THE CITY OF CAPE CORAL

Economic Development Guide



Expand. Relocate. Live.



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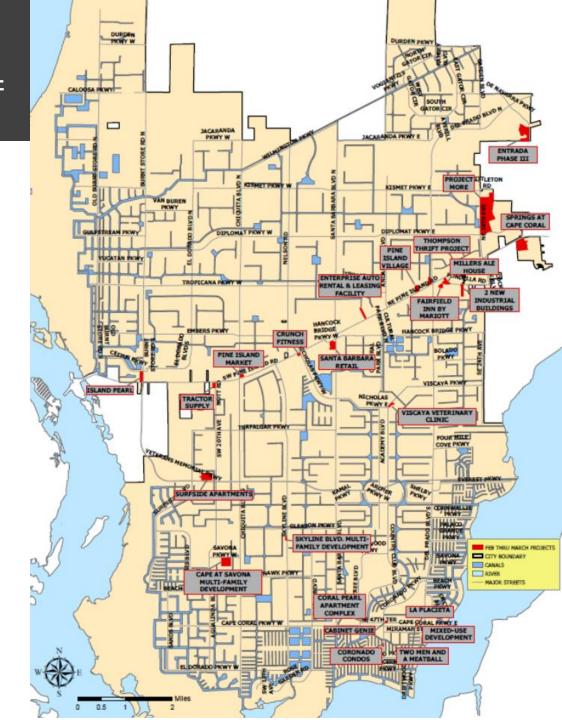
Cape Lifestyle

INTRODUCING THE CITY OF CAPE CORAL

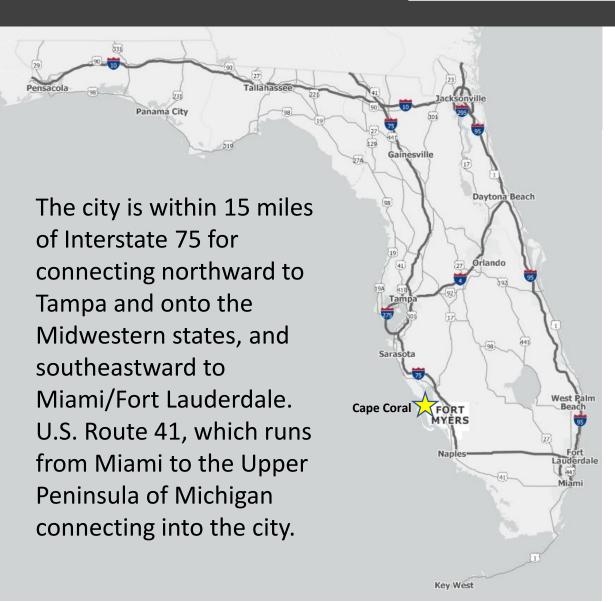
The City of Cape Coral boasts over 400 miles of navigable canals, more than anywhere else in the world. At 120 square miles, Cape Coral is only halfway built out, so there's plenty of space to add new retail, office/tech, industrial, residential projects and mixed-used.

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



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.

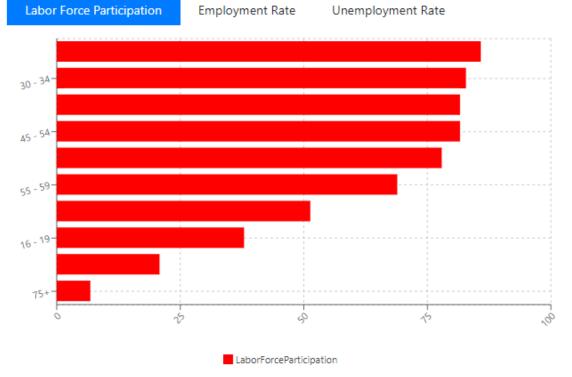


More than 1 Million residents within the three counties.

