

410, 440, 460 4th Ave S

MULTIFAMILY LAND AVAILABLE
FOR SALE

OFFERING MEMORANDUM

Naples, FL 34102

Rob Carroll

Investment Properties Corporation of Naples

CCIM, MAI

(239) 261-3400

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SL3291142



OFFERING SUMMARY

ADDRESS	Naples, FL 34102
COUNTY	Collier
PRICE	\$15,000,000
PRICE PSF	\$333.33
LAND SF	45,000 SF
LAND ACRES	1.03
ZONING TYPE	PD
# OF PARCELS	3

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,544	30,406	79,849
2026 Median HH Income	\$111,719	\$87,486	\$90,544
2026 Average HH Income	\$249,570	\$190,593	\$172,920

- Property is subject to a parking lot easement requiring lot to maintain 82 parking spaces onsite to service adjacent commercial properties. PD approved for a 22-unit residential building with a 161-space maximum parking garage.
- Exceptional opportunity to acquire vacant land in the heart of Downtown Naples. With strong demand for luxury urban living and limited available development sites in the downtown area, this location presents a compelling opportunity for a high-end residential project.
- Strong demand for luxury residential product driven by Naples' affluent demographics, population growth, and continued migration to Southwest Florida.



- High-barrier coastal market with limited available development sites, supporting long term residential value and premium rental or condo pricing.



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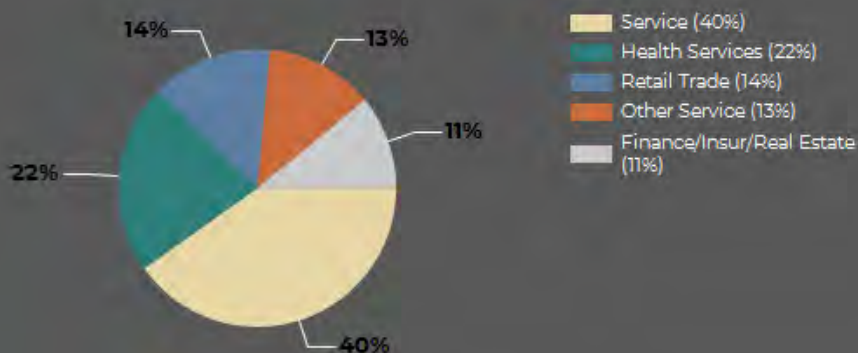
Investment Properties Corporation of Naples
3838 Tamiami Trail N Suite 402, Naples, 34103

- The property is located in the heart of downtown Naples, directly off Fifth Avenue South a vibrant and upscale area known for its luxury shopping, dining, and cultural attractions.
- Walkable to Naples Bay, Bayfront, Tin City, Fifth Ave S, Third Street S, and the Naples Pier. Offering residents convenient access to waterfront dining, marinas, and shopping.
- Naples most desirable coastal neighborhoods, surrounded by luxury residences, boutique hotels, and vibrant mixed-use developments.
- Minutes from Gulf beaches and Naples Pier, providing rare walk or bike accessibility to residents.
- Downtown Naples is a hub for events and celebrations throughout the year, contributing to increased activity and potential customers for businesses in the area.

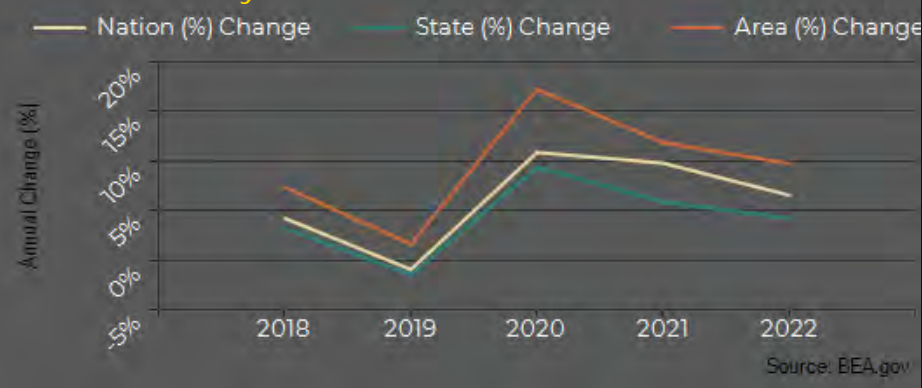
Largest Employers

Lee Health	13,558
Lee County Public Schools	11,174
Lee County Local Government	9,377
Publix Super Market	9,362
Collier County Public Schools	5,810
Collier County Local Government	5,045
Arthrex	3,983
Chico's FAS Inc.	3,903

