



J E T P O R T
M O T O R S U I T E S

D E P A R T F R O M T H E O R D I N A R Y . . .
A R R I V I N G E A R L Y 2 0 2 6





WELCOME TO JETPORT MOTOR SUITES

Introducing the new standard in luxury collector storage in Naples, Florida. Jetport Motor Suites offers 47 meticulously curated private motor suite enclaves designed for the most discerning collectors of automobiles, art, and rare assets.

Steps from the Naples Private Airport, our exclusive collection blends high-design with high-function in climate-controlled, secure, tailored spaces for your passions while offering luxury amenities and services to owners including a member's showroom, concierge staff, private Black Car Service, and exclusive partnerships.

Each collector suite is as unique as their owner, where only imagination is the limitation. Built with security, safety, and exclusivity top-of-mind, the Jetport Motor Suites gated and secured development sits above FEMA with each building rated to 165mph wind load and completed with dedicated whole building auxiliary backup generators for added peace-of-mind.

Phase 1 construction of 28 will be completed Spring 2026. Available in three sizes from 1,450 SF to 2,944 SF, all with bathrooms and mezzanines installed followed by Phase 2 adding an additional 19 units with completion Fall 2026 ranging from 1,673sf to 4,854sf with capacity for large RVs, boats and collections.

Please contact us at 813.533.5577 or info@jetportmotorsuites.com for current incentives, pricing and availability or consult with your realtor.

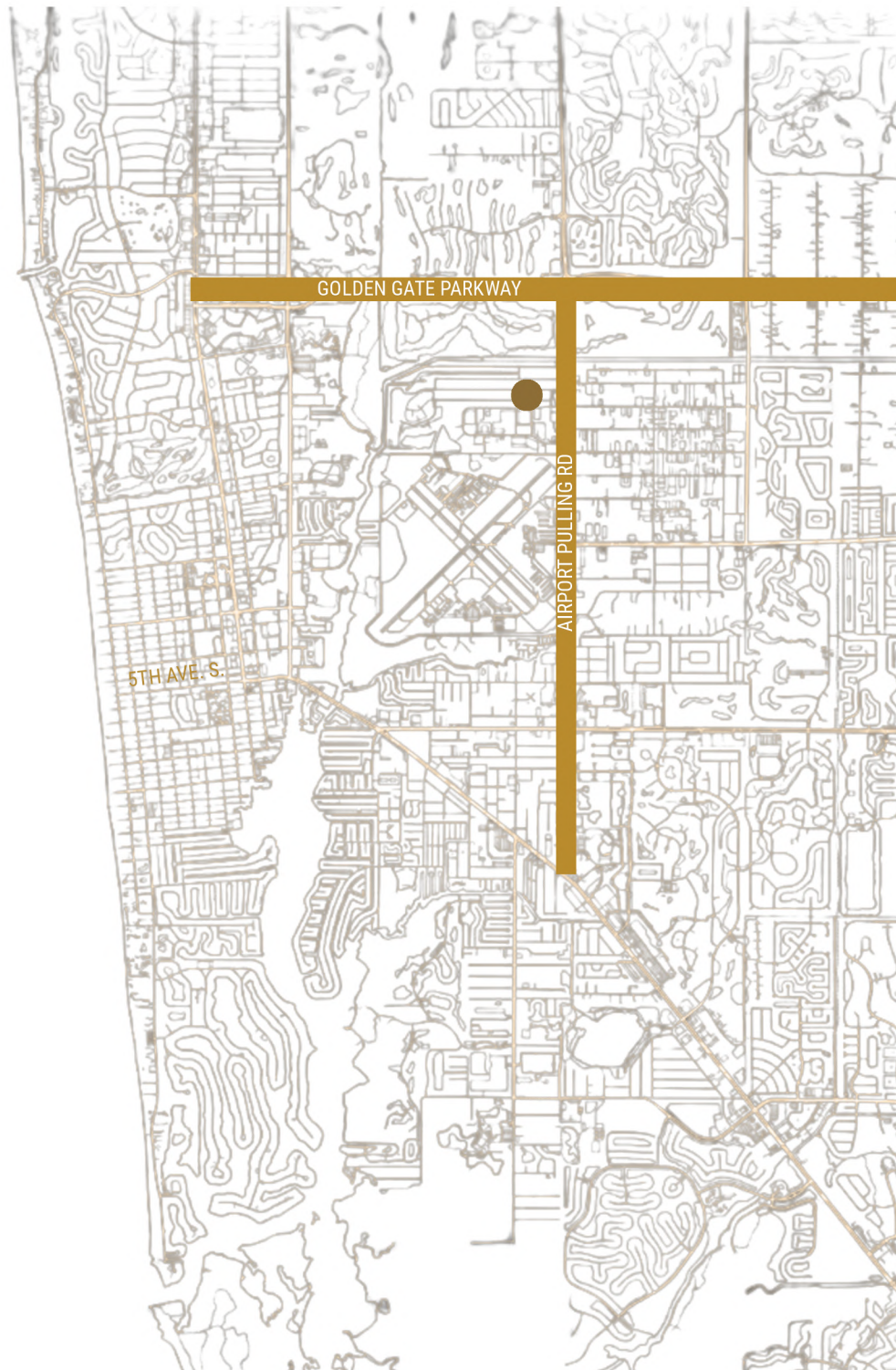


DEPART FROM THE ORDINARY...



