

OFFERING MEMORANDUM

NATURE IS THE LUXURY

A RARE OPPORTUNITY TO OWN, DEVELOP, AND LIVE
IN HARMONY WITH NATURE.



THE GROVE AT IVY WAY™

SUSTAINABLE ESTATE, AGRICULTURAL &
DEVELOPMENT OPPORTUNITY



15 ACRES
100% UPLANDS
PRIVATE & PEACEFUL
SETTING



UP TO SIX
SINGLE-FAMILY
RESIDENCES
(SUBJECT TO COUNTY
REVIEW & PERMITTING)



NATURE-FOCUSED
LIFESTYLE
AGRICULTURE, WELLNESS,
AND OUTDOOR LIVING



EQUESTRIAN
AMENITIES
STABLE, PADDOCKS
& RIDING AREAS



WORLD-CLASS
LOCATION
MINUTES TO NAPLES'
BEST AMENITIES



STRONG INVESTMENT
FUNDAMENTALS
LOCATION, LIFESTYLE,
AND VALUE ALIGNED



CLEVER
HOME SELLING
SMART. SIMPLE. SOLD.

JUAN DAVID CHAPARRO

FOUNDER & BROKER
CLEVER HOME SELLING



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VIEW PROPERTY
WEBSITE

All information is believed to be accurate but is not guaranteed.
Buyer to verify all information, zoning, uses, permitting, and development potential with Collier County.



THE VISION

A New Vision for Luxury Living

Where regenerative agriculture, sustainability, wellness, and luxury living converge on 15 private acres in Naples, Florida.



A RARE OPPORTUNITY

This offering includes three contiguous 5-acre parcels totaling 15 acres, all zoned RFMU (Rural Fringe Mixed Use District). Under the current zoning, the property has the potential for up to six single-family residences (subject to Collier County review and permitting), creating opportunities that extend well beyond the existing home.

The property is ideal for a private estate, family compound, future residential development, or a combination of residential and agricultural uses.



ZONING FLEXIBILITY

The RFMU zoning allows for a variety of agricultural and commercial agricultural uses, including nurseries, landscaping operations, botanical gardens, sports and recreation camps, and other compatible uses permitted by Collier County. This versatility is difficult to find in today's market and significantly expands the property's long-term potential.



EXISTING INFRASTRUCTURE

Substantial improvements are already in place—ready to support your vision.

- 2022 custom-built steel barndominium
- 800-foot paved driveway
- Private well
- 50-panel solar system with battery storage (off-grid capable)
- Over 100 fruit trees
- 100% upland land



A STRATEGIC PERSPECTIVE

When evaluating this property, it's important to look beyond traditional residential comparable sales. This is a rare opportunity that combines a luxury residence, significant infrastructure, development potential, and zoning flexibility into one offering.



Developments like NGALA, a nearby mixed-use project in Collier County, demonstrate the type of vision that properties with this zoning can support—integrating residential living with commercial and recreational uses while preserving the natural character of the land.

All development potential is subject to Collier County review and approval.

INVESTMENT HIGHLIGHTS



ESTATE

- 15-acre master-planned estate
- Six private residences (potential)
- Three contiguous 5-acre parcels



SUSTAINABILITY

- The Living Farm™
- Grove Glasshouse™
- Solar + battery backup (off-grid capable)
- Regenerative agriculture
- 100% upland land



LIFESTYLE

- Natural swimming pond
- Pickleball courts
- Equestrian estate
- Resort-inspired amenities