Collier County: 378,488

Charlotte County: 184,998

Lee County: 754,610



57.6% Labor Force Participation

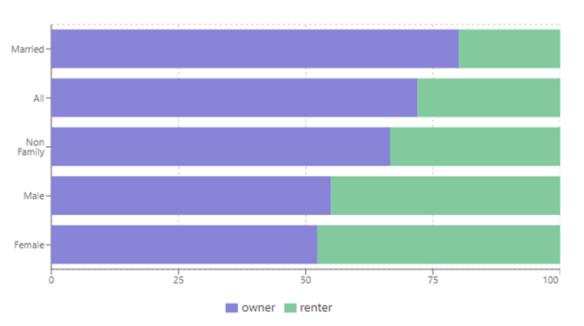
53.8% Employment Rate

6.5% Unemployment Rate

Inc. Magazine Rated Cape
Coral One of the Top 50
Surge Cities in America.
Out of 50 States it was
Ranked #10 in Business
Creation and #20 in
Job Creation.

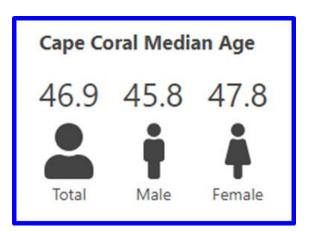
DEMOGRAPHIC REVIEW





Cape Coral Household Types

Туре	Owner ▼	Renter
Married	80.1%	19.9%
AII	72%	28%
Non Family	66.6%	33.4%
Male	55%	45%
Female	52.3%	47.7%



72.0%

Rate of Home Ownership

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.

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 0	Center 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

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, and range from photonics....

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

Headquarters

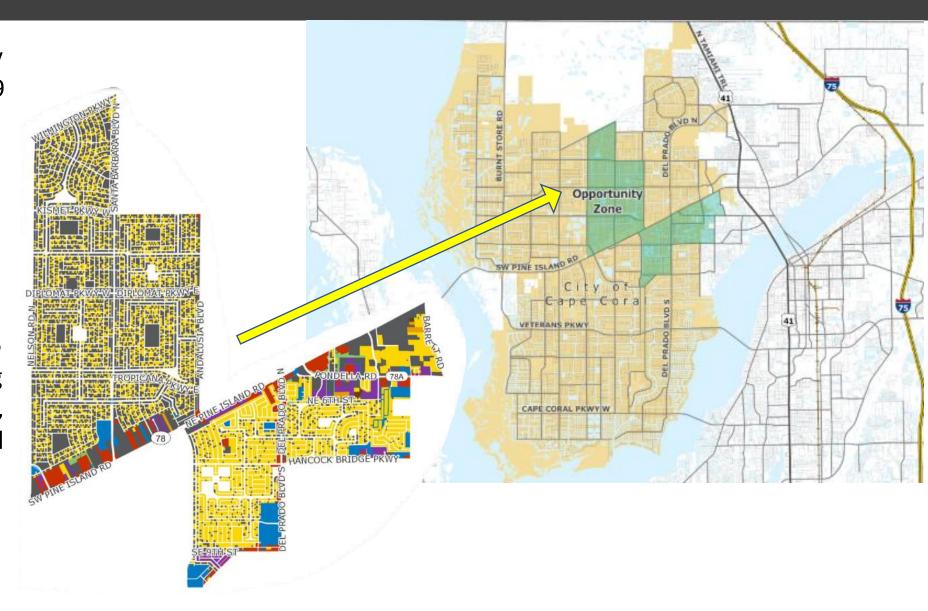
Florida is the 3rd largest state and the 19th largest economy in the world, if Florida were a country - companies across industries can benefit from our large market, large...

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

Cape Coral, Florida



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.







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.

