

Seed to Table

CARLTON LAKES
800 RESIDENCES

IMMOKALEE RD

61,000± VPD

ExtraSpace
Storage

TOWNEPLACE
SUITES
MARRIOTT

Walmart

ASPIRE NAPLES
233 UNITS

BERMUDA PALMS
80 UNITS

WINDSONG CLUB
120 UNITS

LIVINGSTON LAKES
230 UNITS



LIVINGSTON RD

32,500± VPD

POCKET LAKE DR

NAPLES, FLORIDA

76-UNIT ENTITLED NAPLES MULTIFAMILY SITE
LIVINGSTON ROAD, NAPLES, FL 34110

TCG

CONTACT INFORMATION



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Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that neither the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

OFFERING:

ASKING PRICE	Call for Details
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PROPERTY SPECIFICATIONS:

PARCEL ID	00196920007
ENTITLEMENTS	MPUD-76 Units
CONDITION	Vacant Land
ACREAGE	7.58± Acres
JURISDICTION	Collier County

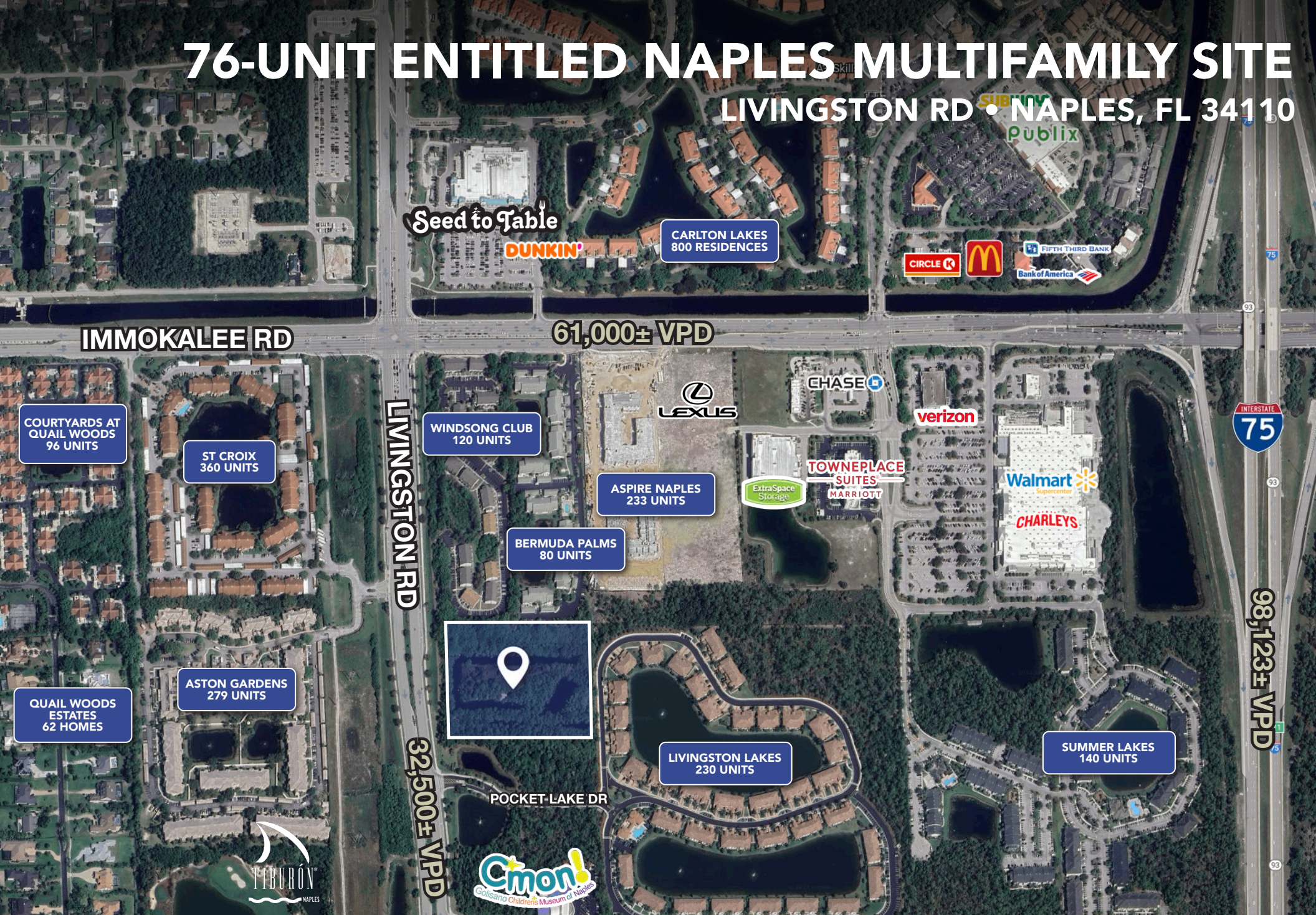
PRE-DEVELOPMENTS PROGRESS

- 404 Permit and SWFMD ERP Secured
- Architectural Plans Complete
- Site Plan in Review
- Mitigation Credits Paid
- Remaining Work: Fill, Utilities, and Turn Lane



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9450 Corkscrew Palms Cir • Ste 101 • Estero, FL 33928