LOCATION

3106 NORTH HORSESHOE DRIVE
NAPLES, FL 34104



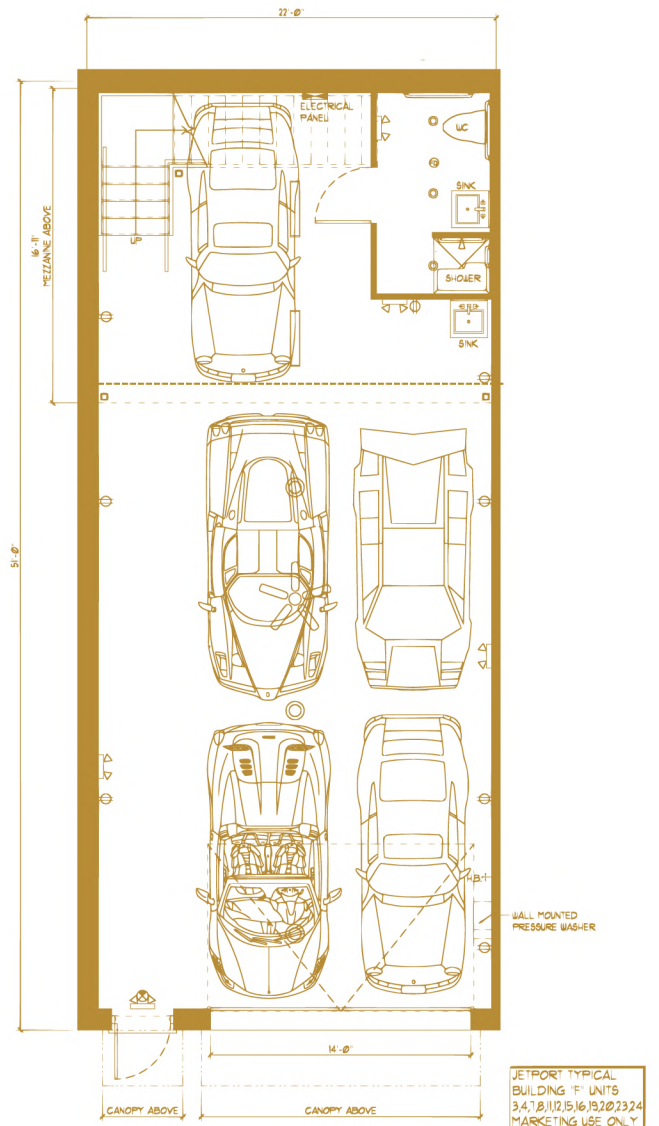
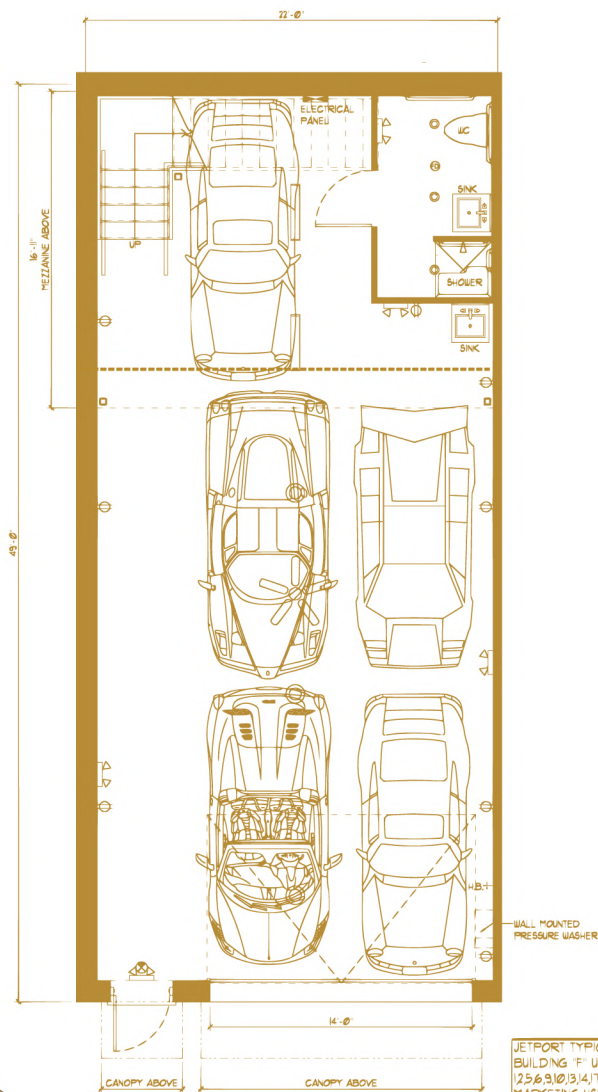
BUILD OUT SPEC SHEET