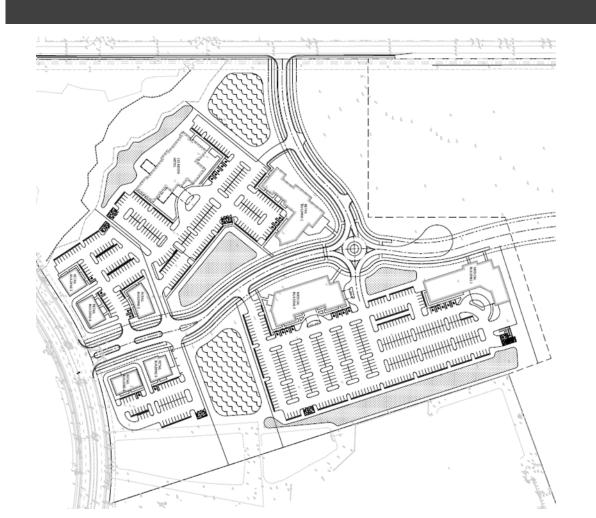


Island Pearl

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:

bwdg@dureeandcompany.com

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





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



Seven Islands

Acreage: 60

Location: Northwest Cape Coral

Land use: Mixed use

Contact: Ricardo Noguera

239-233-7427

RNoguera@capecoral.net

Attributes:

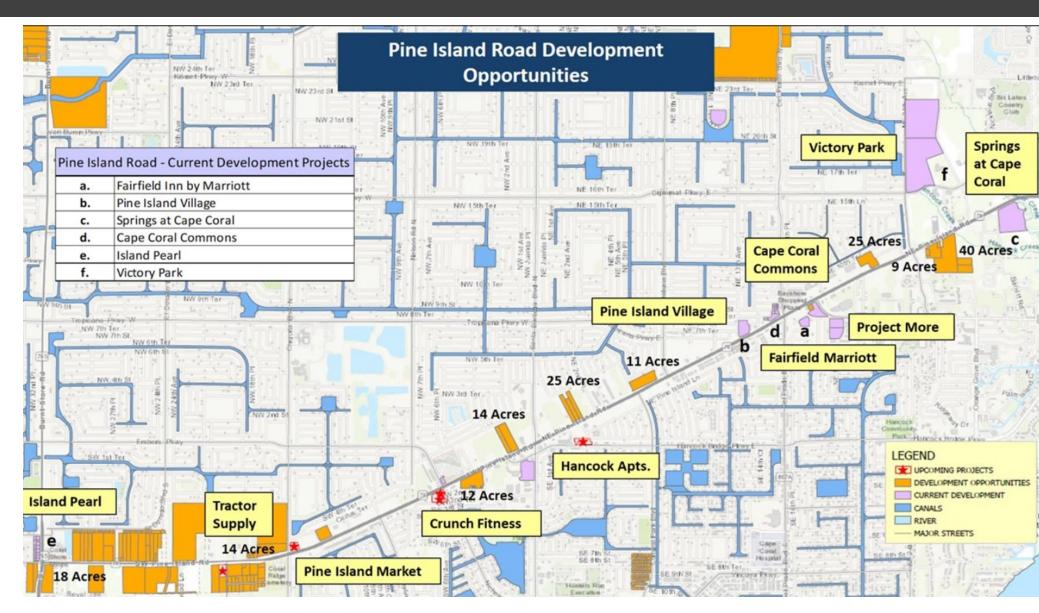
- High visibility, waterfront land
- Access to Gulf of Mexico
- Close proximity to Charlotte Harbor, Boca Grande, Sanibel and Captiva Island
- Unobstructed views of Matlacha Pass Aquatic Preserve

Pine Island Road

Introducing Pine Island Road

Less than 300 Acres Remain.