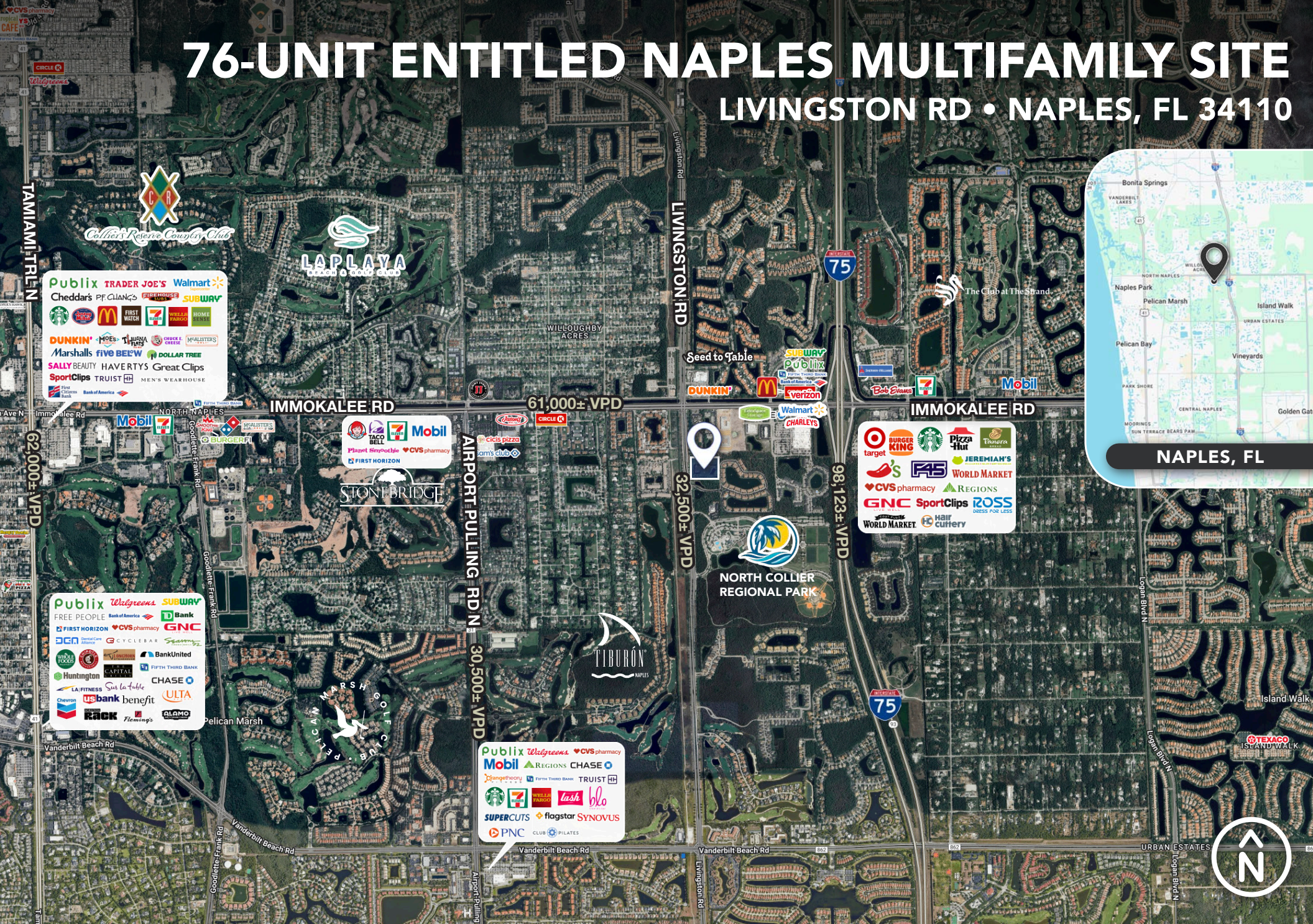
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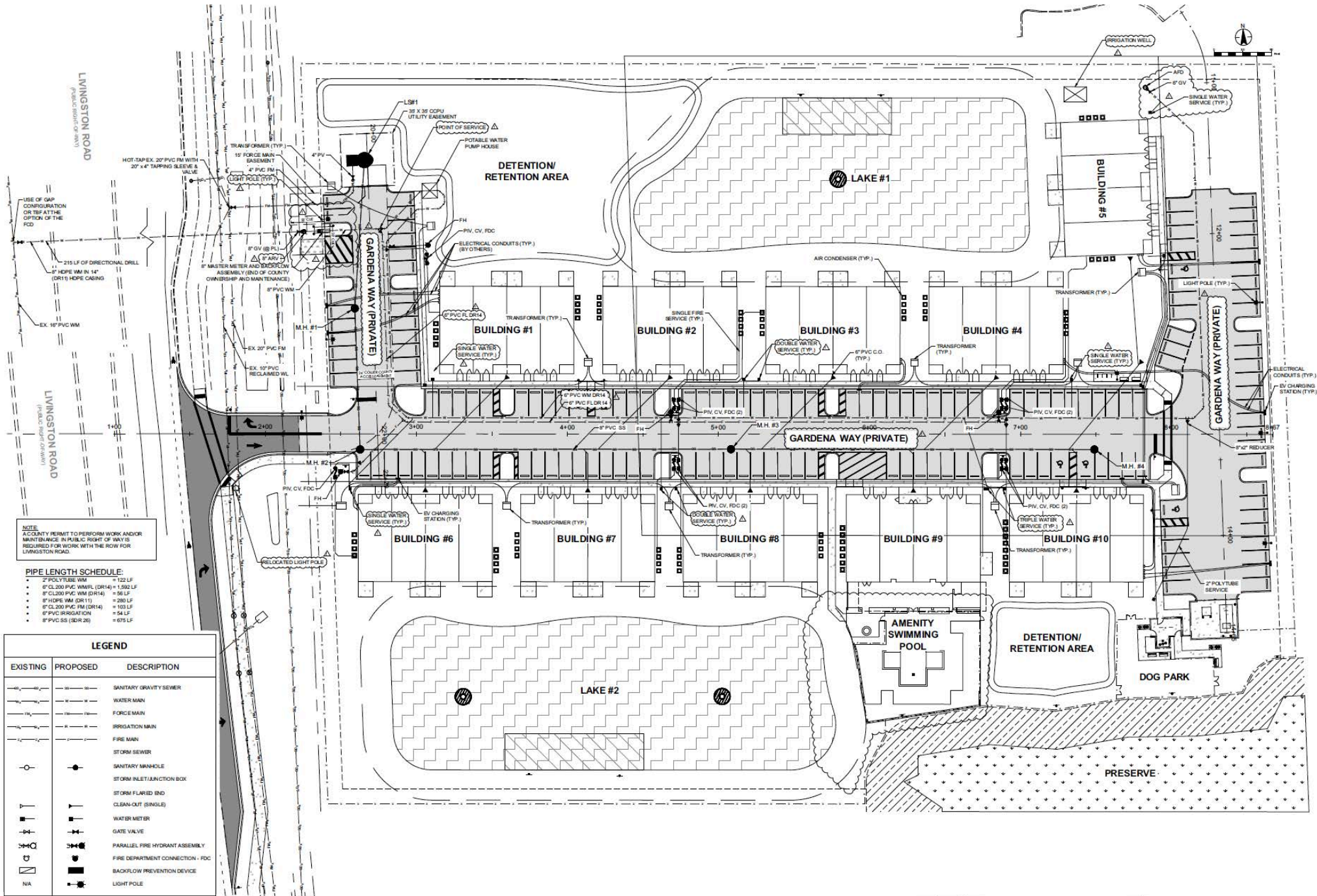