Major Industries by Employee Count



Collier County GDP Trend





**Investment
Properties
Corporation**

LOCATOR MAP

5TH AVENUE SOUTH | NAPLES, FL. 34102

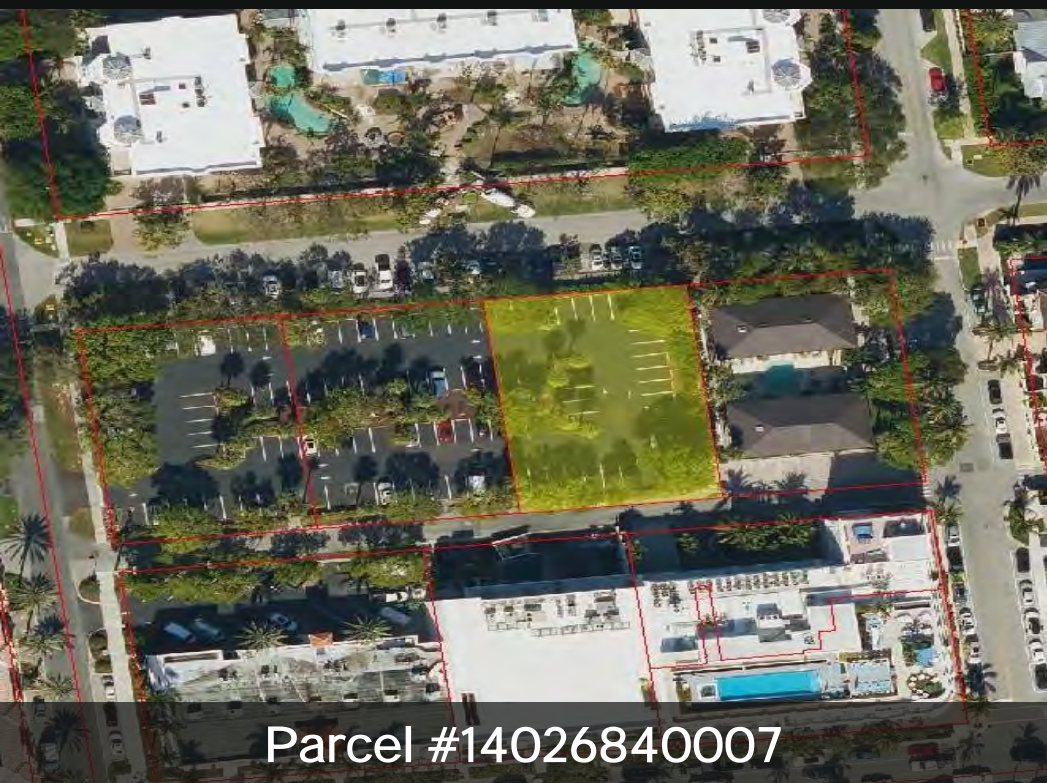




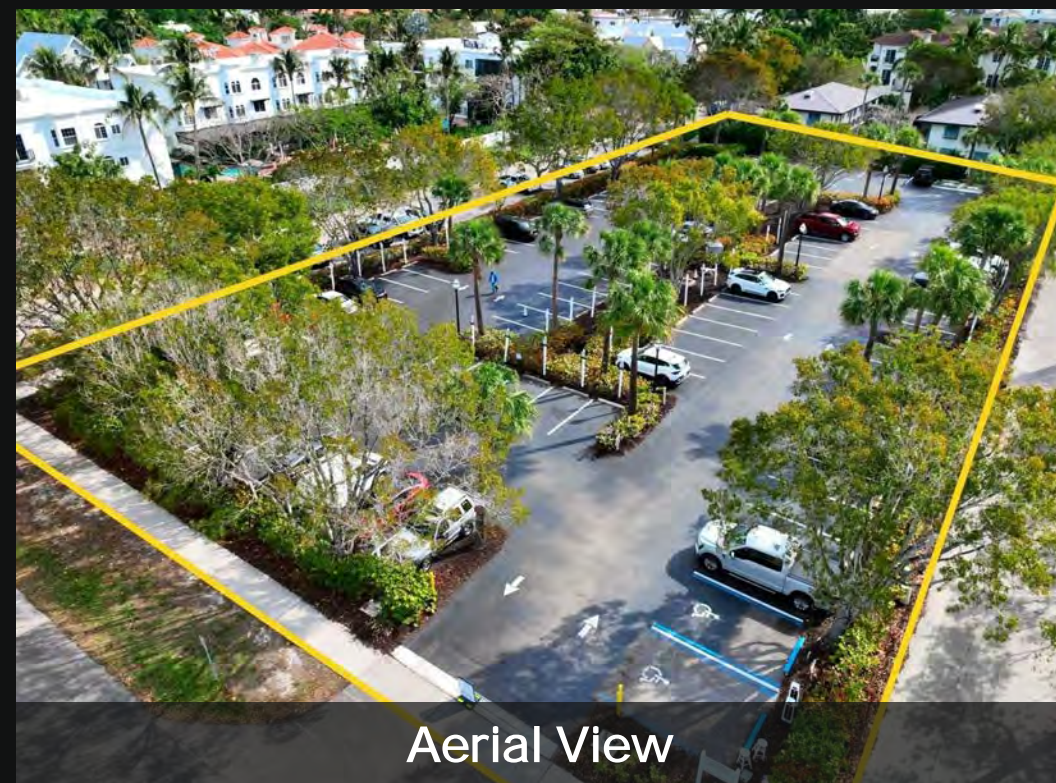
Parcel #14026920008



Parcel #14026880009



Parcel #14026840007



Aerial View

CITY OF NAPLES LAND DEVELOPMENT				
CODE	REQUIRED	REQUIRED	REQUIRED	PROPOSED
ZONING	OVERLAY	R3-12	C1-A	
LOT AREA	NA	6,000 sqft	NA	45,000 sqft
DENSITY	BASED ON PARKING	12 DU / ACRE		4 DU / ACRE
LOT COVERAGE	WITHIN SETBACKS	25%	45%	60%
SETBACKS				
FRONT	0' (10' SECOND STORY+)	25'	10'	25'
SIDE	NOT REQUIRED	12.5'	0' OR 10' (IF ADJOINING LOT HAS A DIFFERENT ZONE)	12.5'
REAR	50'	20'	25'	20'
HEIGHT	42'	30'	42' (3 STORIES)	30'
LANDSCAPE BUFFER				
RESIDENTIAL/PUBLIC				
FLOOD				
FLOOD ZONE	X 500	X 500	X 500	X 500