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



Pine Island Road



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

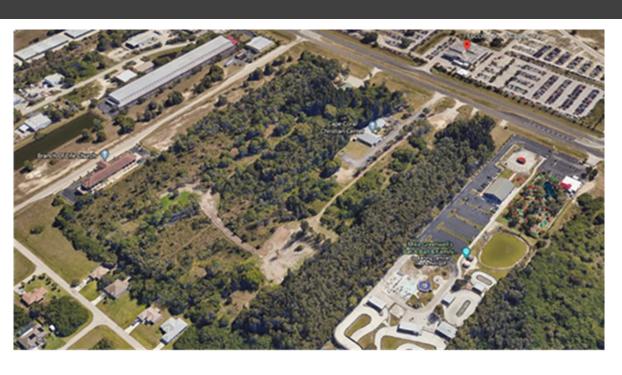
Location: 2570 NE Pine Island Road

Contact: Adam Palmer

Adam@adampalmer.com

239-333-2507

Pine Island Road



Site Details: 25 Acres

Location: NE Pine Island Road across from Kia

Contact: Walter Johnson

mrgogetter@aol.com



Site Details: 10 Acres

Location: Pine Island Road across from German

American Social Club

Contact: Tiffany Luongo

239-707-1700

Pine Island Road



Site Details: 9 Acres

Location: 2500-2560 NE Pine Island Road

Contact: Shawn Stoneburner

239-675-3214

sstoneburner@cpswfl.com



Site Details: 13 Acres

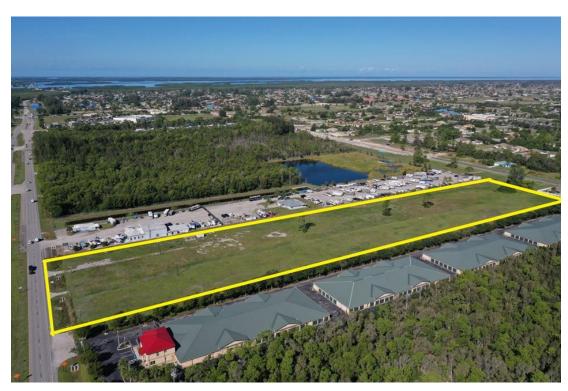
Location: NW Pine Island Rd, on the corner