- 165 MPH wind-rated building
- 12" Block Construction
- 10' NAVD (+1' over FEMA)
- Auxiliary Whole Building Backup Generators
- 22' ceilings clearance to the bottom of the truss
- R-3.8 at exterior walls, R-19 Roof insulation
- 14' x 14' insulated, impact-rated, overhead garage door
- Insulated exterior walls (R- 3.8 3/4 Ridgid)
- Metal stud demising wall with 6" sound batt insulation
- Individual climate controlled units
- Keyless main entry garage door (storefront man doors not key less)
- Ground floor Restroom Completed with sink, toilet & shower ready
- Internet hookup in unit (location to be determined)
- 100 AMP three-phase electrical service (with dedicated 50 AMP breaker)
- High bay LED lighting
- Fully sprinkled with 1 hour fire rated demising walls
- Ground floor will be finished concrete (not sealed)
- One hose bib for water connection
- Utility sink
- General lighting and electrical outlets to meet County Codes
- Mezzanine and stairs will be poured concrete (top of mezzanine floor is 10 Feet above garage floor)
- Wall-mounted Power Washer included at front of unit
- 96 inch industrial ceiling fan included
- Ceilings, railings and under mezzanine painted black

Units will be delivered as stated above. Units can be customized through a direct contact with the Project Builder.



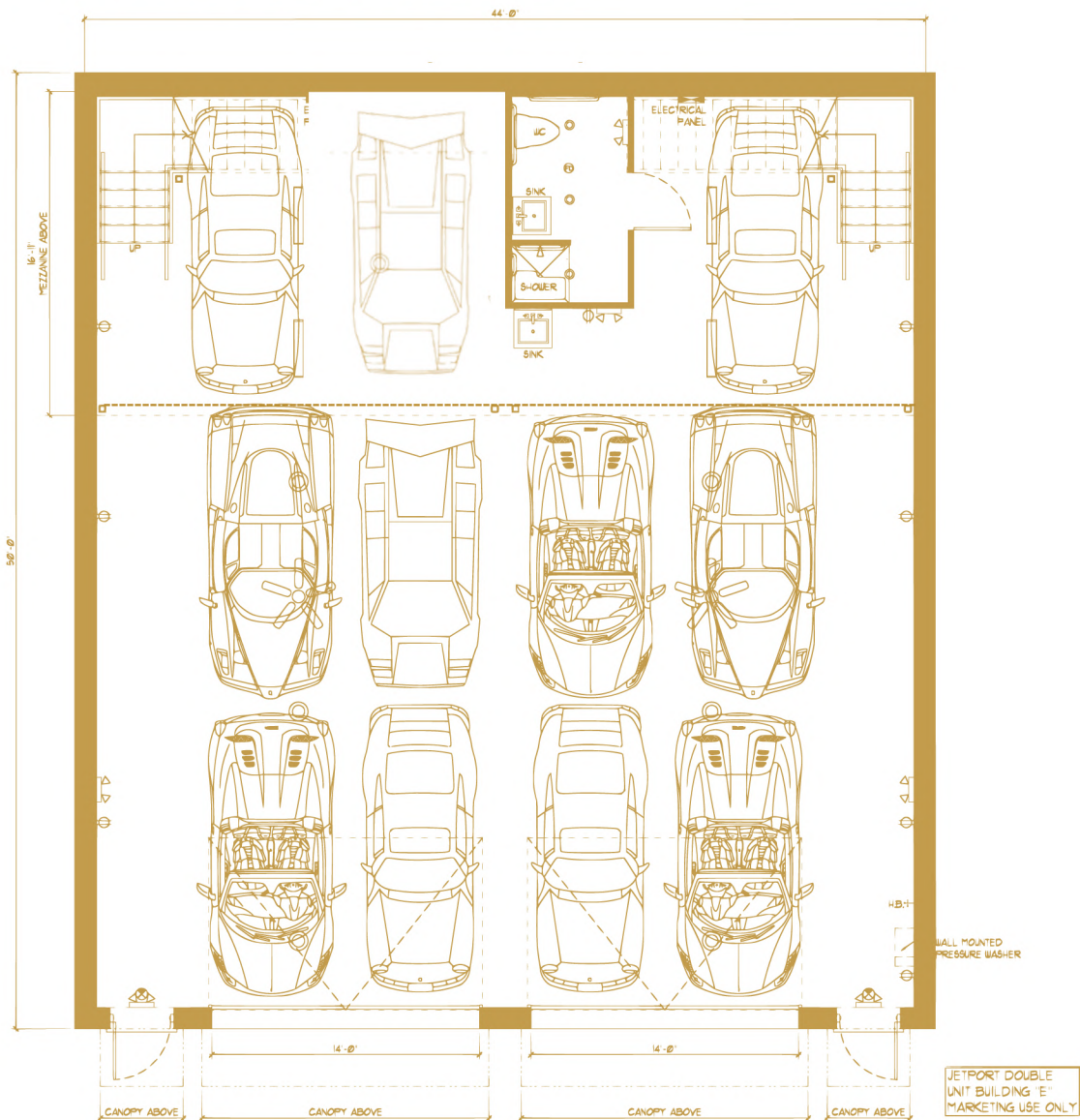
CITATION & CITATION XL 1,450 & 1,494 TOTAL SF





