THE CITY OF CAPE CORAL

Economic Development Guide



Expand. Relocate. Live.



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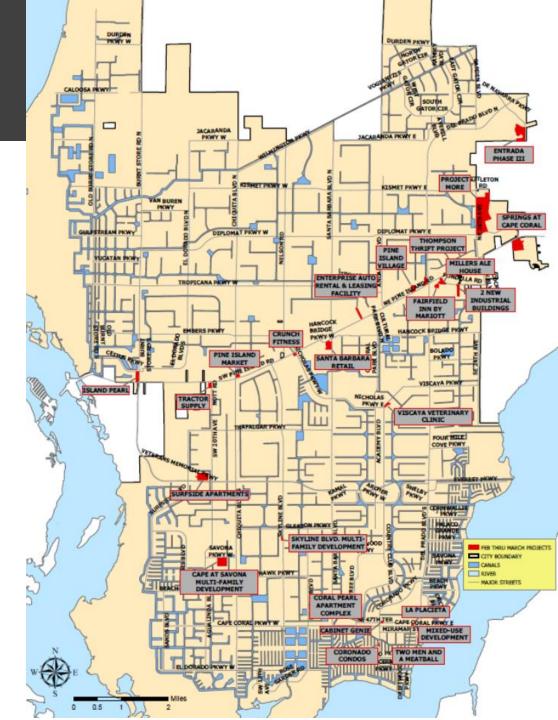
	Economic Development Office Team
•	Ricardo Noguera, EDO Manager
	Terri Hall, CRA Coordinator
-	Nita Whaley, Business Recruitment & Retention Specialist
	Madelon Miuccio, Marketing Specialist
	Karen Ramos, Business Development Specialist

INTRODUCING THE CITY OF CAPE CORAL

The City of Cape Coral boasts over 400 miles of navigable canals, more than anywhere else in the world. At 120 square miles, Cape Coral is only halfway built out, so there's plenty of space to add new retail, office/tech, industrial, residential projects and mixed-used.

With an annual growth rate of 2 percent and a population of 200,000, Cape Coral is the 8th largest city in Florida and is home to the largest workforce between Tampa and Miami. The City features ideal development, expansion and relocation opportunities.

There's Room to Grow in the Cape.



LOCATION OVERVIEW

Panama City The city is within 15 miles of Interstate 75 for connecting northward to Tampa and onto the Midwestern states, and southeastward to Miami/Fort Lauderdale. Cape Coral FORT U.S. Route 41, which runs from Miami to the Upper Peninsula of Michigan connecting into the city.



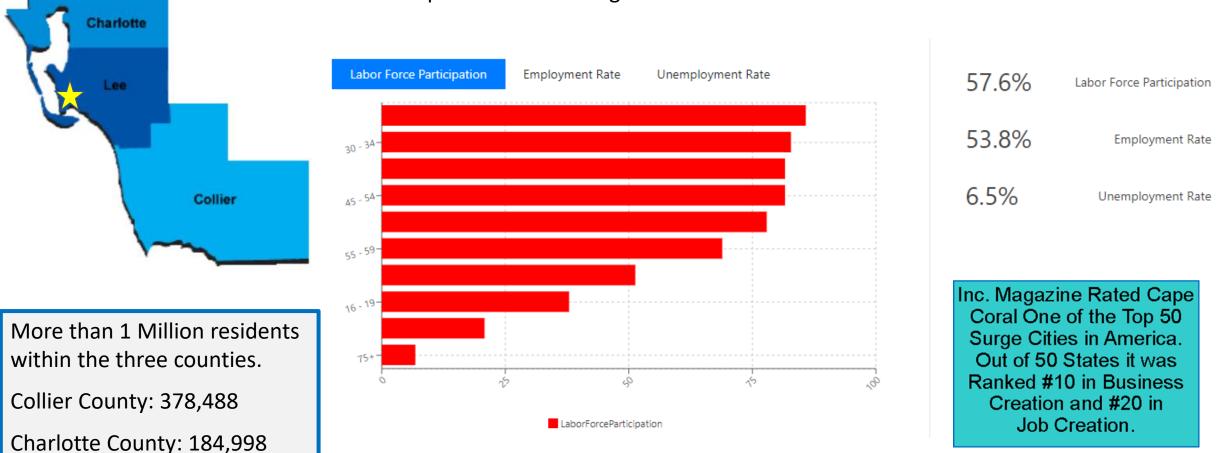
Close to 75% of Florida's population is within 160 miles of Cape Coral. The City is in close proximity to multiple airports and is easily accessible.



