



**S 717**  
**COLLIER**

MARCO ISLAND, FL

RARE 1.17-ACRE FULLY APPROVED DEVELOPMENT SITE  
STEPS FROM THE SAND IN MARCO ISLAND, FL

 **JLL**  
OFFERING SUMMARY

# 717 S COLLIER

MARCO ISLAND, FL



## THE OFFERING

Jones Lang LaSalle (“JLL”) is pleased to exclusively offer the opportunity to acquire the fee simple interest in 717 S Collier (the “Property” or “Site”), a rare 1.17-acre entitled development site in Marco Island, FL. Strategically positioned across the street from Marco Island’s pristine beach, the Site offers immediate access to key demand drivers including world-class resorts, retail destinations, and natural wonders such as the Gulf of Mexico and the Ten Thousand Islands.

717 S Collier is fully-approved for an upscale mixed-use project with sweeping ocean views featuring 14 ultra-luxury residential units averaging over 2,000 SF, two rooftop restaurants, and 252 covered parking spaces across a 5-story structure. The Site is nearly shovel-ready and permits are in-place (95% completed) with only a few remaining comments from the municipality requiring approval. All related documents are available through JLL’s online document center. Flexible zoning provides a diverse set of alternative development opportunities including commercial uses, mixed-use, or other creative concepts.

The Site also benefits from significant in-place parking cash flows, which grossed \$23.6k in revenue in December 2025, and functions as one of the Island’s only publicly-accessible lots offering 80 parking spaces with the ability to expand to a maximum of 110 spaces.

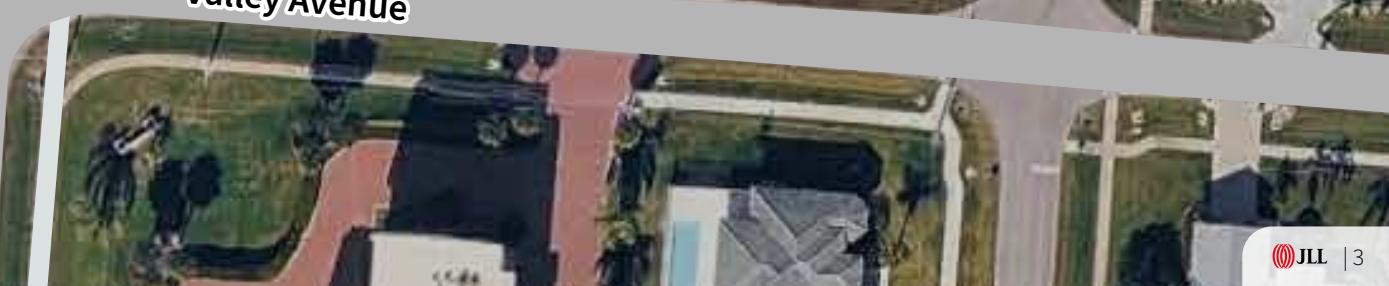
As one of the last remaining vacant parcels available for development on Marco Island, 717 S Collier represents a truly irreplaceable investment opportunity.

### SITE OVERVIEW

<b>Address</b>	711 & 731 S Collier Blvd, Marco Island, FL 34145
<b>Parcel ID</b>	57871720009, 57871640008
<b>Site Size (SF)</b>	1.17 Acres (50,866 SF)
<b>Zoning District</b>	C-3 Commercial Intermediate District
<b>Maximum Density</b>	N/A
<b>Maximum Height</b>	4 Stories (50 Ft. Max)
<b>Maximum Lot Coverage</b>	76%

\*Residential units prohibited on the 1st habitable floor and the percentage may not exceed 50% of the gross floor area of the building or density permitted under the growth management plan