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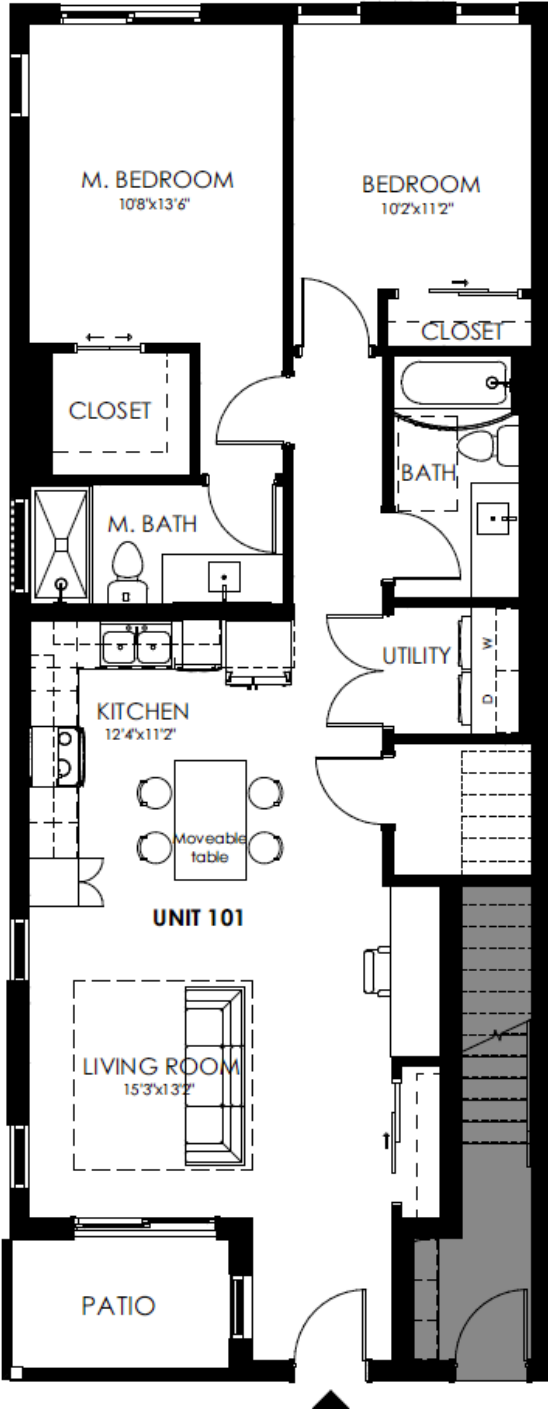