DEMOGRAPHIC REVIEW

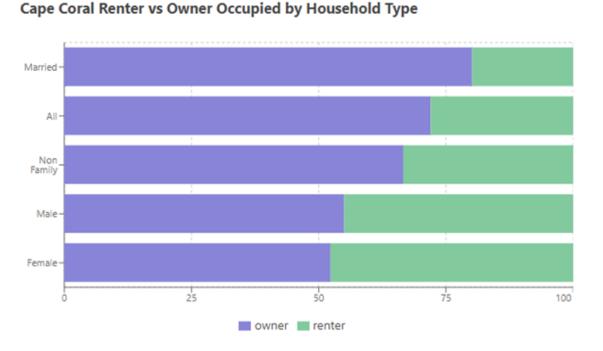
The City of Cape Coral is located in Lee County which lies between Charlotte and Collier Counties. The City is growing rapidly, making it the 8th largest city in Florida and boasting the largest workforce between Tampa and Miami.

Population is booming in southwest Florida.



Lee County: 754,610

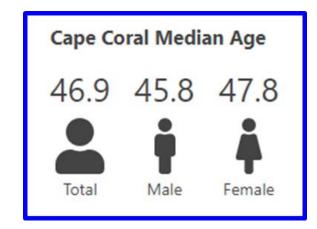
DEMOGRAPHIC REVIEW



Cape Coral Ranks 3rd in Top 10 Cities Where Millennials are Buying Homes in the U.S. (site: smartasset)

Millennials and young professionals are discovering Cape Coral is the perfect place to begin or expand their careers, find a perfect, affordable home and start their lives.

Cape Coral Household Types			
Туре	Owner 🗸	Renter	
Married	80.1%	19.9%	
All	72%	28%	
Non Family	66.6%	33.4%	
Male	55%	45%	
Female	52.3%	47.7%	



72.0% Rate of Home Ownership

2019 Largest Employers	Number of Employees
Lee County School District	2,485
Lee Memorial Health System	2,562
City of Cape Coral	1,362
Publix Super Market	1,258
Sam's / Walmart	887
Home Depot	570
Regional VA Clinic	530
Gulf Coast Village	470
Target	368
Cape Coral Charter Schools	327
Lowe's Home Improvement Co	enter 325

FOCUS INDUSTRIES

The City of Cape Coral welcomes business diversification and supports the statewide target industries:

- MedTech
- Logistics & Distribution
- Manufacturing
- Aviation & Aerospace
- Life Sciences
- Information Technology
- Emerging Technologies
- Defense & Homeland Security
- Corporate Headquarters
- Financial/Professional Services



Aviation & Aerospace

Florida has long been the world's premier gateway to space, the undisputed air traffic hub of the Americas, a major hub for flight training and MRO, and home to leading...

Life Sciences

After years of aggressive, coordinated effort, Florida has firmly established itself as a true hub for the life sciences. Today, Florida is home to some of the nation's most highly...

Manufacturing

Florida's advanced manufacturing industries are diverse and include sectors producing intermediate and finished products ranging from plastics, to tortillas, to motor vehicles. In total, Florida is home to over 19,000...



Defense & Homeland Security

The defense and homeland security industry is comprised of innovative companies pursuing the development of products and solutions to support our military and protect civilian populations from terrorist attacks and...

Information Technology

and range from photonics ...

Florida has remained at the forefront of infotech innovation since the birth of the IBM PC in Boca

Raton. The state's industry strengths are diverse.

Financial & Professional Services

Florida's diversified economic structure has enabled it to be a global player in the provision of high value-added services in finance, insurance, architecture, accounting, consulting, engineering, and more. Florida's proximity...



Logistics & Distribution

Logistics is big business in Florida, where the broader wholesale trade, transportation and logistics industry employs more than half a million Floridians. Nearly every major global logistics integrator already...

Cleantech

Floridians understand the undeniable link between sustainability and the economy, and are building a robust cleantech industry, with particular strength in energy, efficiency, and environmental technologies. Florida is already home...