# SITE PLAN

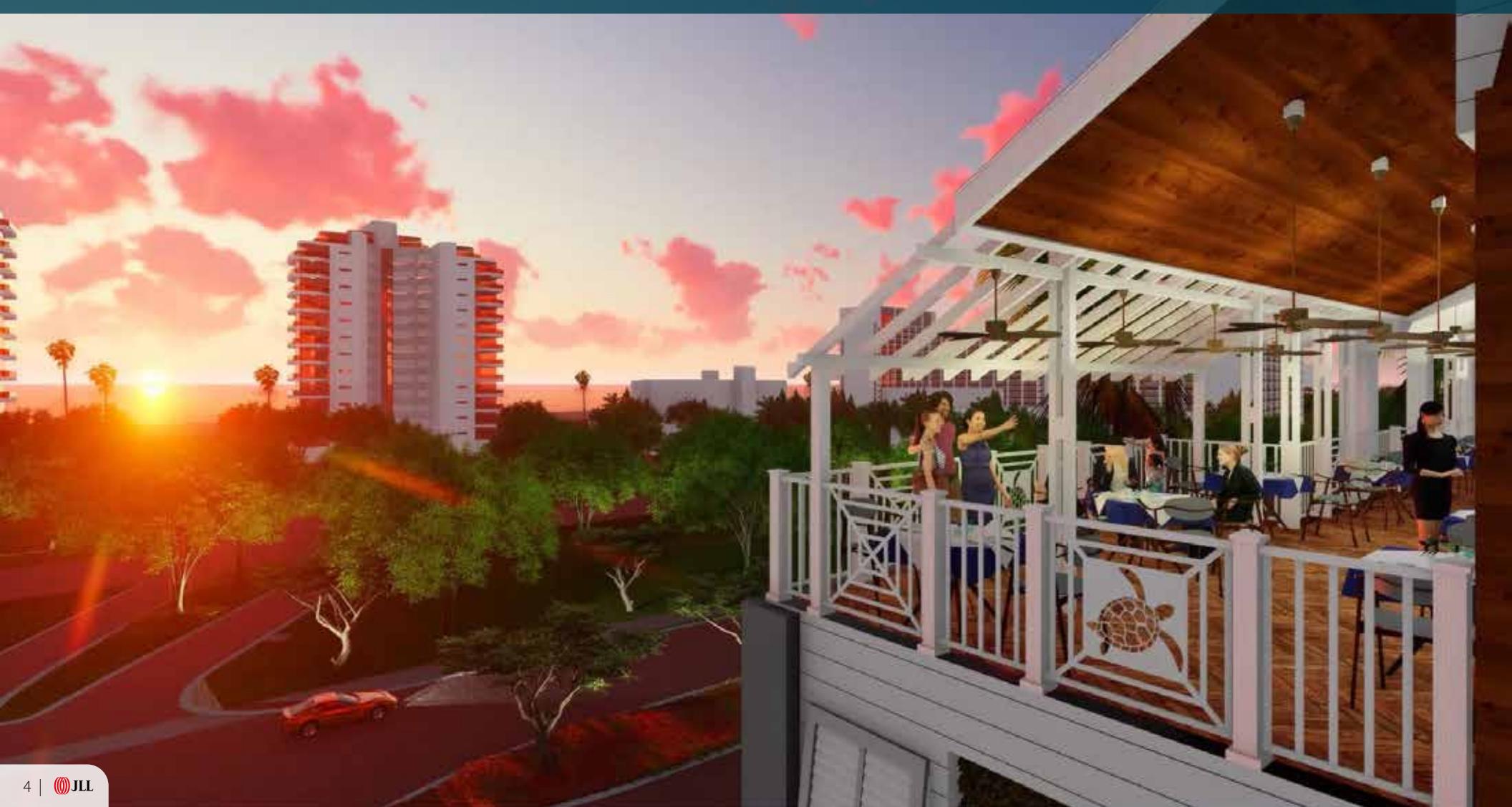


# INVESTMENT **HIGHLIGHTS**

## THE ONLY DEVELOPMENT OPPORTUNITY ON MARCO ISLAND BEACH

717 S Collier represents one of the last remaining vacant parcels available for development on Marco Island, offering investors a rare opportunity to acquire prime real estate in a market where developable land has become increasingly scarce. As the island approaches full build-out due to its constrained geography and strict development regulations, available parcels of this size and location become exponentially more valuable. The limited supply of developable land creates a natural barrier to entry for future competitors while positioning this asset as a truly irreplaceable opportunity in one of Southwest Florida's most desirable residential & hospitality markets.

## EVER-LASTING VIEWS OF MARCO ISLAND'S PRISTINE WHITE-SAND BEACH AND THE TEN THOUSAND ISLANDS





S 717

5-minute walk  
to the beach

# INVESTMENT HIGHLIGHTS

## RARE SHOVEL-READY DEVELOPMENT SITE WITH OCEAN VIEWS BOASTING 14 ULTRA-LUXURY UNITS, 2 ROOFTOP RESTAURANTS, AND A 252-SPACE PARKING GARAGE WITH THE ABILITY TO PIVOT TO ALTERNATIVE CONCEPTS

- 717 S Collier is a rare opportunity to break ground immediately with site plan approvals, construction drawings, and permits in-place for a mixed-use building including covered parking, residential units, and restaurant space.
- The approved project features 14 ultra-luxury residential units boasting ocean views and unparalleled beach access across the street.
- Expansive units average 2,070 SF with outdoor balconies on the top two levels of the structure, and two units boast a rare dual-level layout.
- The Property also features two unique rooftop restaurant spaces, providing residents and patrons with distinctive dining experiences and elevated views.
- The development includes 252 parking spaces distributed across the first three levels. 28 spaces are designated for residents, while 136 spaces are allocated for public use, addressing the island's public parking shortage and providing ownership with a reliable revenue stream.
- Zoning in the commercial intermediary district (C-3) allows for alternative development strategies including mixed-use, restaurants, retail, or other creative projects.

