

Naples MANSION HOUSE

5.25-ACRE TROPHY BEACHFRONT CONDOMINIUM
DEVELOPMENT SITE IN NAPLES, FL



GULF SHORE BLVD N

Naples

MANSION HOUSE



THE OFFERING

Jones Lang LaSalle (“JLL”) is pleased to exclusively offer the opportunity to acquire the fee simple interest in 1601 Gulf Shore Boulevard North (the “Property”, “Site” or “Mansion House”), an iconic 5.25-acre beachfront condominium development site with 482 linear feet of beach frontage located in Naples, FL and positioned adjacent to Lowdermilk Park. This irreplaceable offering affords investors the unique opportunity to acquire one of the last remaining uber-luxury beachfront development sites of this size in the state of Florida and capitalize on significant pent-up demand driven by the ever-increasing migration to Florida, which averages approximately 1,000 new residents per day.

Limited supply of new, luxury condominiums in Naples, combined with what has been a “gold rush” to Florida will drive significant demand for the project. Direct beach access will only further the interest and allow the finished uber-luxury condominium to command the highest pricing Naples has ever seen!

SITE OVERVIEW

Address	1601 Gulf Shore Blvd. N.
Site Size	5.25 Acres (228,749 SF)
Zoning District	R3-18 Multifamily District
Maximum Density	18 units per acre (94 units)
Maximum Height	75 feet*
Maximum Lot Coverage	25%**

* Additional 12 feet permitted under the following circumstances:

- At least 75% of the ground floor is devoted to parking
- There are no dwelling units located on the ground floor except 1 manager’s dwelling
- The structure is not subject to the coastal construction line

**Subject to restrictions found in the City of Naples zoning code, which is available on Municode.

INVESTMENT HIGHLIGHTS

- An iconic, world-class beachfront development site in the heart of Naples, FL
- 482 linear feet of beach frontage
- One of the only remaining uber-luxury beachfront development sites in the state of Florida
- Zoned as-of-right to allow for up to 94 ultra-luxury condominium units
- Poised to benefit from the insurmountable demand from the ever-increasing migration to Florida, Naples in particular capturing a significant portion of Florida’s new residents

NAPLES ACCOLADES

#1 Best Place to Retire

#1 Healthiest & Happiest City in the Nation

#1 Best Beach Town

#1 “Boomtown” City in the Nation

One of America’s Fastest Growing Cities



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