

# CAPE CORAL GOLF COURSE REDEVELOPMENT PROJECT

FOR SALE: RESIDENTIAL DEVELOPMENT LAND  
FOR LEASE: RETAIL/OFFICE (300,000 SF)



Largest Development Site in Cape Coral - 178 acres

**A MIXED USE JOINT VENTURE DEVELOPMENT OPPORTUNITY**  
**Cape Coral, Lee County, Florida**



**THE OPPORTUNITY**

CB Richard Ellis is pleased to present a unique joint-venture mixed use development opportunity in one of Southwest Florida's fastest growing submarkets—Cape Coral. Severely land supply constrained, south Cape Coral lacks a centralized commercial, shopping, and entertainment district, forcing residents to travel long distances to the north part of the City or cross bridges to Fort Myers. To address this need, our client has purchased The Golf Club of Cape Coral and is in the process of rezoning this 173 acre site for mixed-use development. The developer's strategy is to transform the last remaining large vacant land site to one that will capitalize on and support the high need for commercial development in this part of Cape Coral.

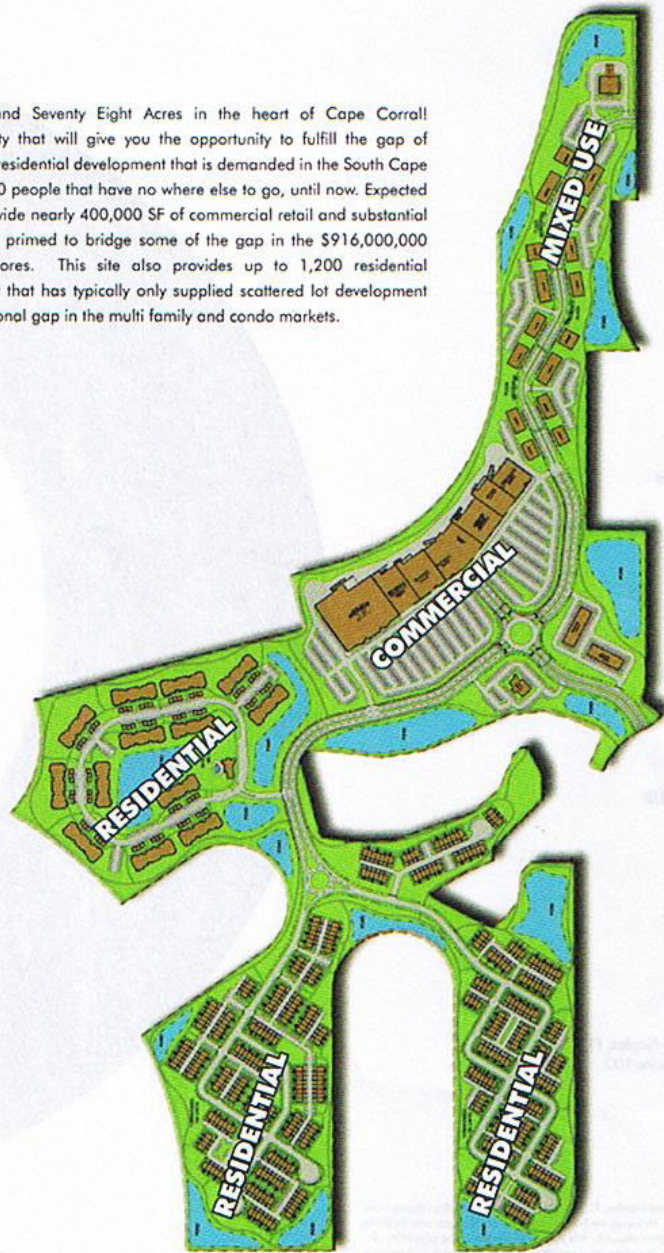
Based on continuing input from the surrounding community and the City of Cape Coral, the overall plan is to include a variety of usages including retail, office, residential, and parks/recreation. This unique offering provides the opportunity for developers to partner with our client and contribute in the rezoning and entitlement process. In return, these co-development partners would have the potential to acquire land with in-place entitlements at favorable prices, depending on each partner's contribution in the process.

<b>Location:</b>	4003 Palm Tree Blvd Cape Coral, FL 33904
<b>Total Land Area:</b>	173 ± acres
<b>Current Zoning:</b>	Parks and Recreation
<b>Proposed Allocation of Land Uses with Zoning Change:</b>	Residential: 25% to 30% Retail/Mixed Use: 20% to 25% Parks/Recreation: 35% to 40% Road Right of Way: 12% to 15%



South Cape Coral Canal

One Hundred and Seventy Eight Acres in the heart of Cape Corral  
 This is a property that will give you the opportunity to fulfill the gap of commercial and residential development that is demanded in the South Cape of nearly 170,000 people that have no where else to go, until now. Expected to be able to provide nearly 400,000 SF of commercial retail and substantial Office this site is primed to bridge some of the gap in the \$916,000,000 void of retail stores. This site also provides up to 1,200 residential units in a market that has typically only supplied scattered lot development leaving an additional gap in the multi family and condo markets.



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