Headquarters

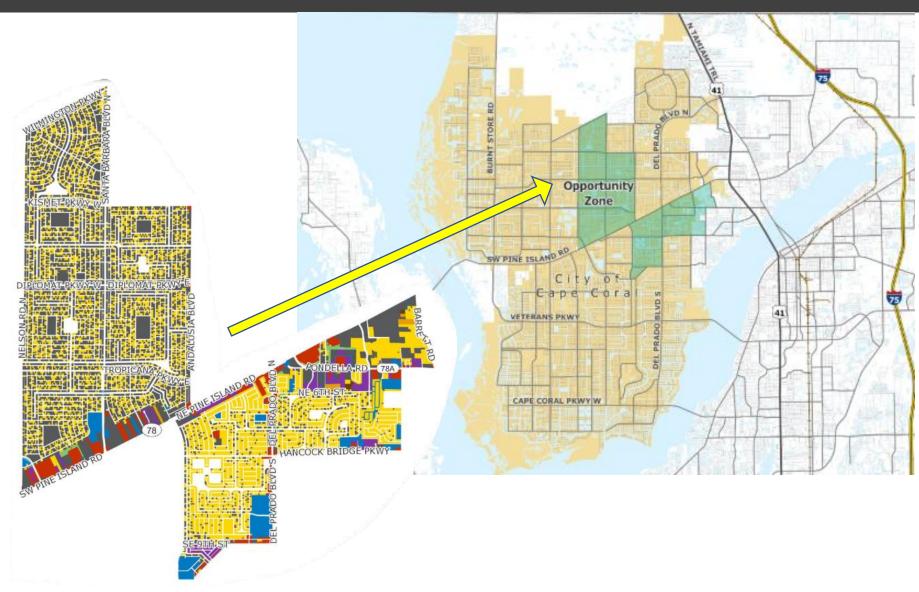
Florida is the 3rd largest state and the 19th largest economy in the world, if Florida were a country - companies across industries can benefit from our large market, large...

Source: Enterprise Florida

CAPE CORAL OPPORTUNITY ZONES

The Cape Coral Opportunity Zone is approximately 12.19 square miles. There are roughly 8,900 vacant parcels in this opportunity zone totaling just over 2,750 acres.

Approximately 2,300 of those parcels, around 1,015 acres, currently have zoning that allows for Multi-Family, Commercial, or Professional uses.



ECONOMIC INCENTIVES

The City can consider tailor-made incentives for new, expanding or relocating companies, as well as for new developments.

Incentives may include:

- Employment/Hiring Incentives
- Deferral of Impact Fees
- Synthetic TIF
- CRA Business & Development Incentives
- Ombudsperson Services by EDO Team during Entitlement Process
- The City will Provide Economic Incentives on a case-by-case basis

Florida is ranked as one of the best states to do business due to a low cost of labor, low regulations and zero state income tax.

Did You Know? In Florida there is...

- NO Corporate Income Tax on limited partnerships
- NO State Personal Income Tax
- NO Corporate Franchise tax on Capital Stock
- NO State-Level Property Tax assessed
- NO Property Tax on Business Inventories
- NO Sales Tax on Manufacturing Machinery & Equipment
- NO Property Tax on Goods-in-Transit for up to 180 days
- NO Sales and Use Tax on Goods Manufactured or Produced in Florida for Export Outside the State







CAPE SUCCESS STORIES



Michael Richter, CEO and President of Ecological Labs, a company that employs 65 local Cape residents, shares his experience in regard to moving into the North Cape Industrial Park:

"Ecological Laboratories, Inc., a 44-year-old Bio Tech company, purchased a single parcel of land in the North Cape Industrial Park in 1998 to build its factory in Florida. Twenty years and five buildings later our campus has continued to grow. We now have approved plans from the City to build our 6th building, a 12,500sf addition to our campus, giving us a total 80,000sf of laboratories, warehousing and manufacturing. It is important that the City of Cape Coral continue building its industrial base so companies like Ecological Labs can continue to prosper here in the City. We are proud to create a well-meaning career path for the local community to grow and prosper along with us."

Chris Rozum is Founder and CEO of Insite Managed Solutions, a local management consulting firm which employs 57 staff and has plans to double its workforce over the next 2-3 years. The City's EDO has been working with Insite Managed Solutions as the company has continued to grow and seek more office space. The company was first established in the Cape in 2007 and has grown steadily over the past 13 years.

Rozum offered the following as it relates to the South Cape and the City in general; "I live in this city and so do the majority of my workforce. It is a priority for us to invest in our community and to contribute to the growth of the South Cape. We are looking forward to establishing a long term home here where our staff can walk to restaurants and our Fortune 500 clients can readily utilize area hotels."





Surfside Corner Apartments

220 units under construction. Scheduled for opening in 2021.





Pine Island Village Mixed-use development under construction with mix of retail, office and restaurants. For leasing contact Carlos Acosta: <u>cacosta@ccim.net</u>





Springs at Cape Coral 292 multi-family units under construction. Scheduled for completion 2022.





Fairfield Inn by Marriott 109 room hotel under construction. Scheduled for completion late 2020.





Cape at Savona 319 units under construction. First phase now ready for occupancy.



Cape Coral Commons 50,000sf retail development scheduled to break ground Summer 2020 at NW corner of Pine Island Rd. & Del Prado Blvd.





