

A look back at Collier County development in 2025

BY TIM ATEN

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The 15-story Avra condominium tower, initially introduced as Aura, is going vertical at Davis Boulevard and U.S. 41 East next to the Ascent apartment tower that opened earlier in 2025 at Metropolitan Naples. Tim Aten

Collier County's development and redevelopment projects couldn't be missed in 2025 because something was under construction everywhere in the area. Here's a quick look at some of the highlights last year.

Resorts and hotels

November's opening of the new [Naples Beach Club, A Four Seasons Resort](#), is representative of redevelopment in Naples. The more than \$1 billion project by The

Athens Group was a culmination of years of effort to reimagine the former Naples Beach Resort & Golf Club on the same beachfront footprint.



Residential condominiums and retail components are still under construction at Naples Beach Club, reimagined with a Four Seasons Resort that opened last fall on the footprint of the iconic Naples Beach Resort & Golf Club. Tim Aten

Although the 18-hole golf course, some retail components and residential condominiums are still under construction, local real estate and national attention were kicked up a notch with the addition of the region's first Four Seasons hotel that includes The Merchant Room restaurant and the rebooted HB's restaurant and Sunset Bar just steps away from the Gulf.

A few other hotels are being built in the area, including the 109-room Old Naples Hotel on Third Street South and the 438-key JW Marriott Palm Street Hotel along U.S. 41 East just outside the city limits. Echo Suites Extended Stay by Wyndham hotel also opened in November in the City Gate area of Collier County.



The 109-room Old Naples Hotel is being built on the site of the former Plaza on Third Street, bordered by Third Street South, Broad Avenue and Gordon Drive in downtown Naples. Tim Aten

Luxury condos

Many luxury condominiums are under construction along the Gulf.

In addition to the Ritz-Carlton Residences Naples being built by Stock Development near Vanderbilt Beach, post-hurricane redevelopment waterfront condo projects are promising a return on investment along Gulf Shore Boulevard's "Miracle Mile," including Rosewood Residences, Olana Naples, 3300 Gulf Shore and Twenty Twenty Gulf Shore. The 15-story Avra condominium tower is going vertical at Davis Boulevard and U.S. 41 East next to the Ascent apartment tower that opened earlier last year at Metropolitan Naples.

Collier County led a national apartment construction boom with numerous multifamily communities taking shape in the area, including Las Palmas, The Karlyn and Vintana in North Naples; Vintage Naples and Emblem at Orange Blossom in Golden Gate Estates; and Amberlin, Cassia Naples, Creative Commons, Ekos Creekside and Fiori in East Naples.

The Renaissance Hall at Old Course multifamily development is being built along Collier Boulevard on the southeast corner of the former Golden Gate Golf Course, which is being redeveloped for The Gate Golf Club, First Tee Academy and a 120-bed veterans home and day care facility.



New development activity continued along Fifth Avenue South in Naples, where high-value property transactions and future retail projects reshaped the iconic corridor. Tim Aten

Real estate

At year's end, the Naples-based Hoffmann Family of Companies led by local billionaire David Hoffmann announced an agreement regarding its majority stake in the Pittsburgh Penguins hockey team to add to a portfolio that already includes the Florida Everblades and Hertz Arena.

After selling off all of their commercial real estate in downtown Naples last year, the Hoffmanns made local news this year by returning to the local market with the acquisition of two corner lots on Fifth Avenue South. One will be the site of Jerri Hoffmann's Augusta Clothing Co. brand, while the other is notable because longtime

Naples entrepreneur Phil McCabe sold his last real estate holding on the tony avenue to the Hoffmanns for an even \$12 million.

But that purchase was nothing when compared to the \$85 million the Hoffmanns paid in April for a 17,200-square-foot Port Royal home on Naples Bay. And that residential price was eclipsed by an undisclosed buyer who paid \$225 million for a six-bedroom, 14.5-bathroom, 8,846-square-foot home off Gordon Drive. The price included two other properties flanking the main residence and about 800 feet of combined beachfront in Naples.



