	\$1,181
	60%	\$47,760	\$54,540	\$68,160	\$1,278	\$1,534	\$1,772
	80%	\$63,680	\$72,720	\$90,880	\$1,705	\$2,046	\$2,363
	100%	\$79,600	\$90,900	\$113,600	\$2,131	\$2,557	\$2,953
	120%	\$95,520	\$109,080	\$136,320	\$2,557	\$3,069	\$3,544
	120%	\$111,440	\$127,260	\$159,040	\$2,983	\$3,580	\$4,135

# PROPERTY AERIAL



Publix SUBWAY  
RaceTrac SABAL OF PALM ANIMAL HOSPITAL  
7-ELEVEN LMCU FIRST WATCH THE DAYTIME CAFE

Sapphire COVE

MILANO LAKES

SEVEN SHORES

F I O R I

FLORIDA SPORTS PARK ROAD



COLLIER BLVD. - AADT 47,500#

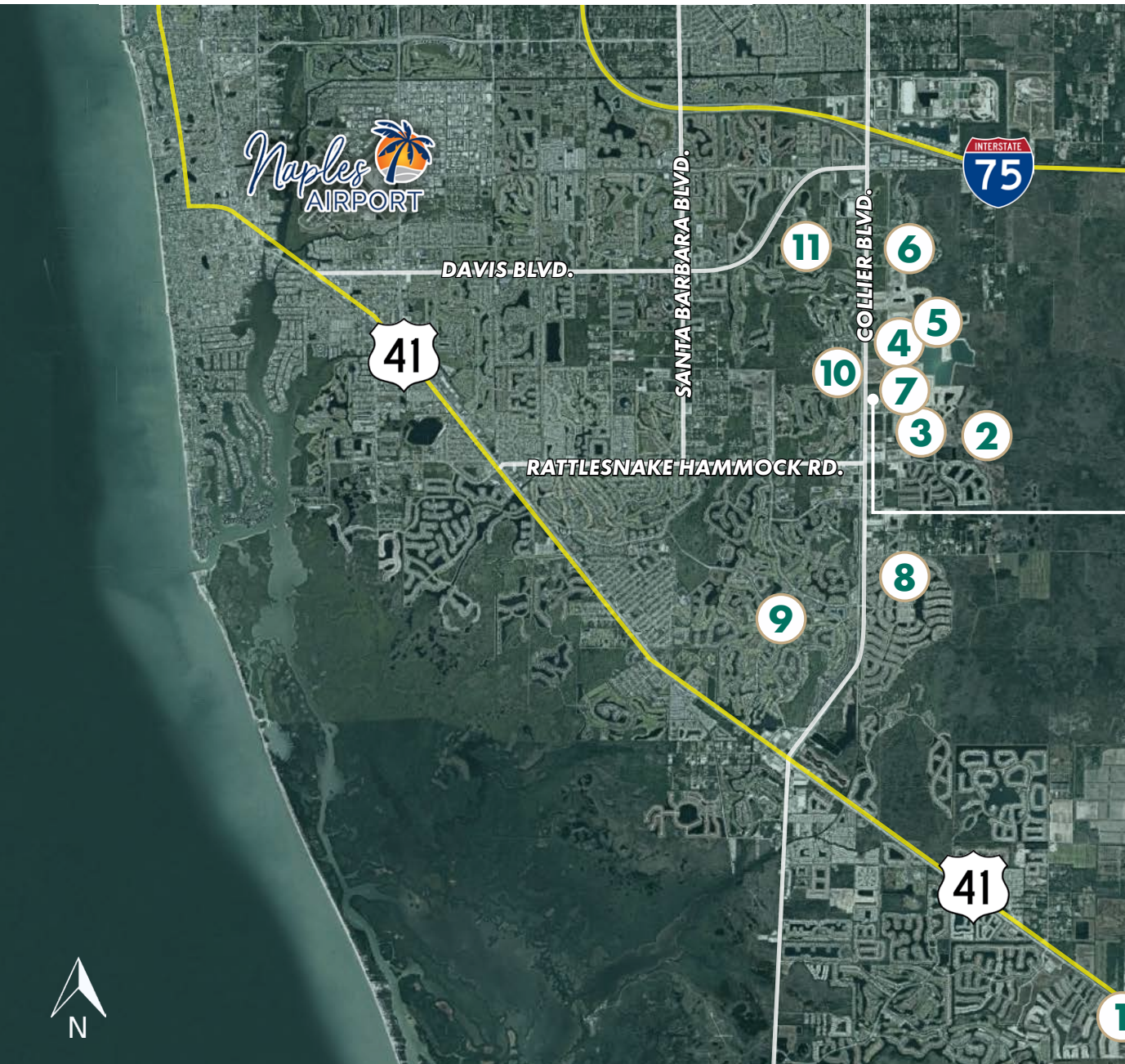
BRIGHTON BLVD.