Cabinet Genie – Located in the CRA Headquarters and showcase 5,000sf. Broke ground June 2020.





Chase Bank – Located in the CRA Under construction and scheduled to open late 2020.



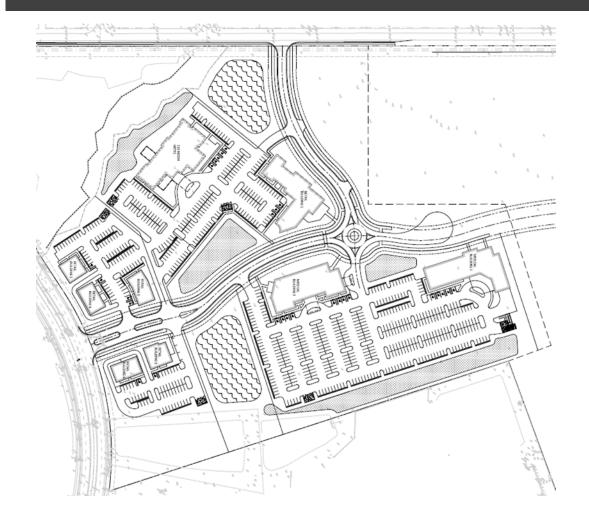
Bacino Vista Condominiums – Located in the CRA 34 units scheduled to break ground 2021.



Island Pearl

This mix-use project features multi-family, retail, dining and entertainment outlets. Located at the intersection of Pine Island Road & Burnt Store Road. For leasing information, please contact: <u>bwdg@dureeandcompany.com</u>

UPCOMING DEVELOPMENT PROJECTS



Victory Park

Plan to break ground on 140 acre development in late 2021 to include a mix of uses from hospitality to medical office, retail, dining and more.

For leasing information, please contact: bwdg@dureeandcompany.com

DEVELOPMENT OPPORTUNITIES



15 Acres located near a Target, Lowes and Publix's Plaza

5.3 Acres located on the corner of Santa Barbra and SE 10th Terrace

Contact: Jack Britton, CCIM jbccim@centurylink.net

DEVELOPMENT OPPORTUNITIES



Seven Islands

Acreage: 60

Location: Northwest Cape Coral

Land use: Mixed use

Contact: Ricardo Noguera

239-233-7427

RNoguera@capecoral.net

Attributes:

- High visibility, waterfront land
- Access to Gulf of Mexico
- Close proximity to Charlotte Harbor, Boca Grande, Sanibel and Captiva Island
- Unobstructed views of Matlacha Pass Aquatic Preserve

Introducing Pine Island Road

Less than 300 Acres Remain.

More than \$300 Million in Private Investments in the Works.





Site Details: **121 Acres -** Largest site on Pine Island Rd. Location: NE Pine Island Road Contact: Don Lucas 239-274-0067



Site Details: **40 Acres** Location:2570 NE Pine Island Road Contact: Adam Palmer

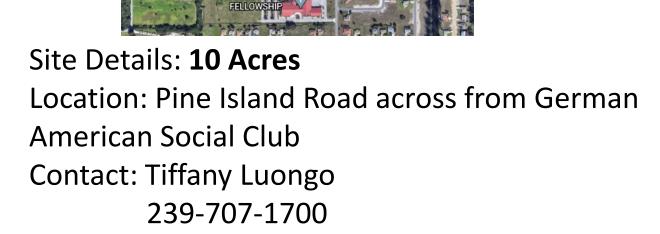
Adam@adampalmer.com

239-333-2507



Site Details: **25 Acres** Location: NE Pine Island Road across from Kia Contact: Walter Johnson

mrgogetter@aol.com





Site Details: 9 Acres

Location: 2500-2560 NE Pine Island Road Contact: Shawn Stoneburner 239-675-3214 sstoneburner@cpswfl.com



Site Details: **13 Acres** Location: NW Pine Island Rd, on the corner of Pine Island Road and Chiquita Blvd South Contact: Greg Jeffcot 239-277-1883



Site Details: **10 Acres** Location: 2621 SW Pine Island Road Contact: Jacklyn Rogers 239-292-2705 jacklynrogers@hotmail.com