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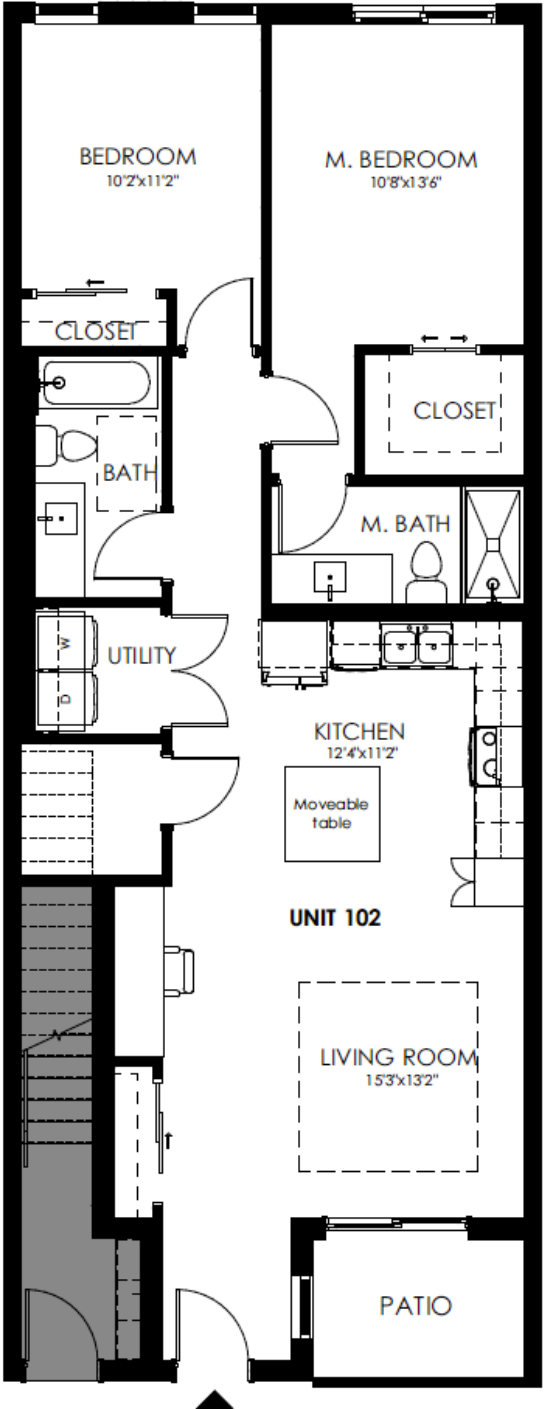






