

**County
Approved**

Essential Services

Securing the Future of Naples through Essential Services and Community Infrastructure



All listed uses are supported by the Collier County Land Development Code (§ 2.01.03) as permitted or conditional Essential Services.



Conditional Use Essential Services

- Electrical Sub-Stations
- Water Pumping Stations
- Sewage Lift Stations
- Safety Service Facilities (Small-scale local hubs)

Regional Power Anchor

Positioned for North Naples' growing energy needs, this 7.48± acre site is a premier acquisition for electrical utility providers. The parcel offers a streamlined path for substation development. Its expansive scale easily accommodates high-capacity infrastructure while maintaining required 100-foot setbacks and landscape buffers. This shovel-ready property is the ideal technical foundation to ensure grid resilience and anchor the region's critical power network.

Strategic Water Hub

Strategically located to support North Naples' expanding utility network, this 7.48± acre site is a premier choice for water pumping infrastructure. The parcel provides a streamlined path for development. Its expansive scale easily accommodates high-capacity pumping systems while maintaining required 100-foot setbacks and robust landscape buffers. This shovel-ready property is the ideal technical foundation to ensure water pressure reliability and anchor the region's critical utility grid.



Critical Sewer & Wastewater Infrastructure

Designed to meet the demands of high-growth residential and commercial corridors, this 7.48± acre site offers a vital foundation for sewer lift stations and wastewater management. The parcel provides a streamlined path for modern infrastructure. Its expansive scale easily accommodates advanced wet-well systems and backup power while maintaining required 100-foot setbacks and robust landscape buffers. This shovel-ready property is the ideal technical foundation to ensure sanitary efficiency and anchor the region's waste network.

Public Safety Landmark

Centrally positioned for rapid response and regional accessibility, this 7.48± acre site is a premier location for local safety service facilities. The parcel provides a streamlined path for fire, EMS, or law enforcement hubs. Its expansive scale easily accommodates multi-bay apparatus housing and training areas while maintaining required 100-foot setbacks and robust landscape buffers. This shovel-ready property is the ideal technical foundation to ensure community protection and anchor the region's critical safety network.

Request Full Site Analysis

This is a rare opportunity to acquire a shovel-ready site specifically aligned with Naples' demand for advanced medical infrastructure. The property's favorable regulatory framework and institutional scale make it an ideal candidate for immediate development. Reach out to our project team today to receive a comprehensive site package and secure this premier medical development asset.



"Inquire Today for Full OM & Financials"

COURTNEY COOPER

REALTOR®, Coldwell Banker Realty
Coldwell Banker Cares Foundation Representative
courtney.cooper@cbrealty.com | Naples, FL 34105

(804) 305-1017 | (239) 263-3300



3275 Desoto Blvd N, Naples, FL 34120