



COLDWELL BANKER

**PREFERRED
PROPERTIES INC.**



LAKE TRAFFORD MARINA AND AIRBOATS & ALLIGATORS

IMMOKALEE FLORIDA

Fred Elliott

Broker | Owner

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Property Major Type	Lodging & Hospitality
Property Type	Marina/RV-Trailer Camp
Address	6001 Lake Trafford Road
City	Immokalee
County	Collier
State	Florida
Zip	34142
Tax ID	0054000001
Legal Description	Lengthy Legal
Owner	Lake Trafford Marina Inc
Land SF	230,868
Acres	5.30
Topography	Level
Zoning	PUD
GBA	2,488
Quality	Average
Condition	Average
No. of Buildings	1

No. of Stories 2

Year Built 1969

Improvement Comments The subject site is improved with a RV Park known as the Lake Trafford Marina. The site currently features 24 RV sites and a retail/residential building. The retail/residential building was built in 1969 and consists of 1,264 square feet of retail space, and a 1,224 square foot, two bedroom, two bathroom, residential unit.



SITE SUMMARY

Parcel ID 00054000001

Location The subject site is located on the south side of Lake Trafford Road in Immokalee, Collier County, FL. The site has direct access to Lake Trafford and approximately 1,138 ft of canal frontage. Lake Trafford Road connects the site to State Road 29 to the east, which is the main arterial roadway in the subject's market area. Therefore, transportation access is considered to be good.

Zoning PUD

Land Use Recreation Tourist Subdistrict (RT)

Highest and Best Use Site as Vacant Mixed Use Development

Highest and Best Use Site as Improved Continued use as its current RV Park with future mixed use development on the excess portion of the site

Legal Description Lengthy Legal - See Property Description Section

Map Latitude 26.4328141

Map Longitude -81.4828746

Site Analysis & Comments The subject parcel is generally cleared, graded, and appears to be level with the crown of surrounding roads. Drainage on the subject property appears to be adequate.



Site Size Attributes

Gross Land Area (Sq Ft) 230,868

Gross Land Area (Acres) 5.30

Excess Land Area (Sq Ft) 126,324

Excess Land Area (Acres) 2.90

Excess Land Area Comments The eastern most portion of the site is currently improved with 24, RV lots, and a two-story retail/residential building. The property as developed is considered to have sufficient land to accommodate the existing improvements. The western portion of the subject is currently vacant and utilized as speculative holding for future development. This portion of the site, approximately 2.9 acres, is considered to be excess land. Please see the highest and best use analysis for additional information regarding the subject's excess land.

Site Size Attributes

Primary Frontage Street Name Lake Trafford Road

View Average

Access	AverageSite
Visibility	Average
Street Lighting	None
Sidewalks	None
Curb and Gutter	None
Landscaping	Typical landscaping
Shape	Roughly rectangular

Site Hazards

FEMA Map #	12021C0140H
FEMA Map Date	5/16/2012
Flood Zone	AE

Flood Zone Comments Properties located within this area are typically required to have flood insurance under most financing situations. The subject property is not located within a FEMA FIRM Floodway.

Encumbrance / Easement Description There are no known adverse easements, encroachments, restrictions, encumbrances, leases, restrictions, covenant, contracts, declarations, special assessments, ordinances, or other items of a similar nature. No survey was provided.

Environmental Issues There are no known adverse environmental conditions on the subject site.

Site Utilities/Amenities

All Utilities to Site?	Available
Adequacy of Utilities	The subject's utilities are typical and adequate for the market area.
Public Electricity	The site is served by Lee County Cooperative.
Water Supply Type	The site is serviced by the Immokalee Water and Sewer District.
Sewer Type	The site is serviced by the Immokalee Water and Sewer District.

Real Estate Assessment and Taxes

Tax ID	Tax Year(s)	Market Assessed	Capped Assessed	Taxable Value	Taxes
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00054000001	2025	\$887,828	\$420,254	\$420,254	\$7,557.52
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Notes: This property does not benefit from any homestead exemption or agricultural classification. The ad valorem taxes and annual assessments due for each period are exclusive of any early payment discounts or late payment penalties. There are no known atypical outstanding assessments. As of the date of this appraisal, the 2025 taxes have been paid

Zoning Summary

Zoning Authority	Collier
County Zoning Code	PUD
Zoning Type/Description	Planned Unit Development

Zoning Data

Source https://library.municode.com/fl/collier_county/codes/land_development_code?no_deld=CH2ZODIUS_2.03.00ZODIPEUSACUSCOUS_2.03.06PLUNDEDI

Zoning Comments

The subject's PUD, known as Lake Trafford Marina Mixed Use, was approved under Collier County Ordinance No. 04-39.