POTENTIAL DEVELOPMENT

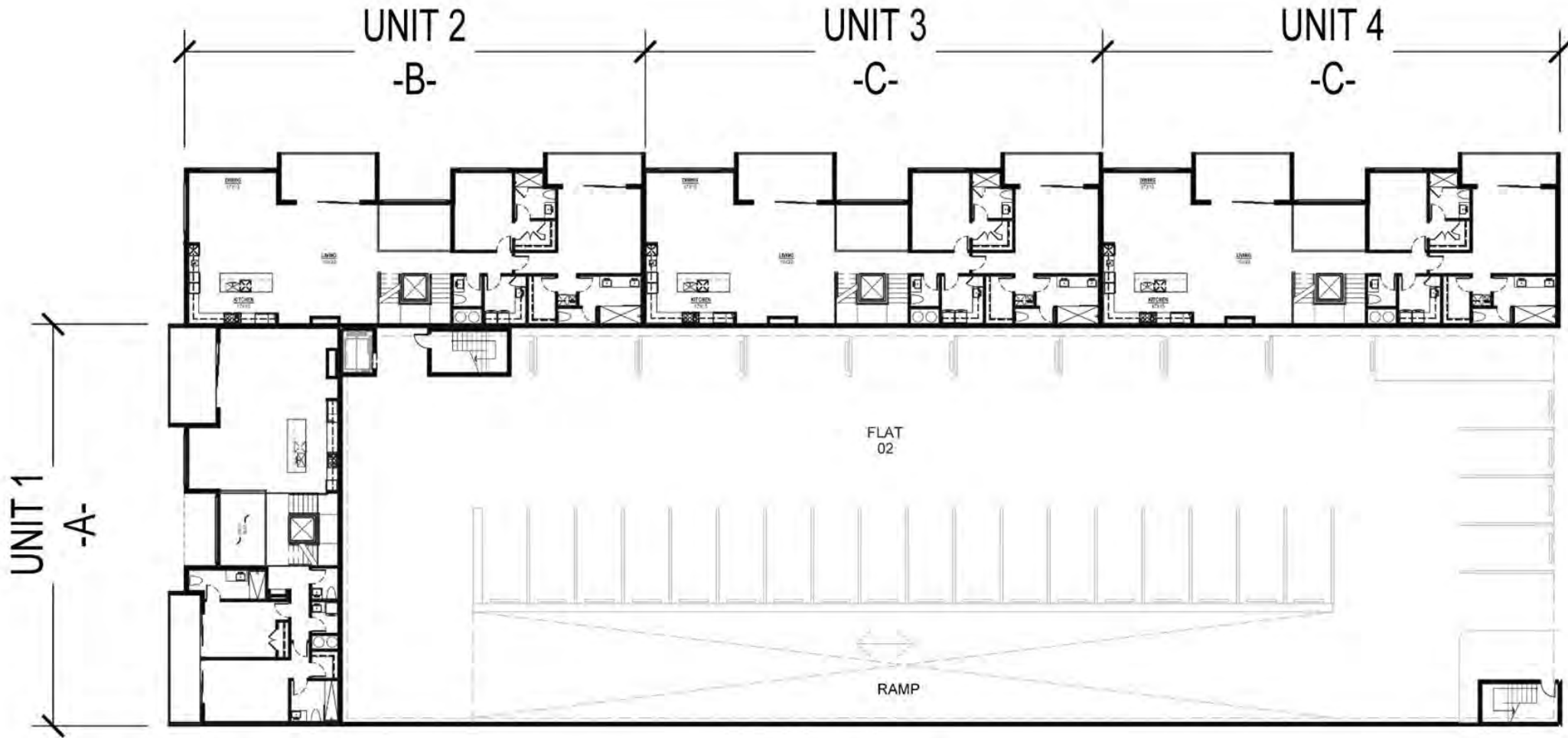
**The following plans and renderings are for exemplary purposes only.*