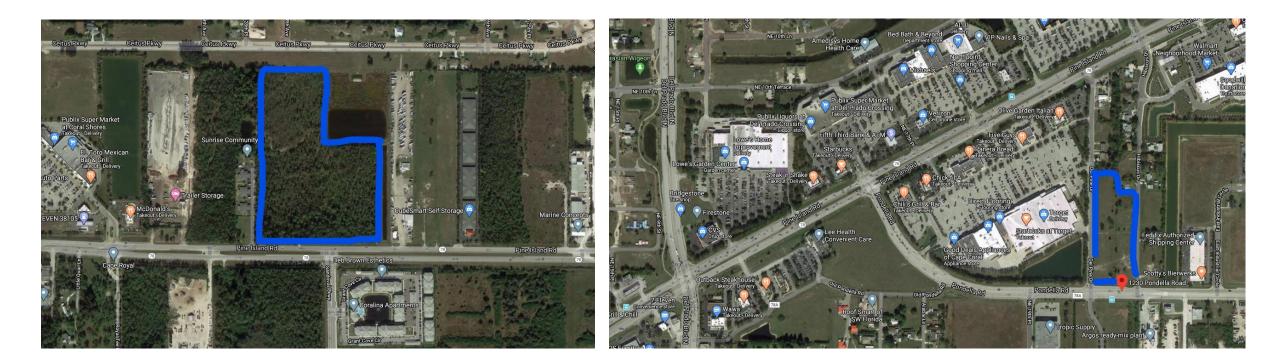
Site Details: **18 Acres** Location: 2810 SW Pine Island Rd Contact: Century 21 – The Shevlin Team 239-283-1100



Site Details: **14 Acres** Location: 201-207 SW PINE ISLAND RD Contact: Walter Johnson <u>mrgogetter@aol.com</u>



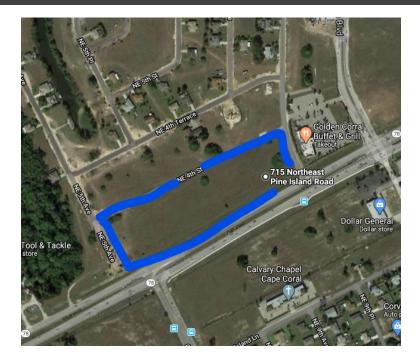
Site Details: **16 Acres** Location: 2015-2025 NE PINE ISLAND RD Contact: Annette Barbaccia 239-850-8301



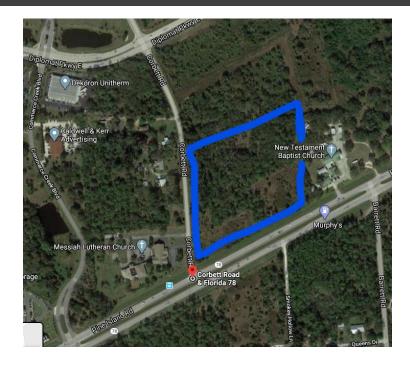
Site Details: **20 Acres** Location: SW Pine Island Contact: Walter Johnson <u>mrgogetter@aol.com</u> Site Details: **5.8 Acres** Location: 1230 Pondella Road Contact: Walter Johnson <u>mrgogetter@aol.com</u>



Site Details: **30 Acres** Location: SW Pine Island Road Contact: Walter Johnson <u>mrgogetter@aol.com</u>



Site Details: **11 Acres** Location: 715 NE Pine Island Rd Contact: Jeff Zamis / Ali Ahmed <u>jeff@dodgemiami.com</u> <u>ali@dodgemiami.com</u>



Site Details: **20 Acres** Location: NE Corner of Corbet and Pine Island Contact: Jeff Zamis / Ali Ahmed <u>jeff@dodgemiami.com</u> <u>ali@dodgemiami.com</u>



Site Details: **9 Acres** Location: SW Pine Island Road Contact: Tiffany Luongo 239-707-1700

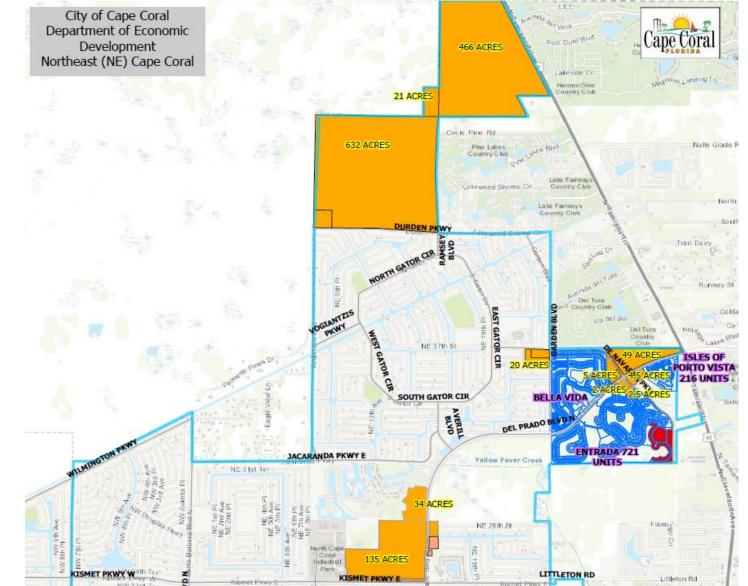
<u>DEVELOPMENT OPPORTUNITIES</u> North Cape Coral – Del Prado Blvd. Corridor

Introducing North Cape Coral

> 250 Acres of undeveloped property.