OPPORTUNITY

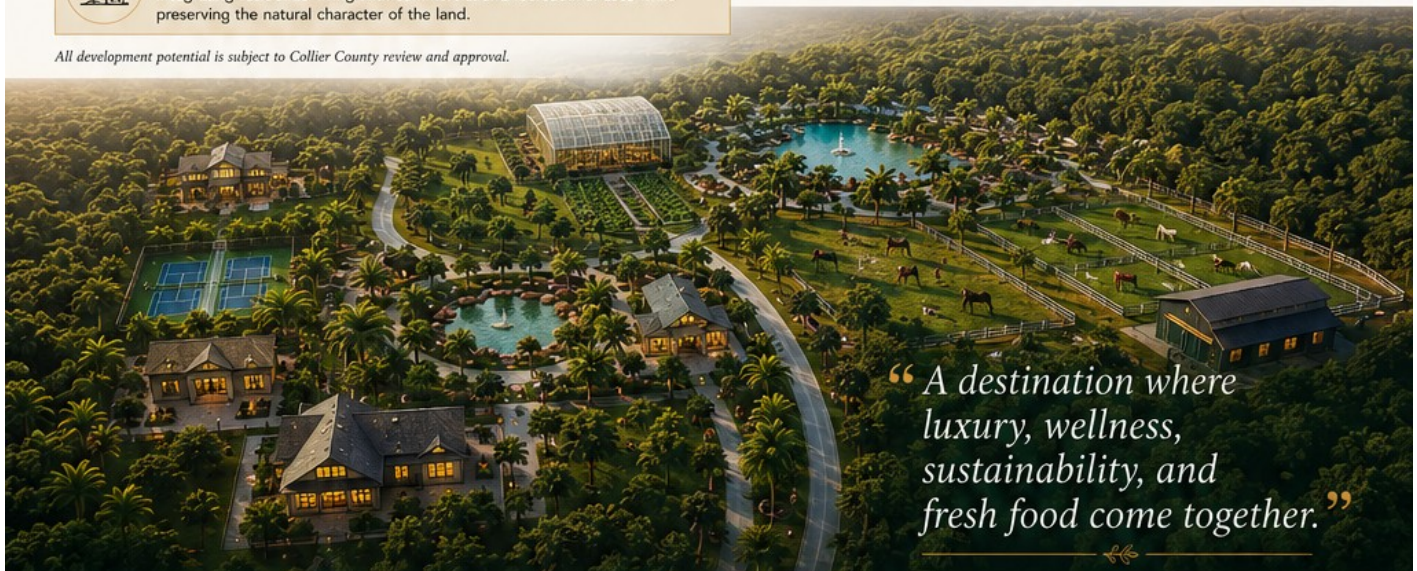
- RFMU zoning allows residential and commercial agricultural uses
- Development flexibility
- Prime Naples location



ZONING ALLOWS

Residential & Commercial Uses

Including, but not limited to: single-family homes, nurseries, landscaping operations, botanical gardens, sports and recreation camps, and other compatible uses permitted by Collier County.



“A destination where
luxury, wellness,
sustainability, and
fresh food come together.”





The Master Vision



REGENERATIVE LIVING

Growing food, restoring the land, and creating a healthier relationship between people and nature.



PRIVATE RESIDENCES

Six thoughtfully positioned homes designed to maximize privacy while sharing a unique destination.



WELLNESS & HOSPITALITY

Natural swimming, outdoor recreation, equestrian experiences, gathering spaces, and everyday connection to nature.



LONG-TERM OPPORTUNITY

A flexible vision made possible by the property's unique zoning, infrastructure, and 15-acre configuration.

Illustrative Master Vision — Created to demonstrate one potential direction for the property. Future improvements, land uses, and development remain subject to buyer objectives, governmental approvals, permitting requirements, and applicable regulations.



The Experience

EXCEPTIONAL INFRASTRUCTURE. NATURAL BEAUTY. ENDLESS POSSIBILITIES.

The Grove at Ivy Way™ combines significant existing improvements with a vision for elevated living, wellness, and sustainability. Every element of the property was designed to support a life in harmony with nature while creating an unparalleled experience.



RESIDENCE



- 2022 custom-built all-steel barndominium
- ±4,200 sq ft under air / ±6,800 total
- 5 Bedrooms / 4 Bathrooms
- 1,500 sq ft garage with 14' door
- Designed for comfort, durability and efficiency
- Expansive covered outdoor living areas



SOLAR & SUSTAINABILITY



- 50 solar panels (installed 12/2023)
- 8 battery storage units (5kW each)
- Capable of operating the home off-grid
- Significant reduction in utility costs
- Environmentally responsible living
- Built for energy independence



AGRICULTURE & LAND



- Over 100 irrigated fruit trees
- The Living Farm™ and Grove Glasshouse™
- Harvest gardens and orchards
- Regenerative agricultural practices
- Rich soil and abundant natural resources
- A foundation for farm-to-table living



Collier County allows up to **six (6) single-family residences** (subject to review and permitting).