GROUND FLOOR

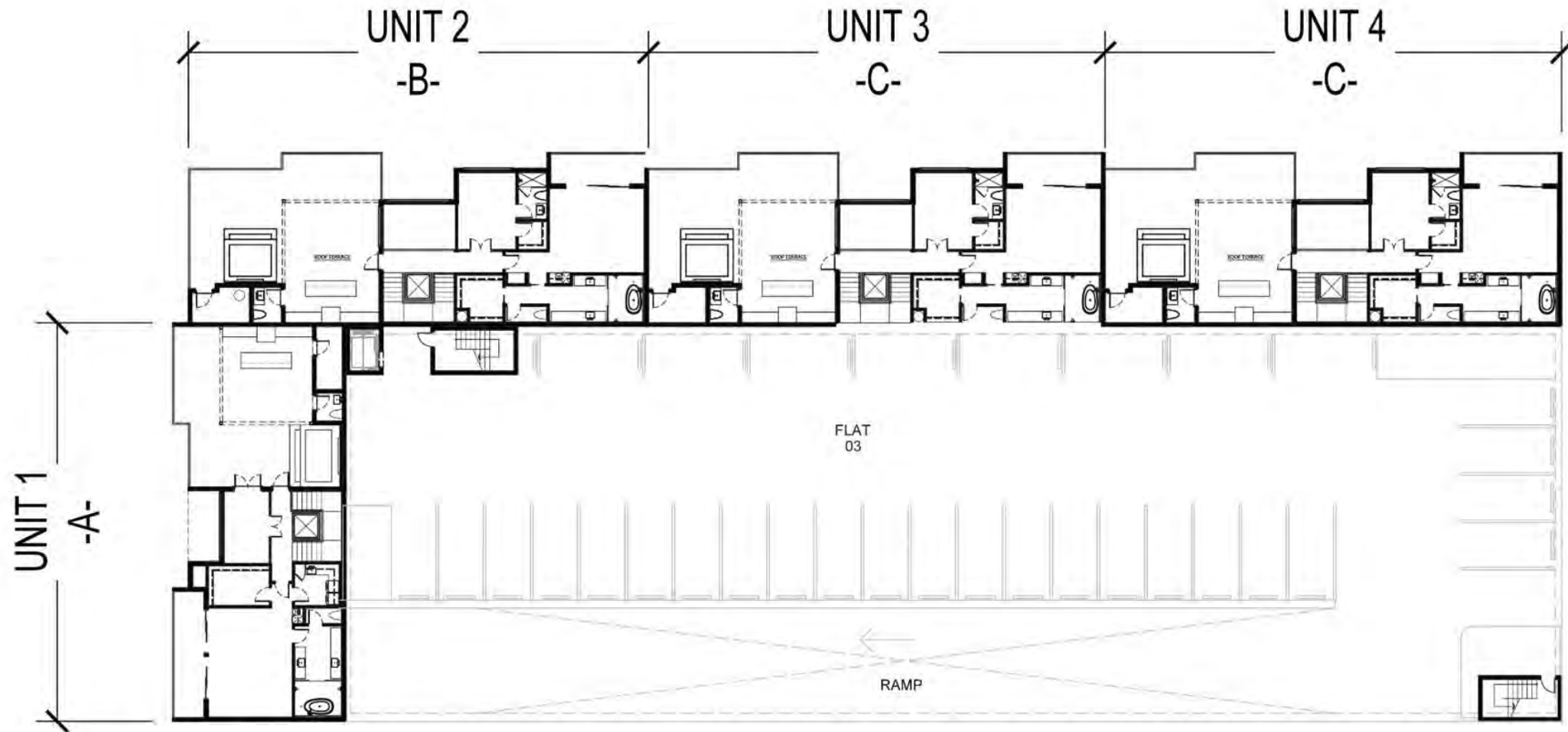


POTENTIAL DEVELOPMENT



SECOND FLOOR

POTENTIAL DEVELOPMENT



THIRD FLOOR









Rob Carroll
CCIM, MAI

A leasing and sales agent for IPC since 2014, Rob professionally assists clients with all aspects of commercial leasing and sales, including landlord and tenant representation, marketing properties for lease and sale, canvassing and conducting market research.

Rob was born and raised in Naples and is a graduate of Lely High School. Prior to his position at IPC, he worked as a state certified General Real Estate Appraiser with Carroll and Carroll in Naples. He has a bachelor's degree in Business Administration and Finance from the University of Florida. Rob was awarded an MAI designation from the Appraisal Institute in June 2015. MAI stands for Member Appraisal Institute and represents the most prestigious commercial appraisal designation.

In 2016, Rob earned his Certified Commercial Investment Member (CCIM) designation, the leading indicator of expertise in commercial and investment real estate. He is also an active member of the International Council of Shopping Centers (ICSC), the global trade association of the shopping center industry.



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Advisor Profile | 410, 440, 460 4th Ave S