THE GULFSTREAM

2,944 TOTAL SF



PHASE 1 PRICING

UNIT	TOTAL SF	UNIT SPECIFICS	PRICE
E1	SOLD	SOLD	SOLD
E2	SOLD	SOLD	SOLD
E3	2,944 SF	50' x 44' + 744 SF Mezzanine. Upper Rear Transom Windows	\$ 1,736,960.00
E4	SOLD	SOLD	SOLD

F1 & F2	SOLD	SOLD	SOLD
F3	RESERVED	RESERVED	RESERVED
F4	SOLD	SOLD	SOLD
F5	SOLD	SOLD	SOLD
F6	1,450 SF	49' x 22' + 372 SF Mezzanine. Rear Stairs	\$ 833,750.00
F7	1,494 SF	51' x 22' + 372 SF Mezzanine. Rear Stairs	\$ 859,050.00
F8	RESERVED	RESERVED	RESERVED
F9	MODEL	MODEL	MODEL
F10	PENDING	PENDING	PENDING
F11 & F12	2,988 SF	Combined Corner Unit. Upper & Lower Side Windows. 51' x 44' + 744 SF Mezzanine. Rear Stairs	\$ 1,733,040.00

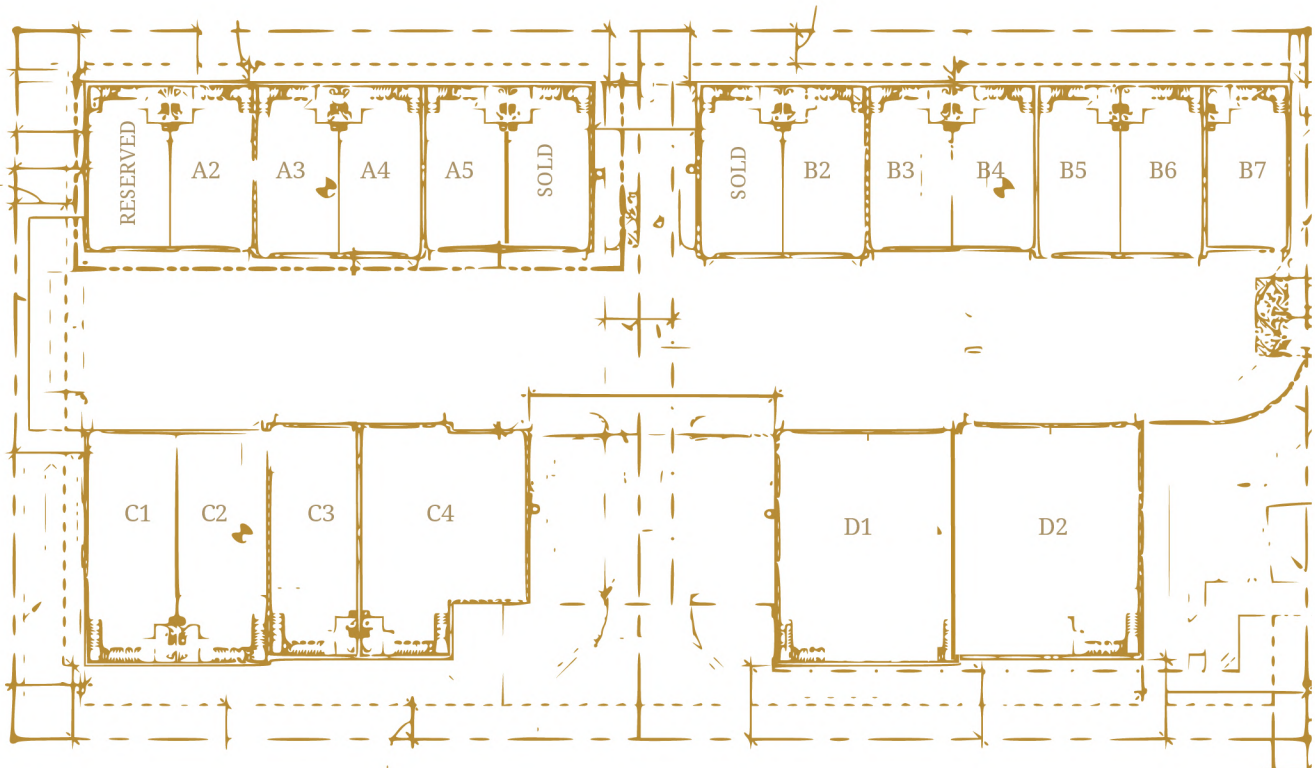
PHASE 1 PRICING