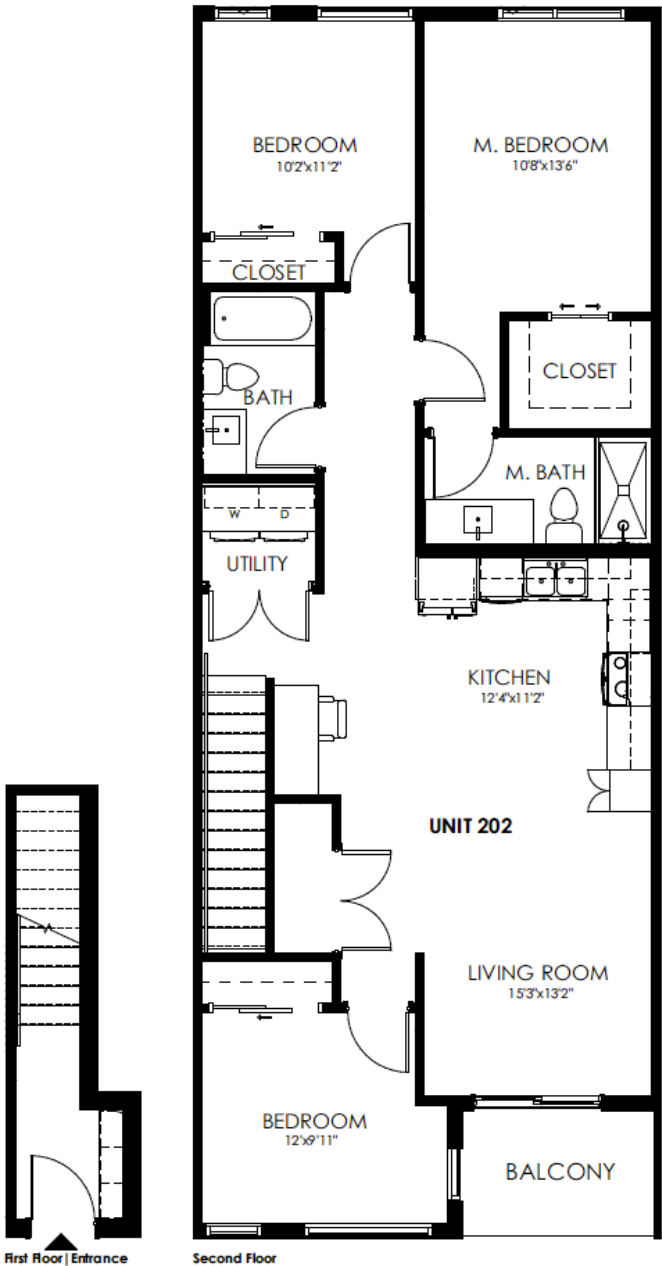
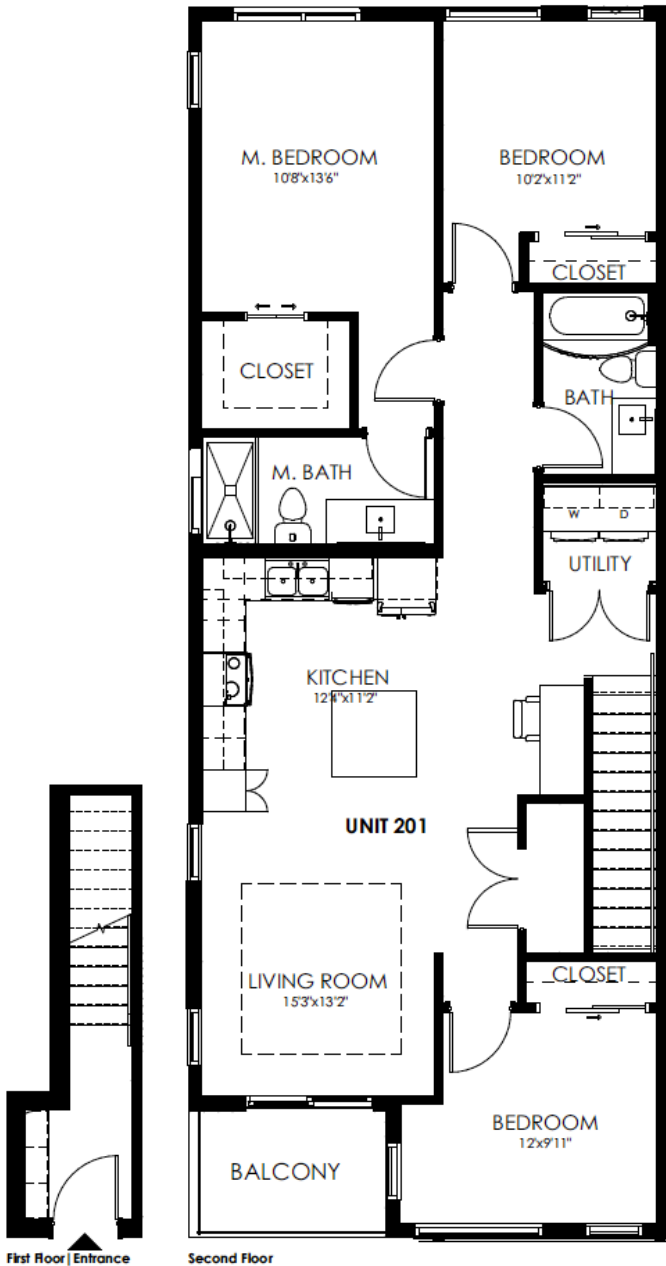
Livingston Apartments