# SURROUNDING DEVELOPMENTS

## RESIDENTIAL

- 1 Esplandade by Taylor Morrison
- 2 Azure at Hacienda Lakes by Toll Brothers
- 3 The Gallery at Hacienda Lakes
- 4 Milano Lakes by FL Star
- 5 Seven Shores Toll brothers
- 6 Caymas by Stock Development
- 7 Fiori by GreyStar
- 8 Verona Walk
- 9 Lely Resort
- 10 Naples Lakes Country Club
- 11 Cedar Hammock



# RETAIL MAP



- 15± mins to Marco Island
- 16± mins to I-75
- 19± mins to 5th Ave, Naples

## 1. COLLIER BLVD. & US-41 INTERSECTION



## 2. NAPLES LAKES VILLAGE CENTER



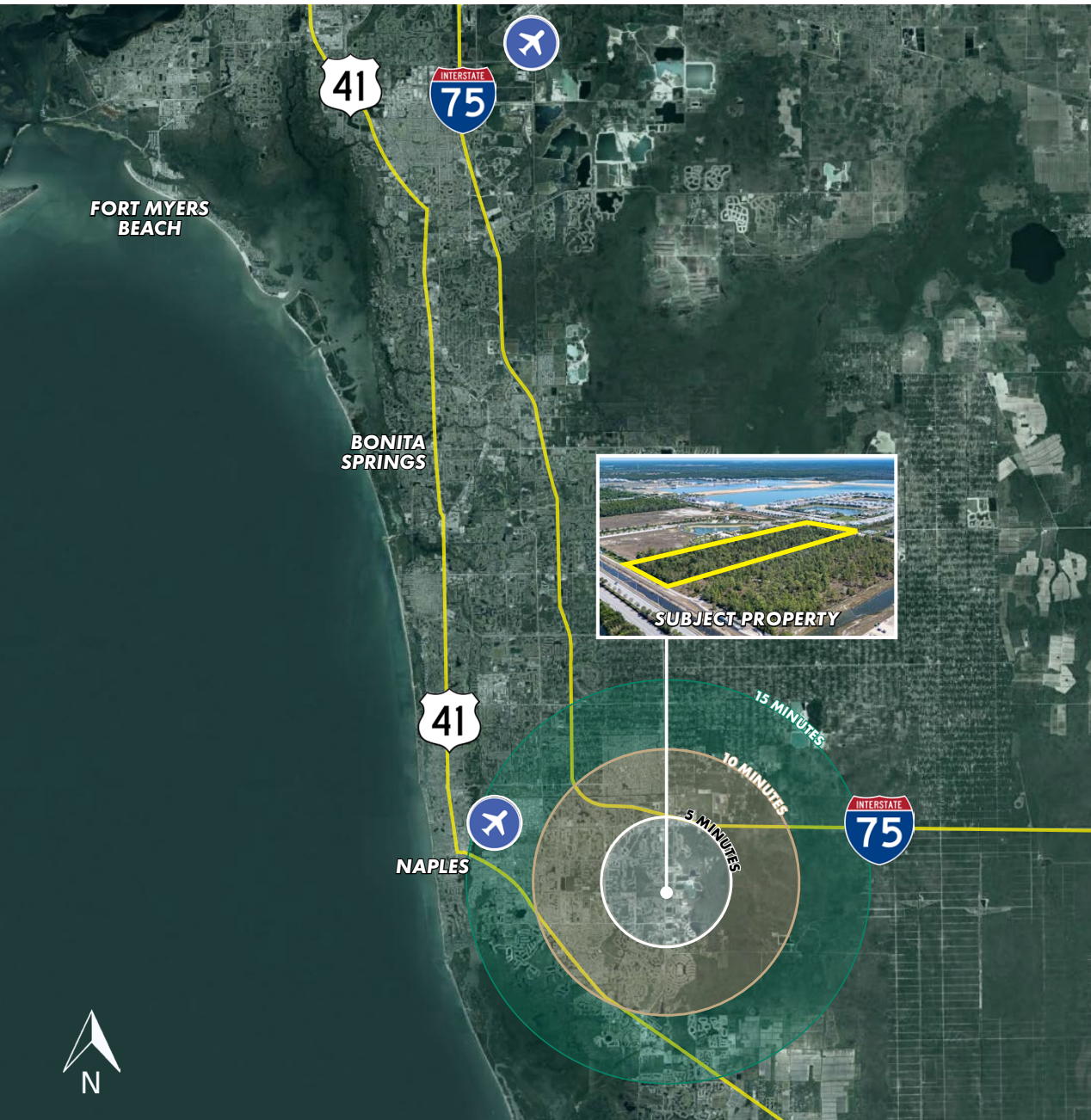
## 3. SHOPS AT HAMMOCK COVE



## 4. COLLIER BLVD. & DAVIS BLVD. INTERSECTION



## LOCATION



### AREA DEMOGRAPHICS

#### 1 MILE RADIUS

POPULATION



**939**

HOUSEHOLDS



**352**

MEDIAN INCOME



**\$147,986**

#### 3 MILE RADIUS

POPULATION



**11,153**

HOUSEHOLDS



**4,890**

MEDIAN INCOME



**\$106,140**

#### 5 MILE RADIUS

POPULATION



**22,845**

HOUSEHOLDS



**10,899**

MEDIAN INCOME



**\$98,662**

### LOCATION HIGHLIGHTS

- 3.1± miles to Florida Southwestern State College (Collier Campus)
- 3.3± miles to I-75
- 4± miles to US-41
- 4.4± miles to Paradise Sports Complex
- 7.9± miles to Naples Airport (APF)
- 32.8± miles to SWFL International Airport (RSW)
- 27.4± miles to Florida Gulf Coast University (FGCU)





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