Sites available close to over 1,000 M-F units and a popular Public's Shopping plaza.

Sites available for corporate office parks, mixed use and business parks.



Del Prado Corridor Single Family, Condominium and Apartment Developments

Bella Vida – Single Family: 128 Units

Entrada – Single Family: 721 Units

Isle of Porta Vista – New Apartment Complex: 216 Units

<u>DEVELOPMENT OPPORTUNITIES</u> North Cape Coral – Del Prado Blvd. Corridor



<u>DEVELOPMENT OPPORTUNITIES</u> North Cape Coral – Del Prado Blvd. Corridor



Site Details: **20 Acres** Location: Gator Blvd. And De Navarra - 3710 NE 19th Place

Contact: Adam Palmer

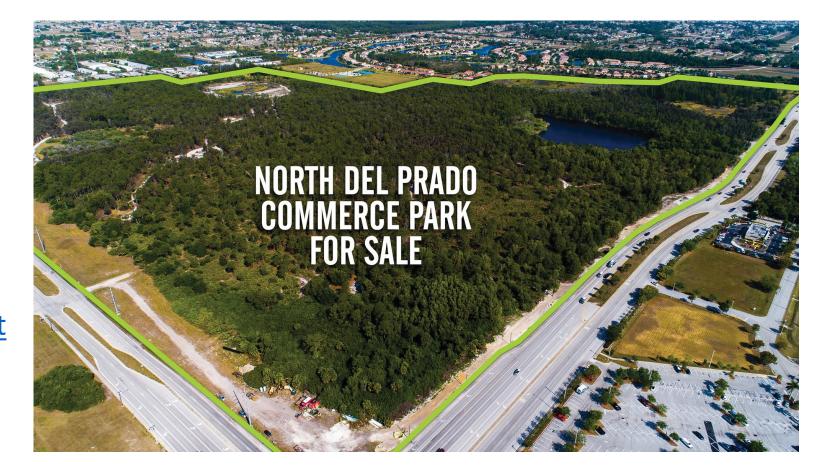
Adam@adampalmer.com 239-333-2507



Site Details: **15+ Acres** Location: DEL PRADO BLVD & DE NAVARRA PKWY Contact: Michael Price, LandQwest <u>Mprice@lqwest.com</u>

<u>DEVELOPMENT OPPORTUNITIES</u> North Cape Coral – Del Prado Blvd. Corridor

Site Details: **135 Acres** Location: Del Prado Corporate Site Contact: Ricardo Noguera 239-233-7427 RNoguera@capecoral.net

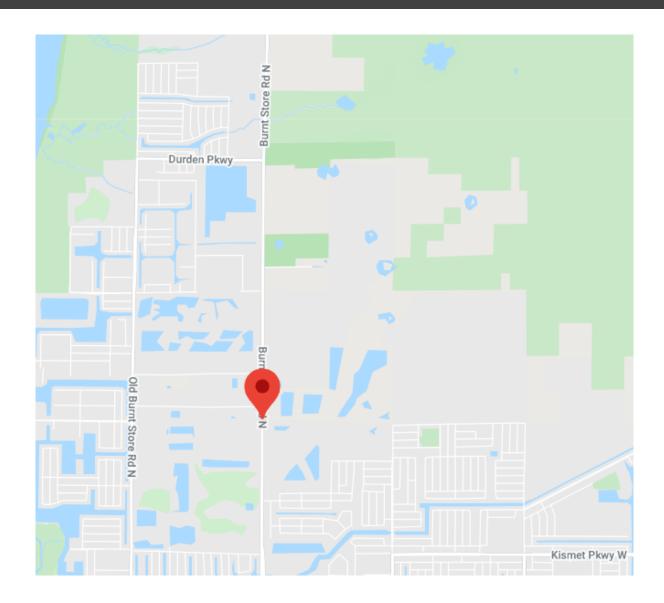


Introducing Burnt Store Road

Over 1,000 acres of undeveloped properties available.

10 miles from I-75 makes it an ideal location for business parks, mixed-use and town center developments.

County roadway expanding to 4 lanes with readily available workforce within a 20min drive.