INFRASTRUCTURE



- 800-foot paved driveway
- Private well – abundant water supply
- 100% upland land
- Well-maintained fencing throughout
- Built for privacy, security and convenience



AMENITIES



- Natural swimming pond with fountain
- Pickleball courts
- Outdoor fitness pavilion
- Recreation patio with fire table & games
- Grove House – gathering space
- Designed for wellness and connection



EQUESTRIAN ESTATE™



- Five-horse paddocks
- Stable & tack room
- Riding area & scenic trails
- Pasture areas with run-in shelters
- Designed for equestrian comfort
- A true equestrian lifestyle

ADDITIONAL PROPERTY HIGHLIGHTS



15 ACRES

Three contiguous
5-acre parcels
totaling 15 acres



RFMU ZONING

Rural Fringe
Mixed Use District
(see page 5)



PRIVACY

Secluded setting
surrounded by
nature



FLEXIBILITY

Residential,
agricultural &
commercial potential



NATURAL BEAUTY

Lush landscaping,
mature trees and
open spaces



PRIME LOCATION

In the heart of
Naples, Florida





The Opportunity

THREE PARCELS. ONE VISION. LIMITLESS POSSIBILITIES.

The Grove at Ivy Way™ is comprised of three contiguous 5-acre parcels totaling 15 acres of 100% upland land, zoned RFMU (Rural Fringe Mixed Use District). This rare combination of zoning, location, and infrastructure creates exceptional flexibility for residential, agricultural, and commercial agricultural uses.

NORTH PARCEL 5 ACRES

THE LIVING FARM™

Grow • Harvest • Learn



GROVE
GLASSHOUSE™



HARVEST
GARDENS



ORCHARD
& GROVES



EDUCATION
& EVENTS

- The Living Farm™ – regenerative agriculture in action
- Grove Glasshouse™ – year-round growing & events
- Harvest gardens, orchards, and native groves
- Learning center, workshops, and agritourism
- Botanical gardens and curated landscapes
- Ideal for farm-to-table operations & agritourism

CENTER PARCEL 5 ACRES

THE GROVE COMMONS™

Gather • Relax • Recharge



NATURAL
SWIMMING POND



PICKLEBALL
COURTS



OUTDOOR
FITNESS



RECREATION
PATIO

- Natural swimming pond with fountain
- Pickleball courts & outdoor fitness pavilion
- Recreation patio with fire table & games
- Grove House – gathering & event space
- Resort-inspired amenities for guests & family
- Designed for wellness, connection & relaxation

SOUTH PARCEL 5 ACRES

THE GROVE RESIDENCES™

Live • Thrive • Belong



SIX PRIVATE
RESIDENCES



EQUESTRIAN
ESTATE™



PASTURES &
PADDOCKS



PRIVACY &
NATURE

- Up to six single-family residences (county review)
- Equestrian estate with 5-horse paddocks
- Stable & tack room with riding area and trails
- Private, elevated homesites with natural beauty
- Ideal for family compound or future development
- A peaceful, private residential enclave



ZONING ADVANTAGE – RFMU

RURAL FRINGE MIXED USE DISTRICT

RFMU zoning allows for a wide range of residential, agricultural, and commercial agricultural uses subject to Collier County review and permitting.



RESIDENTIAL USES

- Up to six (6) single-family residences (subject to county review)
- Family compound
- Multi-generational living
- Accessory structures



AGRICULTURAL & COMMERCIAL AGRICULTURAL USES

- Nurseries & greenhouses
- Landscaping operations
- Botanical gardens
- Agritourism & farm-to-table operations
- Sports & recreation camps
- And other compatible uses permitted by Collier County



This unique zoning provides exceptional flexibility for a wide range of residential, agricultural, and commercial agricultural possibilities rarely found in Collier County.

PARCEL SUMMARY

PARCEL	ACRES	PRIMARY FOCUS	KEY FEATURES
NORTH	5	The Living Farm™	• Grove Glasshouse™ • Harvest gardens • Orchards & groves • Education & events
CENTER	5	The Grove Commons™	• Natural swimming pond • Pickleball courts • Outdoor fitness • Gathering & recreation
SOUTH	5	The Grove Residences™	• Up to six residences • Equestrian estate • Paddocks & trails • Private homesites
TOTAL	15	One Extraordinary Opportunity	15 Acres of Possibility



Three contiguous 5-acre parcels. 100% uplands. Infrastructure in place. Vision ready.

