

TDK Companies and Rail Gauge Partners Break Ground on Vintage Naples

NAPLES, FL. – TDK Companies and Rail Gauge Partners have broken ground on Vintage Naples, a 400-unit upscale apartment community located inside the Randall at Orangetree mixed-use development. The project is located at 13641 Immokalee Road, at the intersection of Immokalee Road and Orange Tree Boulevard in Eastern Collier County. Pinnacle Bank is the lead lender, with Trustmark Bank and Old National Bank also participating in the construction financing. Houston based Marble Capital provided equity alongside Mill Green Partners.

When completed in the fall of 2026, Vintage Naples will offer upscale apartment homes, in four-story, elevator serviced buildings featuring a mix of studio, one-bedroom, two-bedroom, and three-bedroom options. Each unit will include full-size washer and dryer, hardwood-inspired flooring, ceiling fans in living rooms and bedrooms, pendant lighting, quartz countertops, kitchen islands, screened-in patios or balconies, framed bath mirrors, frameless glass walk-in showers with rainfall showerheads, stainless steel appliances, designer tile kitchen backsplashes, and soft-close cabinetry with built-in wine racks and brushed nickel hardware.

Vintage Naples sits on 33 acres, including two ponds and an on-site nature preserve which residents can enjoy by way of a paved, multi-use trail that winds around the community and through the preserve. An integrated club house boasts nearly 21,000 sf of common area amenities that includes a resort-style pool with an expansive deck, sun shelf, Wi-Fi, and shaded cabanas; state-of-the-art fitness center with cardio, resistance, spin, and free weights; a plunge pool, a dedicated spin/yoga room; outdoor grilling stations; a pet spa and dog park; indoor bike storage; and corridor-attached garages and storage units available for rent.

The two-story clubhouse will provide numerous lounge areas, premium flat-screen TVs, a pool table, co-working and office suites, gourmet coffee bar, and cyber lounge. Vintage Naples will offer the first and only Naples apartment community with an indoor pickle ball court exclusively for resident use and their guests that has a connected entertainment and lounge area where residents can gather, socialize and play indoor pickle ball at the same time. The clubhouse area will also include four guest-suite units which residents can book for their out-of-town guests on a nightly basis.

Tim Keach, Managing Principal/CEO of TDK Companies said, “The Naples market is among the most sought-after markets in the U.S., boasting an impressive array of live, work, and play opportunities. The area is booming with a diverse population of working families, young professionals and retirees. TDK is excited to build this upscale community that’s going to stand out as a premier mixed-use community.”

Vintage Naples is the centerpiece residential component to the Randall at Orangetree mixed-use development which is well underway. Located in the high growth area of Eastern Collier County, Rail Gauge Partner, Zach Schaumburg commented, “Naples is special. People from all over want to be in Naples, and we’re excited to offer an upscale community within a walkable mixed-use development that’s in the direct path of growth.” Most of the mixed-use parcels within the development are spoken for. A brand new 7-Eleven at the Immokalee entrance is already open. Other tenants such as Aldi, Chase Bank, Auto-Zone, and Brickyards car wash will deliver and

open in 2025. For the remaining parcels, the master developer is targeting fast-casual dining and a destination restaurant. Immediately next door, the Winchester Center is another mixed-used project owned by the Baron Collier Companies. Ace Hardware is the anchor tenant, alongside other neighborhood retail; a nail salon, hibachi restaurant, and other fast casual dining. NCH Healthcare will locate here as well, offering a variety of healthcare services. Immediately across Immokalee Road is an existing Publix, CVS and Dunkin Donuts.

Nearby, residents will have access to Corkscrew Park, a state-of-the-art public park boasting an indoor community center, open-air multipurpose event lawn and performance stage, sports fields and courts, and open space. 1 mile west, Bear Creek Elementary school is under construction, slated to open in August of 2025. 1 mile to the north, Palmetto Ridge High School on Oil Well Road opened in 2023. Public and private investment in the immediate area has been staggering in recent years, evidence of the tremendous Eastern Collier County growth.

ABOUT TDK

TDK Companies is a three-generation, privately held development and construction company headquartered in Murfreesboro, Tennessee. Founded in Kentucky in 1959, TDK Companies has built and developed more than 15,000 units valued at over \$1.5 billion across the Southeast and Southwest.

ABOUT RAIL GAUGE PARTNERS

Rail Gauge Partners is an Atlanta based real estate investor, developer, and operator of multifamily assets throughout the Southeast. With a proven track record of implementing successful acquisition and development strategies, including previous transactions in roles at Mesa Capital Partners and Kushner Companies, the team at Rail Gauge has executed on the acquisition, development, and sale of over 36,000 units representing over \$5 billion in multifamily transactions.

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Pickleball Court + Media Room Render



Leasing + Café Render