UNIT	TOTAL SF	UNIT SPECIFICS	PRICE
F13 & F14	2,900 SF	Combined Corner Unit. Upper & Lower Side Windows. 49' x 44' + 744 SF Mezzanine. Rear Stairs	\$ 1,682,000.00
F15	1,494 SF	51' x 22' + 372 SF Mezzanine. Rear Stairs	\$ 859,050.00
F16	RESERVED	RESERVED	RESERVED
F17	1,450 SF	49' x 22' + 372 SF Mezzanine. Rear Stairs	\$ 833,750.00
F18	1,450 SF	49' x 22' + 372 SF Mezzanine. Rear Stairs	\$ 833,750.00
F19	RESERVED	RESERVED	RESERVED
F20	RESERVED	RESERVED	RESERVED
F21	SOLD	SOLD	SOLD
F22	SOLD	SOLD	SOLD
F23	SOLD	SOLD	SOLD
F24	SOLD	SOLD	SOLD

*PLEASE CONTACT FOR CURRENT AVAILABILITY. PRICING SUBJECT TO CHANGE.



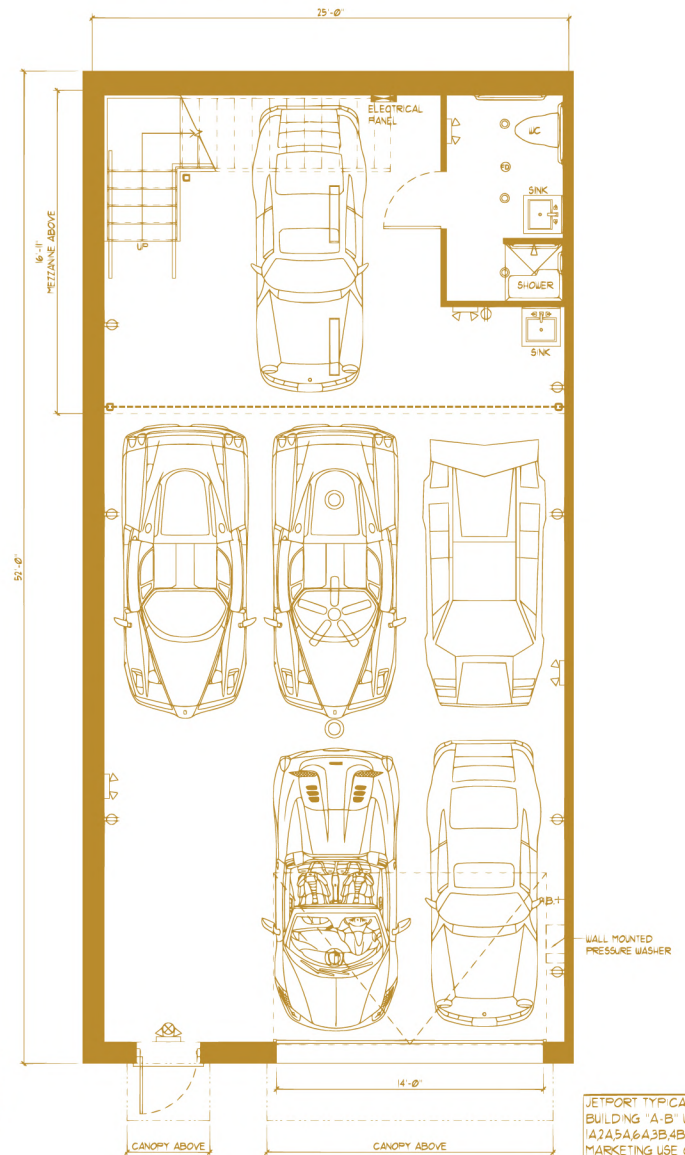
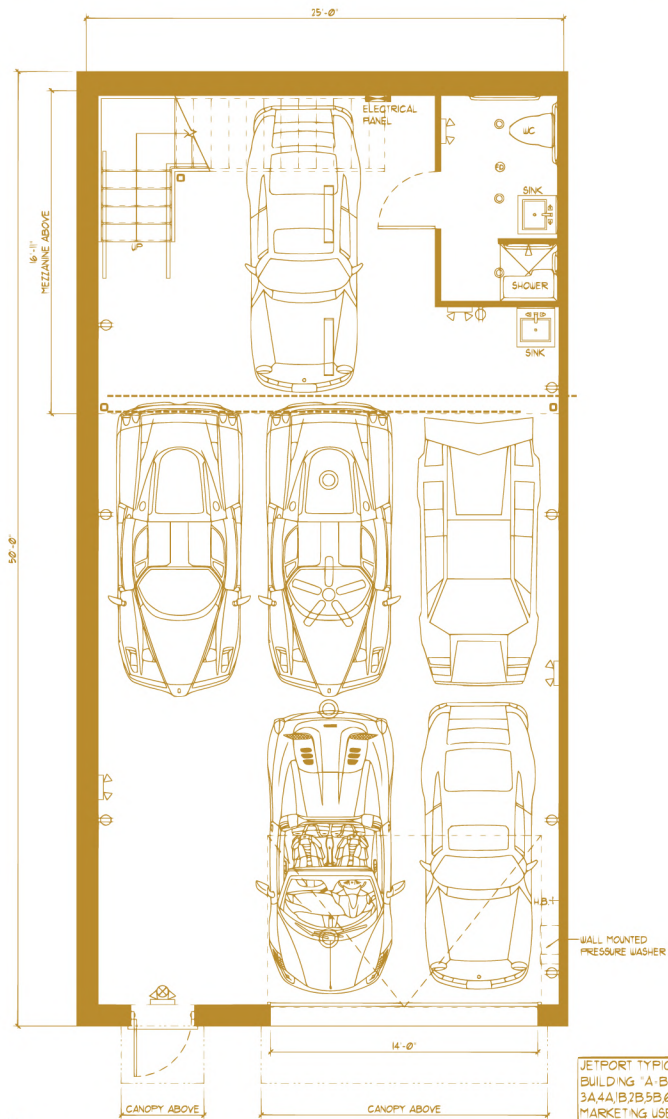
PHASE 2 - LATE FALL 2026