BUYER TO VERIFY ALL INFORMATION, ZONING, USES, PERMITTING, AND DEVELOPMENT POTENTIAL WITH COLLIER COUNTY.



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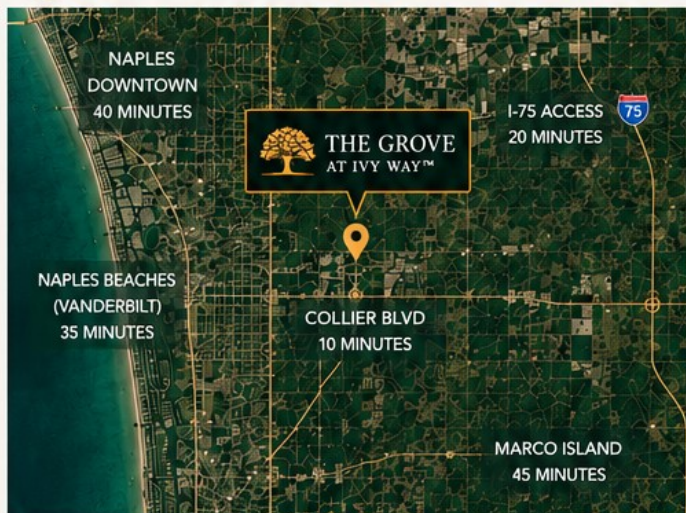
The Location

PRIME NAPLES LOCATION. PRIVATE SETTING. ENDLESS ACCESS.

The Grove at Ivy Way™ captures the best of both worlds—peaceful, private living surrounded by nature, with effortless access to Naples' world-class amenities, beaches, dining, and transportation corridors.



IDEAL LOCATION



DRIVE TIMES

I-75 Access	20 Minutes	Naples Beaches (Vanderbilt)	35 Minutes
Collier Blvd	10 Minutes	Marco Island	45 Minutes
Downtown Naples	40 Minutes	Southwest Florida Intl. Airport	35 Minutes



NAPLES MARKET STRENGTH

- Consistently one of the most desirable places to live in the U.S.
- Strong luxury home demand and limited inventory
- No state income tax
- Pro-business environment and quality of life
- Robust tourism, dining, shopping, and cultural scene
- A proven market for long-term value and investment



DEMOGRAPHICS (10-MILE RADIUS)

	Total Population	237,000+
	Average Household Income	\$128,000+
	Median Home Value	\$615,000+
	College Educated Population	70%+
	Growing Full-Time & Seasonal Resident Base	Year-Round

CLOSE TO EVERYTHING THAT MATTERS



WORLD-CLASS BEACHES



FINE DINING & ENTERTAINMENT



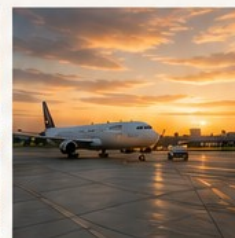
LUXURY SHOPPING & SERVICES



CHAMPIONSHIP GOLF COURSES



MARINAS & WATERFRONT



SOUTHWEST FLORIDA INTL. AIRPORT (RSW)



SAFE & ESTABLISHED COMMUNITY
Peaceful rural setting with convenient access.



NATURAL SURROUNDINGS
Lush, private environment with abundant beauty.



EASY ACCESS
Quick connectivity to I-75, Collier Blvd, and beyond.



YEAR-ROUND PARADISE
Ideal climate and lifestyle 12 months a year.



STRONG INVESTMENT FUNDAMENTALS
Location, lifestyle, and value aligned.

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Why The Grove at Ivy Way™

A RARE COMBINATION OF LAND, INFRASTRUCTURE, ZONING FLEXIBILITY,
AND LIFESTYLE POTENTIAL—ALL IN ONE EXTRAORDINARY PROPERTY.

Rarely does one property offer all of the following:



- ✓ **15 CONTIGUOUS UPLAND ACRES**
Three 5-acre parcels totaling 15 acres of 100% upland land.



- ✓ **RESIDENTIAL & COMMERCIAL AGRICULTURAL OPPORTUNITIES**
Ideal for nurseries, greenhouses, agri-tourism, farms, botanical gardens, and more.