Site Details: **140 Acres** Location: Gator Slough site on Burnt Store Rd Contact: Theresa Blauch-Mitchell, CCIM 239-265-2628





Site Details: **300 Acres** Location: Kismet Pkwy and Burnt Store Rd Contact: City-owned site. Please contact Ricardo Noguera <u>rnoguera@capecoral.net</u>



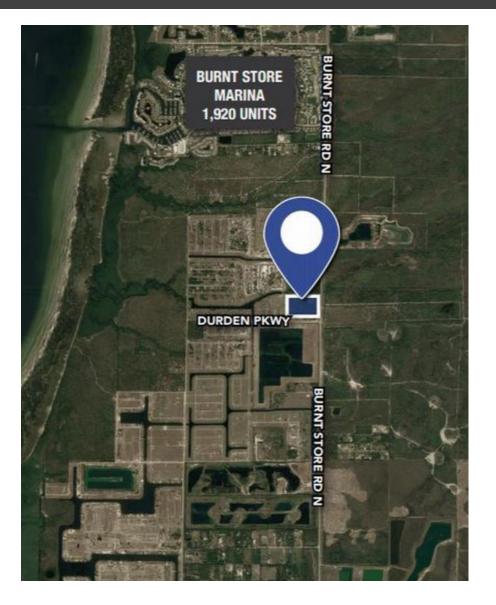
Site Details: **150 Acres** Location: Sands Road Contact: Tom Woodyard <u>twoodyard@wa-cr.com</u> (239) 425-6011

Site Details: **7.75 Acres** Location: NW CORNER OF BURNT STORE RD. AND TROPICANA PKWY Contact: Jack Britton, CCIM

jbccim@centurylink.net



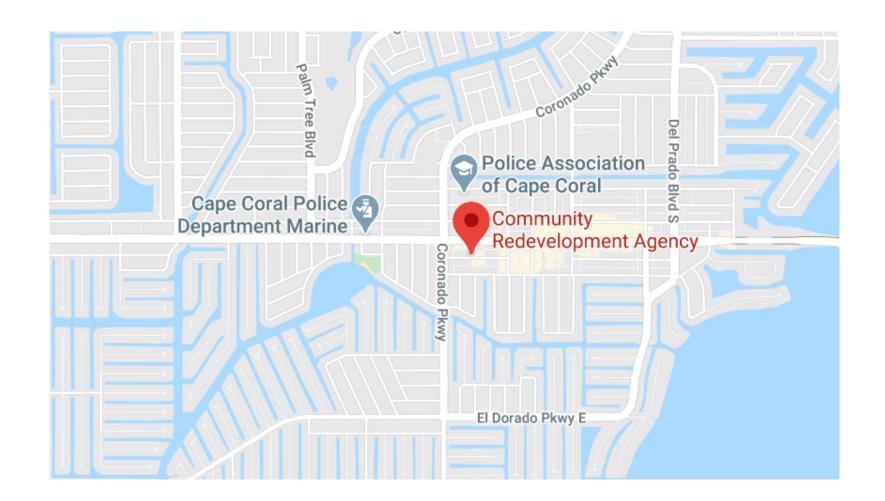
Site Details: **30 Acres** Location: NW Corner of Durden and Burnt Store Rd Contact: Ty Vigil 239-913-8070



Introducing the South Cape

The South Cape is the "downtown" of the City of Cape Coral and features multiple restaurants, bars and amenities.

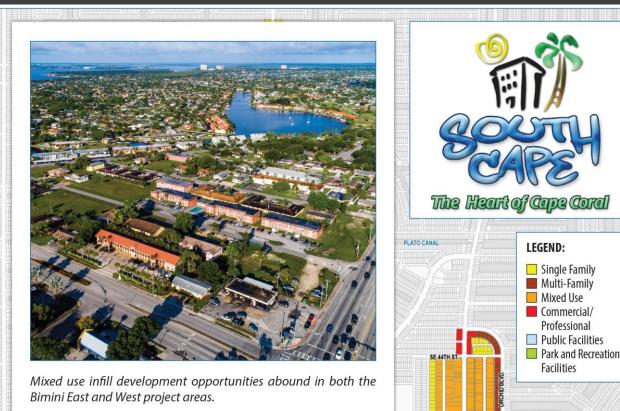
Development opportunities are limited and highly desirable.



The City of Cape Coral established its Community Redevelopment Agency (CRA) in 1989 as part of an effort to jumpstart revitalization of the South Cape.