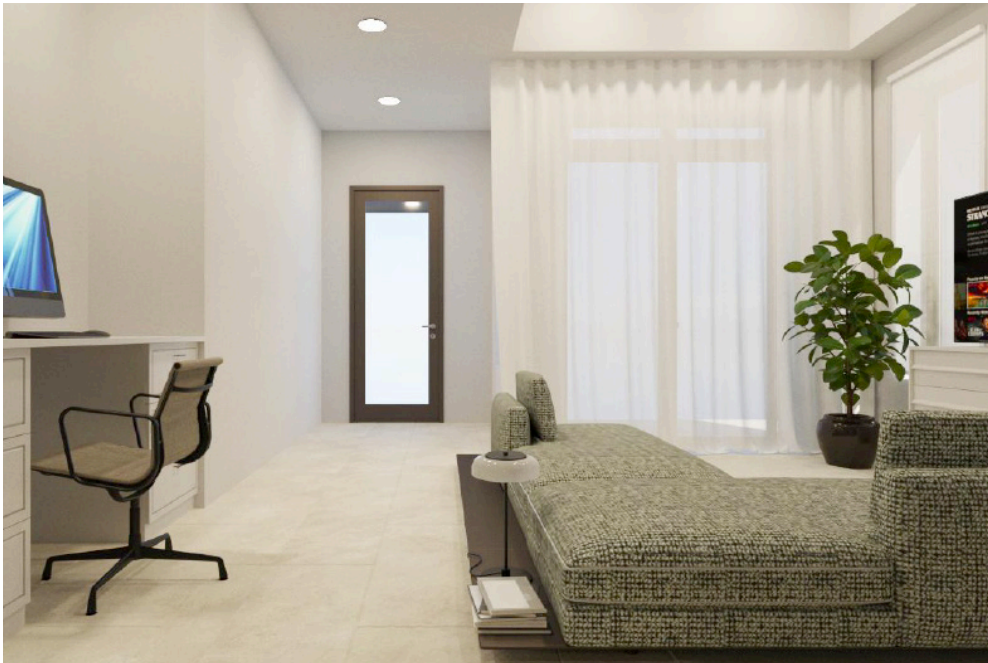
UNIT 101 Area Summary	
Living A/C	1,040 SF
Patio	55 SF
Total Floor A/C	1,040 SF
Grand Total	1,200 SF
Dimensions 21'3" x 56' 2"	