FUTURE LAND USE SUMMARY

Governing Body	Collier County
Future Land Use Designation	Recreation Tourist Subdistrict (RT)

Future Land Use Summary The purpose of this Subdistrict is to provide for recreational and tourist activities related to the natural environment, and to allow for limited compact residential development. Uses allowed in this Subdistrict include, but are not limited to: passive parks; nature preserves; wildlife sanctuaries; open space; parks; museums; cultural facilities; marinas; transient lodging facilities (including hotel/motel, rental cabins, bed and breakfast establishments, campsites); restaurants; recreational vehicle parks; sporting and recreational camps; low-intensity retail directly associated with the purpose of this Subdistrict; agriculture; and essential services as defined in the Land Development Code. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4. Single and multi-family dwelling units are allowed. • Base Density: Four (4) dwelling units per gross acre. • Maximum Density: Four (4) dwelling units per gross acre. Density bonuses do not apply in this subdistrict. • Transient lodging is permitted at a maximum density of twenty-six (26) units per gross acre.

Legally Permissible

Within this community, the future land use categories are broad indicators of growth potential such as raw residential density and service provision, while the zoning designations control specific allowable development. This property is zoned PUD under the zoning ordinances of Collier County and is designated Recreation Tourist Subdistrict (RT) under the Collier County Comprehensive Land Use Plan. According to the Collier County Land Development Code, the purpose of the PUD zoning district is to “provide procedures and standards to encourage mixed use planned developments that may be situated at appropriate locations, or planned developments that may or may not be mixed use in the urban fringe areas, all in accordance with the planning and development objectives of the county under the LDC and the GMP.” According to the Collier County Comprehensive Plan, the purpose of the Recreation/Tourist land use district is “to provide for recreational and tourist activities related to the natural environment, and to allow for limited compact residential development.” The maximum density allowed in the Recreation Tourist land use is four dwelling units per acre (4du/ac) and twenty-six transient lodging units per acre.

The subject’s PUD, known as Lake Trafford Marina Mixed Use, was approved under Collier County Ordinance No. 04-39. This PUD was approved in June 2005 and allows for the following intensity of development:

Existing Facilities:

Campground with 64 camping/RV sites

Marina:

10 boat slips and 13 rental boats
23 total slips

1,000 sq. ft. general store

Caretaker's Residence

Tour operations: airboat, rental boats,
guided trips.

Proposed Facilities:

Campground - 50 camping/RV sites*,

or

Hotel/motel, -32 units*,

or

Cabins, rental cottages- 32 units*

or

Campground – 25 RV sites and 16 cabins*.

Marina:

10 boat slips and 13 rental boats
23 total slips

1,000 sq. ft marina sales retail
(accessory use to marina)

