



DEVELOPMENT OPPORTUNITY

- Located in the center of the historic area of Estero, this 34.5+/- mixed-use development will serve as a downtown urban center providing a personal sense of place and identity to the community as it integrates residential living with commercial retail and office.
- The site is easily accessible and highly visible from US-41/S Tamiami Trail, with full traffic openings directly to US-41 and cross-access to adjacent developments.
- The site will connect existing segments of the surrounding city fabric with additional pedestrian and vehicular connections to Broadway Avenue E, Highlands Avenue and Corkscrew Road via Sandy Lane.
- Project offers excellent proximity to community parks, schools, libraries, medical offices, grocery and retail shopping, including two of the most popular malls in Southwest Florida, Coconut Point Mall and Miramar Outlets, along with Florida Gulf Coast University that serves more than 14,000 students per year.

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ENTITLEMENTS

- 200 Bed Assisted Living Facility
- 310 Residential Dwelling Units
- 125 Key Hotel
- Up to 200,000 SF of Commercial Use
- Max of 115,000 SF of Retail Use



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OVERVIEW

- Project is well positioned to meet market needs with existing zoning entitlements secured and infrastructure permits in place to deliver finished pads.
- Class-A, garden style apartment project of 267 units is being proposed on the East portion of the property near the Broadway Avenue entrance, providing 8.8+/- net developable acreage for future commercial development opportunities along the US-41 corridor and adjacent interior pads along the main roadway into the site.
- The main infrastructure being proposed will be completed in sequence with the apartment project, allowing a seamless transition for the remaining commercial pads and users.

DEMOGRAPHICS

2013	1 Mile	3 Miles	5 Miles
Total Population	5,585	43,461	62,907
Household Income Average	\$75,656	\$78,558	\$82,732
Households	2,779	18,404	26,053
Total Employees	692	12,918	25,902