

Versatile 7.48± Acre Growth Site

"Strategically Aligned for Institutional, Essential, and Future Conditional Use Projects"

Multi-Use Potential

PROPERTY HIGHLIGHTS

- Location: 3275 Desoto Blvd, Naples, FL 34120
- Price: \$4,949,000 (Owner-Direct)
- Total Size: 7.48± Acres (Two Combined Lots)
- Frontage: 1,142± Linear Feet (Desoto Blvd N & 33rd Ave NE)
- Utilities: Collier County Access Available
- Zoning: E-Estates (GGAMP Amendment Potential)
- Eligible CU: Medical Clinic, ASC, Imaging, ALF, Nursing Home, Daycare, K-12 School, Church, Civic Center, Social Club, Veterinary Clinic & Public Safety Facility.

ZONING:

Zoned E-Estates: Optimized for CU Institutional transitions. High-intensity uses positioned for the 2026 Restudy review.

Strategic lakeside retention and site geometry align with rigorous SDP standards, intended to simplify CU approvals and reduce technical hurdles.



STRATEGIC INSTITUTIONAL HUB

Primary service node for high-growth communities: Skysail, Rivergrass, Longwater, Bellmar, and the Town of Big Cypress.

SIX-LANE EXPANSION

Oil Well Road widening to six lanes is projected for FY2027. This expansion is designed to facilitate a major regional artery for traffic, positioning the site as a high-profile Naples hub.

ACTIVE INFRASTRUCTURE

Preliminary work has already begun, including widening the Desoto Blvd intersection and adding a dedicated left-turn lane.

MAXIMUM VISIBILITY

High-visibility frontage optimized for institutional site flow and long-term CU development goals.

INVESTOR FLEXIBILITY

TERMS: Seller will allow ample due diligence for Conditional Use (CU) path prior to closing.

DISCLAIMER: Sold 'As-Is' for buyer development. No survey provided. Seller guarantees no CU approvals or 2026 Restudy outcomes. Principal-to-Principal listing. All info, dimensions, and yields are illustrative only. No entitlements in place. Buyer must verify soil, environment, SB7040 standards, acreage, and taxes via due diligence.

Compliance Ready Design



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Collier County Parcels #40073120003 & 40073040002

- Offered by Pricipal -