## APPROVED PROJECT OVERVIEW

<b>Uses Included</b>	Parking Garage, Residential, Restaurant
<b>Building Height</b>	5 Stories
<b>Total Residential Units</b>	14 Units
<b>Average Unit SF</b>	2,070 SF
<b>Total Residential Sellable Area</b>	28,983 SF
<b>Restaurant SF</b>	12,119 SF
<b>Total Parking Spaces</b>	252 Spaces
<b>Parking SF</b>	89,474 SF



## IN-PLACE CASH FLOW FROM PARKING OPERATION WITH EXPANSION POTENTIAL OFFERS OPTIONALITY

While most developers face carrying costs in pre-development phases, 717 S Collier generates significant cash flow from its existing surface-parking operation. Today, the lot features 80 parking spaces on ~2/3rds of the total site with the ability to expand the operation to a maximum of 110 parking spaces across the entire parcel. The parking operation grossed \$23.6k in revenue in December 2025, which is over \$280k annualized. As the closest public parking lot to beach access and one of only two public parking lots on S Collier Boulevard, this property commands premium pricing power due to Marco Island's severe parking shortage. The island's constrained geography and limited infrastructure create persistent demand that intensifies during peak season when tourists and snowbirds dramatically increase the population. With direct beach access and minimal competition, 717 S Collier offers a reliable revenue stream in a supply-constrained market where parking scarcity guarantees sustained occupancy and pricing flexibility.



# INVESTMENT HIGHLIGHTS

## IMMEDIATE ACCESS TO MARCO ISLAND'S TOP DEMAND DRIVERS

The Site's premier location on S Collier Boulevard provides immediate access to Marco Island's most coveted attractions, including Marco Island's exclusive 6-mile beach (across the street) and its world-class oceanfront resort corridor including the JW Marriott Marco Island Beach Resort (1 mi.) and Hilton Marco Island (0.7 mi.) which are home to globally-inspired food and beverage concepts including Tesoro, Ario, Kane, and Maia. The Island's key retail centers, Marco Walk (0.5 mi.), Esplanade Shops (2.6 mi.), and Island Plaza (3 mi.) boast a variety of grocers and dining destinations including Publix, Starbucks, Tropical Smoothie Café, CJ's on the Bay, Mango's Dockside Bistro, The Crazy Flamingo, and Sweet Annie's Ice Cream Parlor. The site also benefits from its walkability to family-friendly activities including putt-putt golf at Marco Golf & Garden (0.3 mi.), movie nights at Marco Movies (0.4 mi.), and art classes at Marco Island Center for the Arts (0.4 mi.).

Additionally, 717 S Collier's strategic position relative to Naples, the region's championship golf courses, and Naples Municipal Airport creates a compelling residential and hospitality appeal.





### Downtown Naples

35-Minute Drive  
1M SF of Office  
900k SF of Retail

**Tigertail Beach**  
30-Acres of beach, lagoons,  
and sandbars

**JW MARRIOTT**  
4-star hotel  
**Kane**

**MARRIOTT**  
Crystal Shores  
4-star hotel  
**STLTS**

**Hilton**  
Marco Island  
4-star hotel

**Sandcastle**  
4-star hotel

**Marco Island Beach**  
6-mile stretch of  
white sandy beach

**717**  
**S COLLIER**

### Esplanade Shoppes

**G&B**  
Mangos Dockside Bistro  
Deep Lagoon Seafood

**Island Plaza**  
35,000 SF of Retail  
35,000 SF of Office  
**CVS** **T-Mobile**  
**bealls** **SUBWAY**

Average Home Price  
\$2,100,000

**Marco Town Center**  
75,000 SF of Retail  
**Publix** **UPS**  
**DUNKIN' DONUTS**

**Marco Walk**  
65,000 SF of Retail

**DaVinci's** **PINCHERS**  
**chico's** **NACHO MAMAS** **Marco Movies**

**Marco Island Center for the Arts**  
14,000 SF Art Gallery

**LA TAVOLA**  
residential | fine  
**Marco Golf & Garden**

# INVESTMENT HIGHLIGHTS

## ALTERNATIVE DEVELOPMENT OPTIONS

The site's C-3 Commercial Intermediate Zoning District permits a diverse range of revenue-generating activities spanning over 50 categories, from retail and dining establishments to professional services, healthcare facilities, financial institutions, and a mix of uses creates the ability to drive multiple income streams within a single development. The Site also falls within the Architectural overlay district 2-b, which conditionally permits residential use through a mixed-use development that limits the residential component to a maximum of 50% of the gross floor area of the building. Zoning allows for buildings up to 50 feet in height with 76% lot coverage, maximizing the commercial footprint while maintaining compatibility with surrounding areas. Additional details surrounding the Marco Island Code of Ordinances can be found in the JLL Document Center.







MARCO ISLAND, FL



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