- ✓ **EXISTING LUXURY RESIDENCE**
2022 custom all-steel barndominium with approximately 4,200 sq ft under air / 6,800 sq ft total.



- ✓ **OVER 100 IRRIGATED FRUIT TREES**
A productive foundation for orchards, harvest gardens, and regenerative farming.



- ✓ **RFMU ZONING FLEXIBILITY**
Rural Fringe Mixed Use District allows for a wide range of residential, agricultural, and commercial agricultural uses.



- ✓ **800-FOOT PAVED ENTRANCE**
A grand, private entrance offering security, privacy, and a memorable arrival experience.



- ✓ **RESIDENTIAL DEVELOPMENT POTENTIAL**
Allows up to six (6) single-family residences (subject to Collier County review and permitting).



- ✓ **EQUESTRIAN POTENTIAL**
Ample space for paddocks, stables, riding areas, and a true equestrian lifestyle.



- ✓ **EXISTING SOLAR & BATTERY SYSTEM**
50 solar panels (installed 12/2023) with 8 battery storage units (5kW each) supporting energy independence.



- ✓ **REGENERATIVE AGRICULTURE**
Rich soil, mature trees, and infrastructure in place to support sustainable, farm-to-table living and operations.



- ✓ **PRIVATE WELL**
Abundant water supply supporting irrigation, agriculture, and future needs.



- ✓ **PRIME NAPLES LOCATION**
Peaceful, private setting with effortless access to world-class amenities, beaches, dining, shopping, and major transportation corridors.

The Grove at Ivy Way™ is more than a luxury estate.

It is a rare opportunity to own a property where infrastructure, zoning flexibility, sustainability, and long-term vision come together to create possibilities that are increasingly difficult to find in Southwest Florida.



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**SCHEDULE A
PRIVATE TOUR**

INVEST IN NATURE.
INVEST IN THE FUTURE.



THE GROVE

AT IVY WAY™

SUSTAINABLE ESTATE, AGRICULTURAL & DEVELOPMENT OPPORTUNITY

NORTH PARCEL THE LIVING FARM™

Grow • Harvest • Learn

- 1 Home 1
- 2 Home 2
- 3 Grove Glasshouse™
- 4 Living Lake™
- 5 Orchard
- 6 Kitchen Village
- 7 Harvest Gardens

CENTER PARCEL THE GROVE COMMONS™

Gather • Relax • Recharge

- 1 Grove House
- 2 Natural Swimming Pond
- 3 Pickleball Courts
- 4 Outdoor Fitness Pavilion
- 5 Recreation Patio (Pool Table & Games)
- 6 Home 3

SOUTH PARCEL THE GROVE RESIDENCES™

Stay • Unwind • Reconnect

- 1 Home 4
- 2 Home 5

THE EQUESTRIAN ESTATE™

- Stable & Tack Room
- Five Horse Paddocks
- Riding Area & Trails

ENTRANCE
MONUMENT800' TREE-LINED
DRIVEWAY

FRANCIPANI AVENUE

PROJECT SUMMARY

- 15 ACRES OF REGENERATIVE LIVING
- LUXURY AGRITOURISM DESTINATION
- SIX PRIVATE RESIDENCES (2 PER 5 ACRES)
- LIVING FOOD ECOSYSTEM
- NATURE IS THE LUXURY

THE GROVE EXPERIENCE: LUXURY, AMENITIES AND FOOD — ALL FROM ONE EXTRAORDINARY PROPERTY



**HARVEST
WHAT YOU EAT**
Fresh fruit, vegetables,
herbs and eggs
grown right here.



**STAY
EXCEPTIONALLY**
Beautiful residences
designed for comfort,
privacy and relaxation.



**SWIM
NATURALLY**
A living pond refreshed
by plants for a clean,
chemical-free experience.



**EXPLORE
THE LAND**
Horses, open spaces
and scenic trails
to connect and unwind.



**LIVE
SUSTAINABLY**
Solar power, natural systems
and regenerative practices
for a better tomorrow.



**EXPERIENCE
THE GROVE**
Where luxury, wellness,
and nature come
together.

15
ACRES6
SINGLE FAMILY
HOMESSOLAR +
BATTERY
BACKUPWELL &
WATER
INFRASTRUCTUREEQUESTRIAN
ESTATE100%
UPLANDSFUTURE
DEVELOPMENT
POTENTIALPRIME
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