THE FALCONS

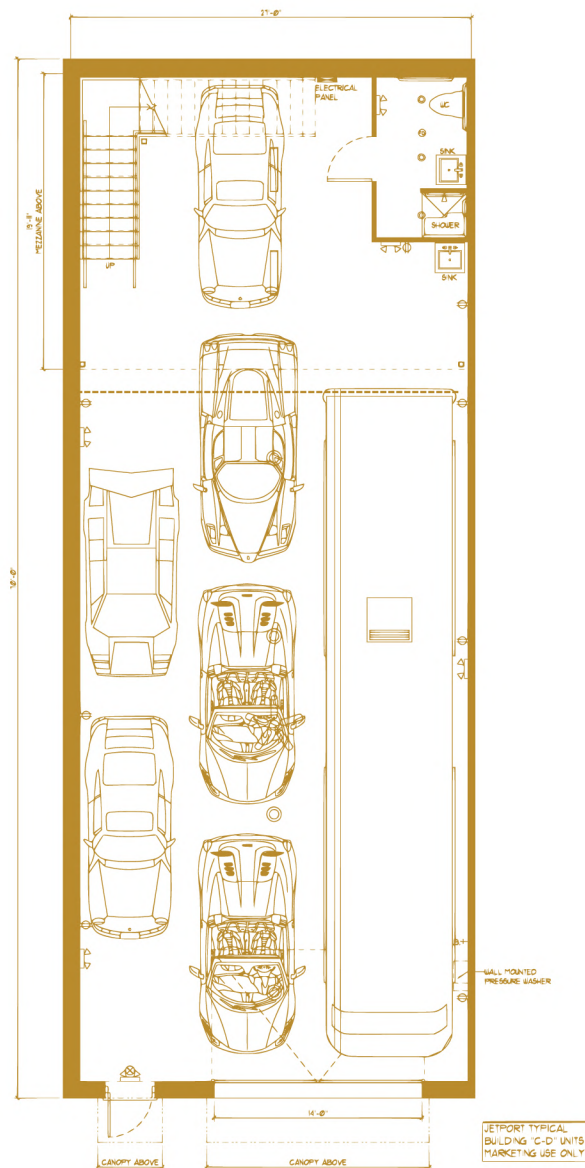
1,673 & 1,723 TOTAL SF





THE CHALLENGER

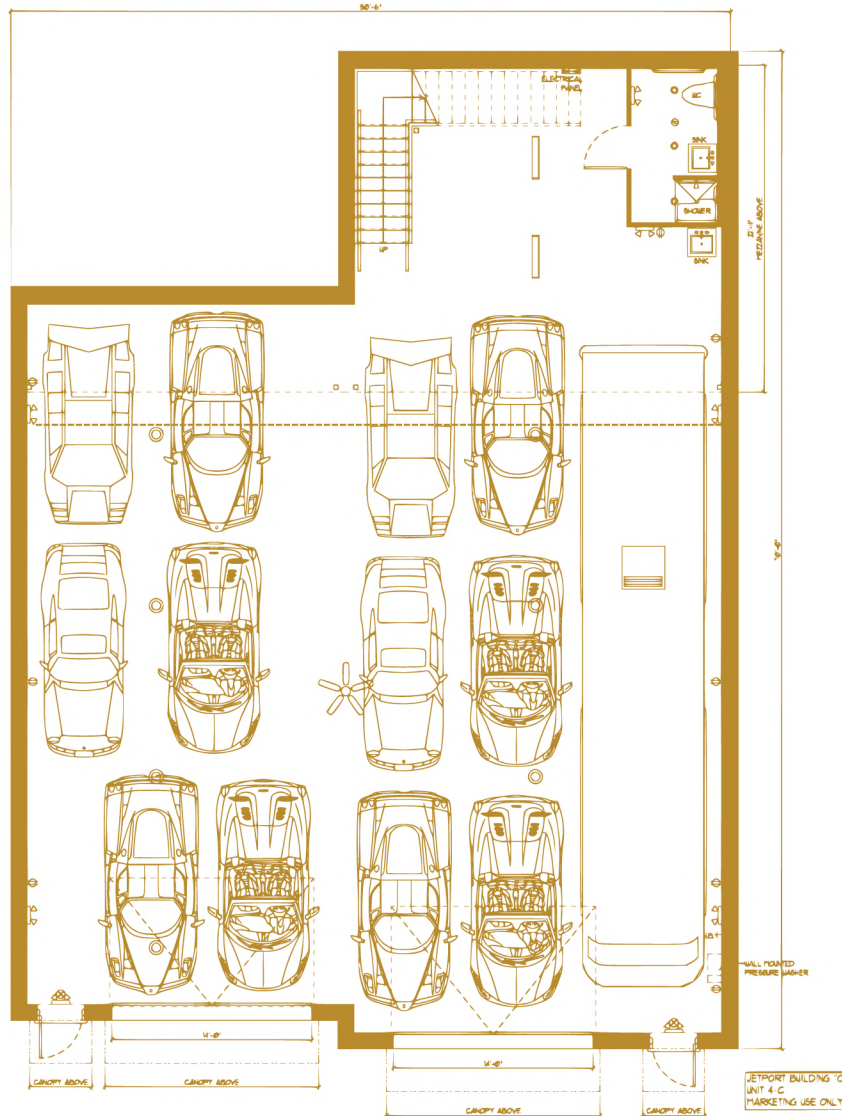
2,427 TOTAL SF





THE BOMBARDIER

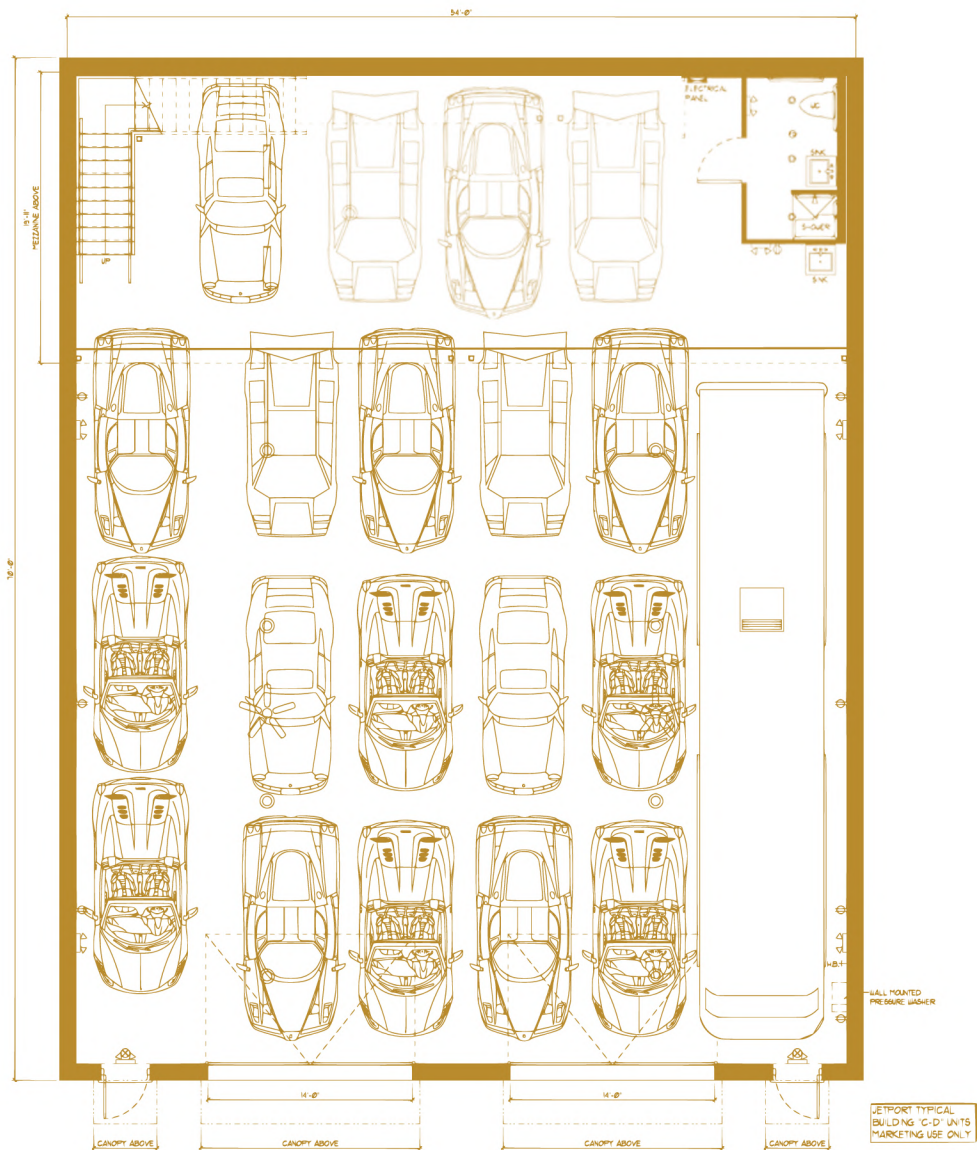
3,806 TOTAL SF





THE BOEING

4,854 TOTAL SF



PHASE 2 PRICING

UNIT	TOTAL SF	UNIT SPECIFICS	PRICE
A1	RESERVED	RESERVED	RESERVED
A2	1,673	50' x 25' + 423 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with A1	\$ 1,003,800
A3	1,723	52 x 25' + 423 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with A4	\$ 1,033,800
A4	1,723	52 x 25' + 423 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with A3	\$ 1,033,800
A5	1,673	50' x 25' + 423 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with A6	\$ 1,003,800
A6	SOLD	SOLD	SOLD

B1	SOLD	SOLD	SOLD
B2	1,723	52' x 25' + 423 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with B1	\$ 1,033,800
B3	1,673	50 x 25' + 423 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with B4	\$ 1,003,800
B4	1,673	50 x 25' + 423 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with B3	\$ 1,003,800

PHASE 2 PRICING

UNIT	TOTAL SF	UNIT SPECIFICS	PRICE
