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Collier County

A FLORIDA COUNTY GUIDE · SOUTH FLORIDA & THE KEYS

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REGION

South Florida & the Keys

COMMUNITIES TO START WITH

Naples, Marco Island, Immokalee, Ave Maria

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Upscale Gulf communities, arts and dining share the county with wetlands, agriculture and growing inland residential areas.

Collier County stretches from the Gulf communities of Naples and Marco Island across fast-growing inland neighborhoods to Immokalee, Ave Maria and the edge of the Everglades. Coastal lifestyle, agricultural country and master-planned development exist in the same county, but they do not share the same housing cost, work pattern or access to services.

Healthcare, tourism, construction, professional services, government and agriculture support local employment. I-75 and U.S. 41 organize the coastal corridor, while SR 29 and long east-west routes connect inland communities where routine trips can be much farther than a countywide map suggests.

Scout coastal and inland options separately. Test the exact trip to work, hospital care and groceries, then review flood zone, evacuation route, elevation, roof, permits, association obligations, water or septic service and insurance for a real address.

Lifestyle: Gulf refinement · Nature · Retirement

Collier County by the numbers

Population Census estimate	398,291	At the last full count 2020 Census	375,752
Median age	53.3	Aged 65 and over	33.8%
Under 18	16.3%	Median household income	\$90,045
Median home value what owners estimate	\$540,700	Homeownership	76.6%
People per household	2.37	Average commute	26.1 minutes

U.S. Census Bureau, American Community Survey, published January 2026, read September 19, 2026. Survey figures are estimates; median home value is what owners estimate their home is worth, not a sale price.

Communities to compare

Naples

Naples is the county's primary coastal service, healthcare, arts and dining center, with older city neighborhoods, waterfront property and extensive planned communities to the north and east. Distinguish the City of Naples from a Naples mailing address in unincorporated Collier, then verify taxes, utilities, flood conditions and association costs.

Immokalee

Immokalee is an inland agricultural and working community with a distinct culture and lower-cost housing than many coastal areas. Confirm job access, healthcare, schools, utilities and the long drive to Naples or Fort Myers before treating it as a coastal-market alternative.

Marco Island

Marco Island offers a self-contained barrier-island setting with beaches, canals and strong visitor demand. Bridge access, storm surge, evacuation, elevation, seawalls, rental rules, wind coverage and mainland healthcare travel belong in the ownership calculation.

Ave Maria

Ave Maria is a master-planned inland community centered on the university, newer housing and local amenities. Review buildout timing, association or stewardship obligations, school and service choices, and the distance to coastal employment and specialty care.

Checks before Collier County becomes the answer

- ☐ **Choose coast, growth corridor or inland.** Match the shortlist to the real job, healthcare, school and weekly-service pattern before comparing Naples, Marco Island, Immokalee and Ave Maria.
- ☐ **Price flood, wind and evacuation.** Review the exact flood zone, evacuation route, elevation certificate when applicable, roof, openings and policy terms for coastal and low-lying properties.
- ☐ **Audit condos and planned communities.** Include reserves, assessments, inspections, CDD or stewardship charges, association rules and future construction in the total monthly cost.
- ☐ **Test the whole route.** Drive I-75, U.S. 41, SR 29 or the Marco Island bridge plus the surface-road segment during ordinary and seasonal conditions.
- ☐ **Map hospital and specialty care.** Coastal Naples has the broadest provider concentration; confirm routine, urgent and specialty routes from island and inland addresses.
- ☐ **Verify permits, utilities and wetlands.** Check jurisdiction, permit history, water or septic service, drainage and environmental constraints for the actual parcel before relying on a sales description.

Questions to answer for Collier County

Collier is more than coastal Naples

Naples, Marco Island, Immokalee and Ave Maria represent different housing, work and service markets. A countywide price comparison without location context is misleading.

Tourism and healthcare meet agriculture

Hospitality, medical services, construction and professional work are concentrated near the coast, while agriculture remains central to the inland economy.

Care access changes with distance

Naples has major hospitals and specialists, but Marco Island and inland communities can require longer routine or emergency travel. Map the actual provider network.

I-75 and U.S. 41 do not solve every trip

The coastal corridor has strong regional access, while island bridges and inland highways create distinct travel patterns. Test the last miles, not only the interstate.

Water and storm history require evidence

Storm surge, rainfall, wetlands, wind and evacuation affect parcels differently. Current maps, permits, elevation, inspections and insurance quotes should drive the decision.

Places that reveal the county

Everglades National Park Gulf Coast

The western gateway to Everglades National Park, at Everglades City, where the park meets the Ten Thousand Islands.

Corkscrew Swamp Sanctuary

An Audubon sanctuary of about seventeen square miles, holding one of the largest remaining stands of old bald cypress in North America.

Naples Zoo at Caribbean Gardens

Forty-three acres of zoo planted as a botanical garden in 1919, long before there were any animals in it.

Delnor-Wiggins Pass State Park

A barrier island beach park north of Naples, six miles west of Interstate 75.

The Baker Museum

The art museum of Artis-Naples, at 5833 Pelican Bay Boulevard, opened in 2000.

Ten Thousand Islands National Wildlife Refuge

About 35,000 acres of mangrove, marsh and tropical hardwood hammock on the Gulf south of Naples.

Fifth Avenue South

The main street of Naples since the 1920s, running from downtown toward the Gulf.

Tigertail Beach

A Collier County beach park on Marco Island, where the sand most people want is on the far side of a lagoon.

Naples Botanical Garden

170 acres of garden founded in 1993, built around the plants of the tropics.

Big Cypress National Preserve

720,566 acres established on October 11, 1974, one of the first two national preserves in the country.

Rookery Bay National Estuarine Research Reserve

110,000 acres of coastal land and water at the northern end of the Ten Thousand Islands.

Collier-Seminole State Park

6,430 acres on US 41 about seventeen miles south of Naples, created in 1947.

Golisano Children's Museum of Naples

A children's museum of thirty thousand square feet in Naples, built around things a child can climb into.

Museum of the Everglades

The Collier County museum at 105 West Broadway in Everglades City, in a building that was the town laundry.

Third Street South

The other historic shopping street in Old Naples, quieter than Fifth Avenue and closer to the water.

Marco Island Historical Museum

The island museum at 180 South Heathwood Drive, run by the Marco Island Historical Society inside the Collier County museum system.

Conservancy of Southwest Florida

A nature center of twenty-one acres at 495 Smith Preserve Way in Naples, founded in 1964.

CREW Marsh Trails

5.5 miles of marked loop trail at 4600 Corkscrew Road, Immokalee, on the edge of a sawgrass marsh of five thousand acres.

Beaches in Collier County

Always verify current parking, fees, water quality, lifeguard coverage and posted rules before leaving.

Barefoot Beach Preserve

Vanderbilt Beach

Lowdermilk Park Beach

Naples Pier Beach

Horizon Way Beach

Keewaydin Island Beach

South Marco Beach

Delnor-Wiggins Pass State Park Beach

Clam Pass Beach

Naples Municipal Beach

Via Miramar Beach

Seagate Beach

Tigertail Beach

Cape Romano Beach

Where to check

Collier County Government · Official county services, departments, maps and resident information.	colliercountyfl.gov
Collier Transportation Projects · Current county roadway, bridge and intersection improvement projects.	colliercountyfl.gov
Collier Building & Permits · County permitting, inspection and construction resources for property review.	colliercountyfl.gov
Collier NotifyNow · Official emergency and community notification registration.	colliercountyfl.gov