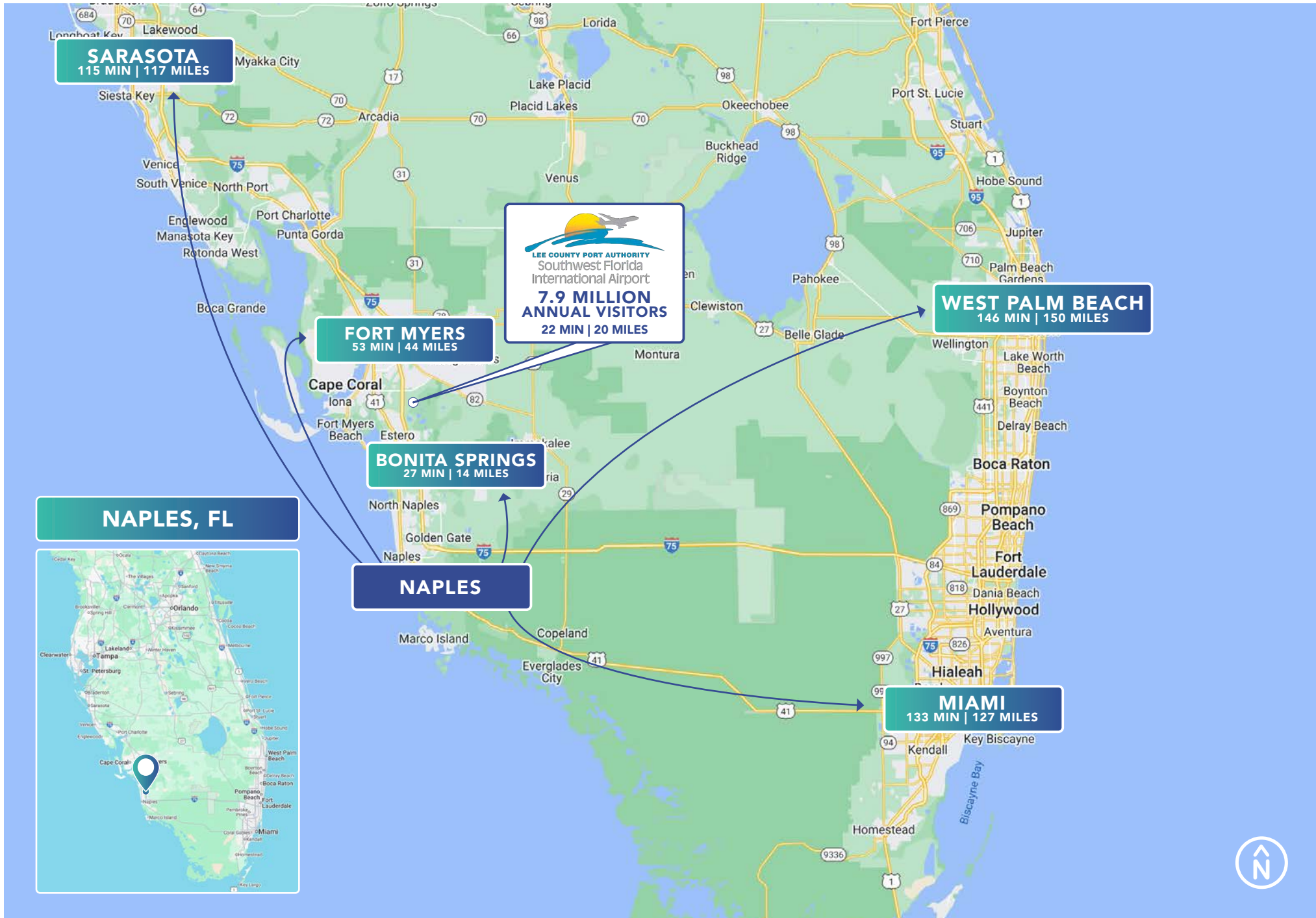
Livingston Apartments

UNIT 102 Area Summary	
Living A/C	1,031 SF
Patio	54 SF
Total Floor A/C	1,031 SF
Grand Total	1,185 SF
Dimensions 21'3" x 56' 2"	





REGIONAL LOCATION



4 MILE SNAPSHOT

89,919

Population

54.5

Median Age

\$170,468

Average Household Income

\$699,586

Median Residential Property Value

54,749

Total Employees

9,500

Total Businesses

	3 MILES	5 MILES	10 MILES
POPULATION			
2025 Estimated Population	50,085	139,047	322,268
2030 Projected Population	47,621	135,163	313,098
2020 Census Population	50,305	126,083	294,557
2010 Census Population	43,442	107,000	256,371
Projected Annual Growth 2025 to 2030	-1.0%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	1.0%	2.0%	1.7%
2025 Median Age	57.1	55.7	54.6
HOUSEHOLDS			
2025 Estimated Households	23,321	64,135	147,333
2030 Projected Households	22,228	62,253	143,263
2020 Census Households	23,423	58,342	131,205
2010 Census Households	19,786	48,974	113,013
Projected Annual Growth 2025 to 2030	-0.9%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	1.2%	2.1%	2.0%
INCOME			
2025 Estimated Average Household Income	\$171,238	\$177,227	\$168,314
2025 Estimated Median Household Income	\$110,881	\$113,654	\$108,393
2025 Estimated Per Capita Income	\$79,860	\$81,822	\$77,027
BUSINESS			
2025 Estimated Total Businesses	4,671	13,261	30,294
2025 Estimated Total Employees	27,323	76,918	175,000
2025 Estimated Employee Population per Business	5.8	5.8	5.8
2025 Estimated Residential Population per Business	10.7	10.5	10.6

Naples, Florida, located on the beautiful Gulf Coast in Southwest Florida, is a sophisticated and growing community offering outstanding opportunities for developers. Known for its upscale lifestyle, pristine beaches, and vibrant cultural offerings, Naples is a top destination for both residents and visitors. Its strategic location with access to major highways and Southwest Florida International Airport makes it a key hub for business expansion in the region.

The city enjoys a strong, diverse economy supported by tourism, healthcare, financial services, and real estate, making it ideal for residential, mixed-use, and hospitality developments. Naples embraces smart growth and sustainability, with proactive city planning and a business-friendly environment that supports innovation. With a discerning population and a commitment to quality design and environmental preservation, developers have the chance to create projects that reflect the city's refined character. Naples is a premier setting for visionary developments that align with its dynamic future.





\$2,500,000,000+
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