DeAngelis Diamond recently began construction of Restoration Hardware Naples with a luxurious RH restaurant on the footprint of the former Nordstroms department store at Waterside Shops. Tim Aten

Retail development

Representative of the region's rapid commercial and residential growth was the controversy surrounding plans to build a second Costco membership warehouse in Collier County. After months of public hearings and neighborhood pushback, the county greenlighted the national chain to build a 162,000-square-foot big-box store with a freestanding gas station on the southeast corner of Collier Boulevard and Rattlesnake

Hammock Road in East Naples. In late October, Costco Wholesale Corp. purchased the 25.86-acre wooded property for nearly \$19.4 million, and plans to break ground in early 2026.

Home Depot is busy building its third Collier hardware store on U.S. 41 East in East Naples, while Sunshine Ace Hardware opened new stores in Golden Gate Estates and North Naples.

Waterside Shops in Naples has three major redeveloped outparcel projects under construction.



The central Piazza at Mercato in North Naples was expanded in 2025 with a permanent entertainment stage, more lawn area and seating, lighting and sun shades. Tim Aten

DeAngelis Diamond recently began construction of Restoration Hardware with an RH restaurant on the footprint of the former site of Nordstrom department store. Darden Restaurants is building Eddie V's Prime Seafood at a former bank office and Williams Sonoma and Pottery Barn are expected to relocate in early 2026 to the former Barnes & Noble building.

In May, Tesla Inc. opened its nearly 45,000-square-foot regional service and sales center on Radio Road in East Naples. Airport Kia broke ground on a new dealership in East Naples and a new Germain Lexus dealership is rising in North Naples. Luxury auto storage suites are under construction in Naples and North Naples.

In other retail development, Mercato expanded its Piazza common area and added a permanent entertainment stage. Celebration Park in East Naples introduced an extreme makeover, Moon Valley Nurseries recently launched in North Naples, Poinciana Plaza nears completion at Golden Gate Parkway and Airport-Pulling Road in Naples, and two outparcel buildings are being built on the edge of the Shoppes at Vanderbilt in North Naples.



Publix opened a new store last fall to anchor the new Shoppes at Orange Blossom in Golden Gate Estates, while the supermarket chain rebuilds its store at Neapolitan Way in Naples and has another new location under construction at Gateway Shoppes at North Bay in North Naples. Tim Aten

Supermarkets

A new Publix store opened last fall to anchor the new Shoppes at Orange Blossom in Golden Gate Estates, while the supermarket chain is rebuilding its store at Neapolitan Way in Naples and building another new location from the ground up at Gateway Shoppes at North Bay in North Naples. In the Orangetree area, Aldi opened its fifth location in Collier just days before Thanksgiving, and plans its sixth to replace the recently shuttered Winn-Dixie that was the only major grocery store in Immokalee. In North Naples, Sprouts Farmers Market is building out the former Bed Bath & Beyond anchor space in Ridgeport Plaza that it will split with Golf Galaxy.

Schools

Bear Creek, the first Collier County elementary school built in nearly two decades, opened last fall on Immokalee Road, while the school district broke ground on another new elementary school in Ave Maria that is targeted to open this August.

Mason Classical Academy built a new gym on its North Campus and went vertical on another North Naples school site across four residential lots on 17 acres on Vanderbilt Beach Road. Construction began in March on Creative World School, a preschool in front of Naples Classical Academy on Immokalee Road.



Florida Department of Transportation began construction in 2025 on a flyover at Collier Boulevard and Davis Boulevard in East Naples as part of the Interstate 75 interchange project. Tim Aten

Infrastructure

Infrastructure projects have had some sections of area roads under construction.

The Florida Department of Transportation is building single-lane flyover ramp extensions over Beck and Davis boulevards on both sides of Collier Boulevard. FDOT also has started constructing a diverging diamond interchange on Pine Ridge Road at the I-75 exit.

The Naples Beach Restoration & Water Quality Improvements Project to address beach outfalls, water quality and stormwater treatment affected traffic all last year on a major stretch of Gulf Shore Boulevard in the city. The county's project to extend Vanderbilt Beach Road another 7 miles east into Golden Gate Estates continues past its fall target opening date and is now expected to be completed this summer.



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