B5	1,723	Corner Unit. Upper & Lower Side Windows. 52' x 25' + 423 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with B6	\$ 1,033,800
B6	1,723	52' x 25' + 423 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with B5	\$ 1,033,800
B7	1,673	Corner Unit. Upper & Lower Side Windows. 50' x 25' + 423 SF Mezzanine With Transom Windows. Rear Stairs.	\$ 1,020,530

C1	2,427	Corner Unit. Upper & Lower Side Windows. 70' x 27' + 537 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with C2	\$1 ,480,470
C2	2,427	70' x 27' + 537 SF Mezzanine With Transom Windows. Rear Stairs. Combinable with C1	\$ 1,456,200
C3	2,427	70' x 27' + 537 SF Mezzanine With Transom Windows. Rear Stairs.	\$ 1,456,200
C4	3,806	Showcase Unit. 70' x 27' & 52' x 23" with 731 SF Mezzanine With Transom Windows. Rear Stairs.	\$ 2,296,275

D1	4,854	Corner Unit. Upper & Lower Side Windows. 70' x 54' + 1,074 SF Mezzanine With Transom Windows. Rear Stair.	\$ 2,936,670
D2	4,854	Corner Unit. Upper & Lower Side Windows. 70' x 54' + 1,074 SF Mezzanine With Transom Windows. Rear Stair.	\$ 2,936,670

FAQS

- What are the monthly fees associated with the community?
 - Monthly fees \$0.56/ground level square foot and cover the building insurance, backup generators, security, maintenance, Member Showroom, Concierge, Black Car Service, water and sewer, and common areas. Budget available upon request.
- Can I operate a business from my unit?
 - To ensure the privacy and security of your fellow collectors, no business activities may operate from a unit.
- Can I customize my unit?
 - We encourage all our owners to customize their suites to match each of their unique personalities. We will assist with build-outs through our onsite construction team.
- Are there limitations to access to my unit?
 - You may come and go as desired through our secure and gated facility.
- Can I rent my unit?
 - Yes, owners may choose to rent their unit providing additional flexibility and potential income generation opportunities.
- Can multiple people own a unit together?
 - Yes, multi-member LLCs may own a unit.
- Can I reside in my unit?
 - No, our collector suites are not to be used as residences or for overnight stays.



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