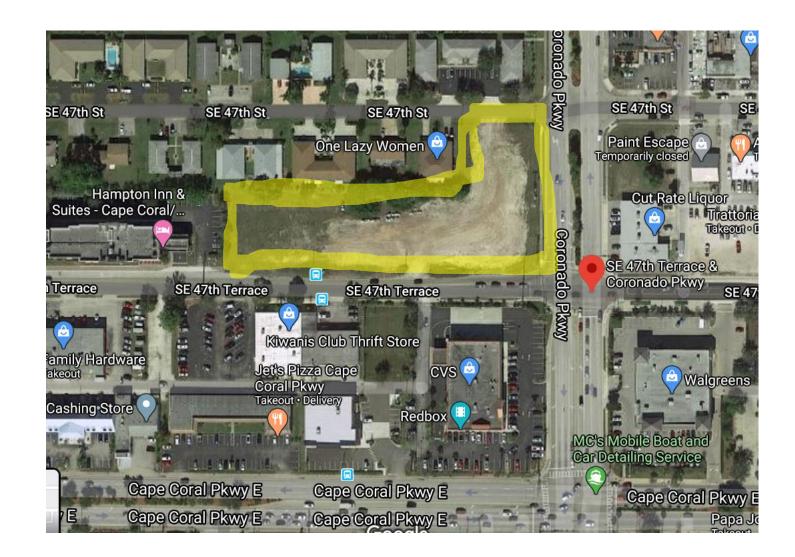
The CRA/South Cape roughly encompasses an area bounded by Del Prado Blvd. westward to Palm Tree Blvd.(about 1 mile in length) and north-south from S.E. 46th Street southward to Miramar Blvd.







Site Details: **2-3 Acres** Location: Coronado and SE 47th Terrace Contact: Josh Bartlett 212-554-3706



Site Details: **5+ Acres** Location: Bimini West Contact: Paulette duCharme Hansen Miloff Aubuchon Realty Group 701.306.7277 pducharme@miloffaubuchonrealty.com



Site Details: **18 Acres** Location: Bimini East 18 acre waterfront site Available in full and divisible Contact: Rosendo Caveiro Rosendo.caveiro@av



Rosendo.caveiro@avisonyoung.com 305-753-2830

LEASING OPPORTUNITIES South Cape - CRA



Site Details: Office Building for Sale Location: 1612 Cape Coral Pkwy E, Cape Coral, FL 33904 – Located in the CRA Contact: GARY TASMAN Principal Broker 239.489.3600 gtasman@cpswfl.com

LEASING OPPORTUNITIES Industrial/Flex

Site Details: Industrial Flex Spaces Location: 1421 Ceitus, Cape Coral Contact: John Moffatt johnseadoo@yahoo.com



LEASING OPPORTUNITIES Industrial/Flex

Site Details: Industrial Flex Spaces Location: 411 NE 2nd Place, Cape Coral Contact: John Moffatt

johnseadoo@yahoo.com



LEASING OPPORTUNITIES Industrial/Flex



Site Details: **38,000 sq. ft Industrial Flex Warehouse Facility** Location: East Cape Commerce Park, 917 East Industrial Circle Contact: Rudley Lewis, Project Manager 239-334-8800

BUILDING DESIGNS PREFERED Industrial and Office Sites

Here are a few examples of office and industrial and office buildings we would like to see in the City of Cape Coral.







CAPE LIFESTYLE



The City of Cape Coral boasts a vibrant, balanced lifestyle featuring outdoor amenities like biking and water sports, and providing residents with ample dining, retail and nightlife options throughout the City. If you are searching for the ultimate work-life balance, look no further than the Cape.

The City hosts a number of events throughout the year such as Bike Nights, Sounds of Jazz and Blues and the Red, White & Boom Festival. Flea Markets, Famers Markets and other events like Taste of the Cape and Brews on the River create unforgettable moments for residents and visitors.

Affordable and executive level housing, picturesque canals, low traffic and an abundance of job and development opportunities makes the City of Cape Coral the perfect place to reach your goals and embrace your vision.



For more information on the City of Cape Coral, Incentives, Sites Available and More, Contact the Cape Coral Economic Development Office.

1015 Cultural Park Blvd. Cape Coral, FL 33990 (239) 574-0444 <u>ecodev@capecoral.net</u> M-F, 7:30AM-4:30PM



Looking to Grow, Expand or Relocate your Business?



CONSIDER THE CAPE LARGEST WORKFORCE BETWEEN TAMPA AND MIAMI



No State Income Tax Hiring Incentives Available 800K Workers in 45min Radius Top 50 U.S. Cities to Start a Business

Within 30mins of Multiple Universities & College Campuses

For Business Expansion & Development Opportunities Contact Madelon Miuccio at 941-769-3718 or <u>MMiuccio@capecoral.net</u>