2,000 sq. ft. general store

2,000 sq. ft. restaurant

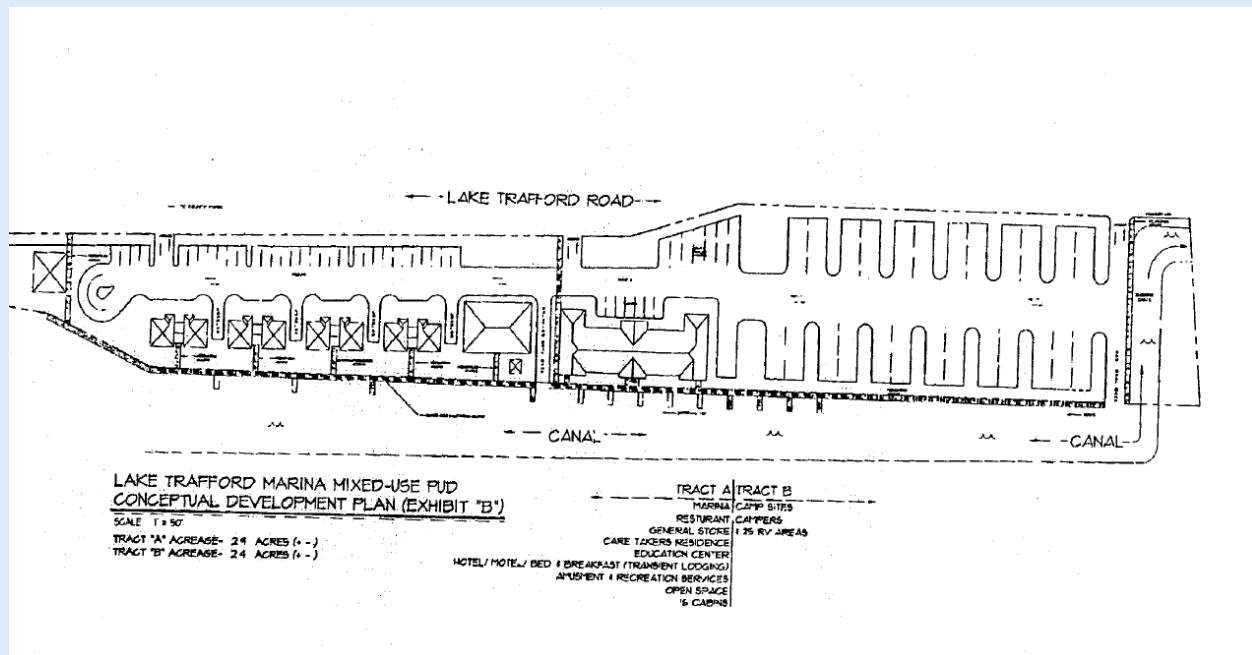
650 sq. ft. nature education center

Caretaker's Residence

Tour operations: airboat, rental boats,
guided trips.

* These are the maximum number of units for each type of transient lodging facility.

The conceptual development plan from the Lake Trafford Marina Mixed-Use PUD is shown below:



As shown above, the easternmost portion of the site, identified as Tract B, was planned to be developed with 25 RV sites. The westernmost portion of the site, identified as Tract A, was planned to be developed with a marina, restaurant, general store, care takers residence, education center, transient lodging, and 16 cabins.

Finally, there do not appear to be any additional regulatory or other restrictions which limit the legally permissible uses.

Physically Possible

Various physical factors have an effect on the uses to which a property may be developed. These factors include size, shape, topography, and soil conditions. The subject site contains 5.17 acres; therefore, it is of sufficient size to accommodate any of a number of legally permissible uses. The parcel is serviced with full utilities and has a level topography.

The physical aspects of the property do not impose apparent limitations on development other than project size. The physical nature of the subject parcel does not preclude any of the legally permissible uses. Based upon the physical characteristics of the site, the legally permissible uses would be physically possible with the only physical constraints being the size of development.

Financially Feasible

As long as a potential use has value commensurate with its cost and conforms to the first two tests, the use is considered to be financially feasible. As mentioned above, the legally permissible uses are physically possible.

In contemplating the feasible uses, consideration must be given to the site location and access. The property is located on the south side of Lake Trafford Road in Immokalee. The site features approximately 1,138 feet of canal frontage and access to Lake Trafford. The properties immediately surrounding the subject site are utilized for residential single family or mobile home uses, conservation, or public parks.

Based upon this data as well as other information derived from our research, it is our opinion that the financially feasible use for the subject site is for transient lodging, RV park, marina, retail, or mixed use development.

Maximally Productive

The maximally productive use is that development option which will return the greatest profit to the eventual developer. In more urban settings, this development option may be very specific and obvious, while in more suburban settings, with lower ratios of existing build-out, these options may be more general and broad. In the case of the subject property, which is located within a suburban environment, the financially feasible uses are considered to be productive options. The potential for development exists and, therefore, the highest and best use of the subject site is for mixed use development.

HIGHEST AND BEST USE AS IMPROVED

As described previously, the subject site is improved with an average quality, two-story retail/residential building constructed in 1969 which is owner-occupied.

Several factors are considered in order to determine if the subject improvements are consistent with the previously concluded Highest and Best Use As Vacant of commercial development.

Regarding the legal conformity of the subject improvements, the property as improved is consistent with the zoning and land use restrictions.

Regarding the functional design of the improvements, the existing improvements are consistent with market expectations for mobile home/RV park properties within the competitive market area. When considering the site as improved, we must consider whether the unutilized portion of the site, identified as Tract B on the conceptual site plan from the PUD ordinance, is excess land or surplus land. Excess land is defined as “land

that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately.” Surplus land is defined as “land that is not needed to support the existing use but cannot be separated from the property or sold off for another use. Surplus land does not have an independent highest and use and may or may not contribute value to the improved parcel.” The subject site includes land that is not required to support the existing improvements and has the potential to be sold separately. As such, this portion of the property, approximately 2.9 acres, is considered to be excess land.

Overall, since the existing improvements are representative of the previously-estimated highest and best use of the site, and are adequately developed on the parcel, the highest and best use of the subject property as improved is its current mobile home/RV park with future expansion on the excess portion of the site.

Airboats & Alligators is an established, branded airboat tour company offering guided wildlife experiences across Lake Trafford. The business is fully operational, staffed, and income producing.

Core Revenue Streams

- Airboat tours (primary revenue driver)
- Retail sales: bait, tackle, snacks, merchandise
- Boat rentals and lake access fees
- Wildlife tourism and photography traffic
- Recognized regional attraction
- Strong online presence and customer reviews
- Safe, guided tours with trained operators
- High repeat visitation from locals and tourists

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