

## **Parklands Collier Palmira / Naples, FL Executive Summary for GMAC REO Assets**

### **Location:**

The property is located directly south of Palmira Golf and Country Club in Naples (Collier County), FL. The main access to the property is located just east of Palmira on Bonita Beach Road, 3 miles east of interstate I-75 in Bonita Springs (Lee County), Florida. The property is centrally located between Fort Myers and Naples along the I-75 corridor, allowing quick and easy access for north or south travel on I-75 with Bonita Beach Road to the north of the site and Immokalee Road to the south. It is strategically located in relation to employment, shopping and recreation, only 4 miles from I-75, 20 minutes from Southwest Florida International Airport, Florida Gulf Coast University, Gulf Coast Town Center, Coconut Point Mall and 15 minutes from downtown Naples and the prestigious Fifth Avenue Shopping District.

### **Area facts:**

The subject property is located in close proximity to several high-end residential communities along Bonita Beach Road which include Quail West, an exclusive golf course community, Palmira Golf and Country Club, Worthington Golf and Country Club and Village Walk by DiVosta Homes. A Publix shopping center is located 2 miles from the site. The area boasts various shopping, dining, and entertainment activities including quick access to the area's beaches. The area is magnet to vacationers and second home buyers who are seeking warmer climate during the winter months. Employment is centered around services and tourism.

### **Property History:**

The Parklands DRI was initially part of a 966 acre tract with 342 acres in Lee County and 642 acres in Collier County. The developer received approval from City of Bonita Springs and Collier County for a mixed use project in both counties that included 2,893 residential dwelling units, a 27 hole golf course and 120,000 square feet of commercial space.

- A) The Lee County portion of Parklands DRI was later named Palmira Golf and Country Club and is 98% sold out. The site contains± 1,290 single and multi-family dwelling units, 120,000 square feet commercial space and a golf course.
- B) The Collier County portion of Parklands DRI remains undeveloped and is permitted for 1,603 single and multi-family units, a golf course, preserve areas, a public park and a 15 acre school site.

**Property Facts:**

The subject property is one of the last available large residential opportunities in Naples, FL. The 642 acre undeveloped site is approved for DRI (Development of Regional Impact) known as Parklands and zoned PUD (Planned Unit Development). Additionally, there are 2 mitigation properties included in the sale that provide for on and off-site conservation and mitigation related to the ACOE and SFWMD permits. They are located in Collier County and Hendry County and total 432 acres. The property offers the purchaser the ability to develop a residential community in Naples, FL.

The property is currently vacant with no immediate interim uses or agricultural exemptions.

For additional information related to entitlements, utilities, etc. the seller requires interested parties to execute a Confidentiality Agreement.

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