of Pine Island Road and Chiquita Blvd South

Contact: Greg Jeffcot

239-277-1883

Pine Island Road



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

Pine Island Road



Site Details: 14 Acres

Location: 201-207 SW PINE ISLAND RD

Contact: Walter Johnson

mrgogetter@aol.com



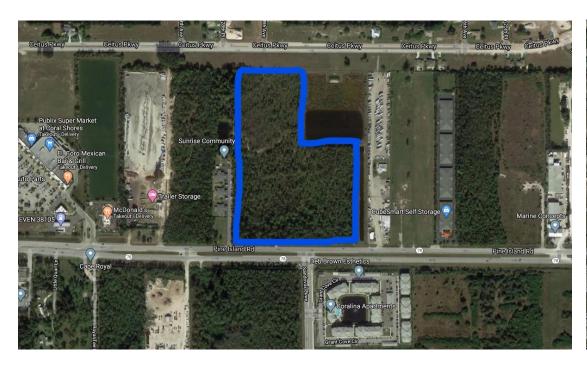
Site Details: 16 Acres

Location: 2015-2025 NE PINE ISLAND RD

Contact: Annette Barbaccia

239-850-8301

Pine Island Road





Site Details: 20 Acres

Location: SW Pine Island

Contact: Walter Johnson

mrgogetter@aol.com

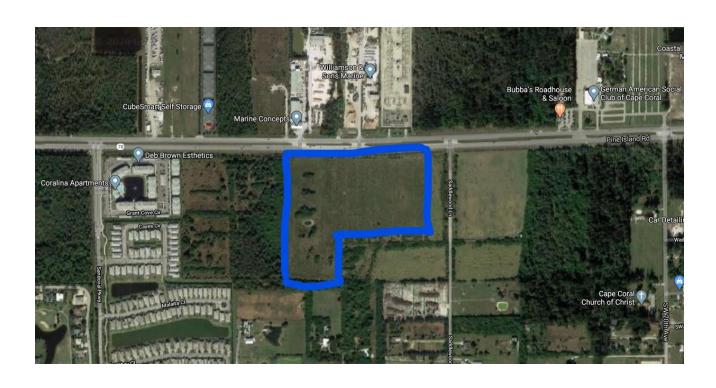
Site Details: 5.8 Acres

Location: 1230 Pondella Road

Contact: Walter Johnson

mrgogetter@aol.com

DEVELOPMENT OPPORTUNITIES Pine Island Road



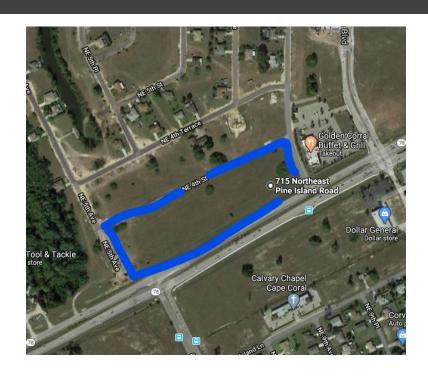
Site Details: 30 Acres

Location: SW Pine Island Road

Contact: Walter Johnson

mrgogetter@aol.com

Pine Island Road

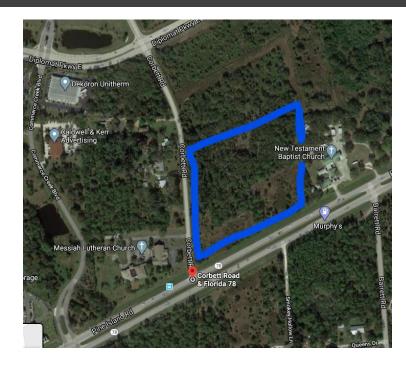


Site Details: 11 Acres

Location: 715 NE Pine Island Rd

Contact: Jeff Zamis / Ali Ahmed

jeff@dodgemiami.com ali@dodgemiami.com



Site Details: 20 Acres

Location: NE Corner of Corbet and Pine Island

Contact: Jeff Zamis / Ali Ahmed

jeff@dodgemiami.com

ali@dodgemiami.com

Pine Island Road

Site Details: 9 Acres

Location: SW Pine Island Road

Contact: Tiffany Luongo

239-707-1700



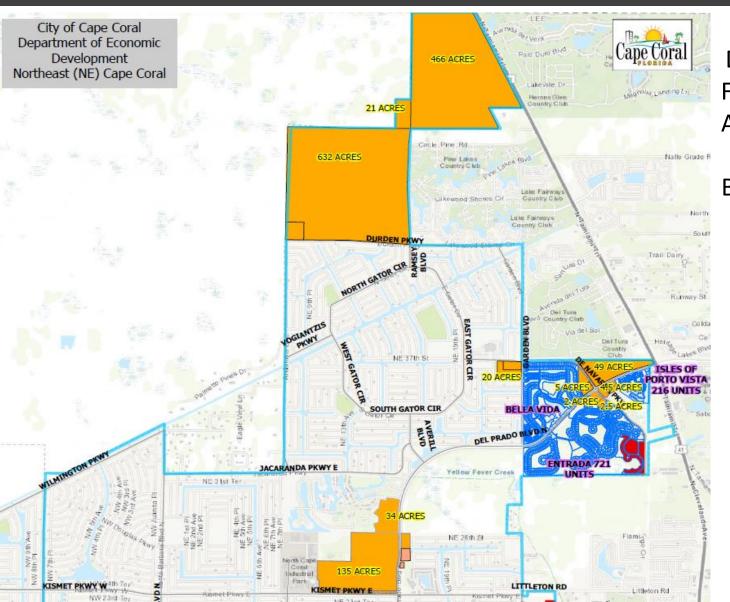
<u>DEVELOPMENT OPPORTUNITIES</u> North Cape Coral – Del Prado Blvd. Corridor

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



Site Details: (3) Corner sites totaling 49.66+

Location: (3) Corners of Del Prado and Navarro

Contact: Michael Price, LandQwest Mprice@lqwest.com

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



Site Details: 20 Acres

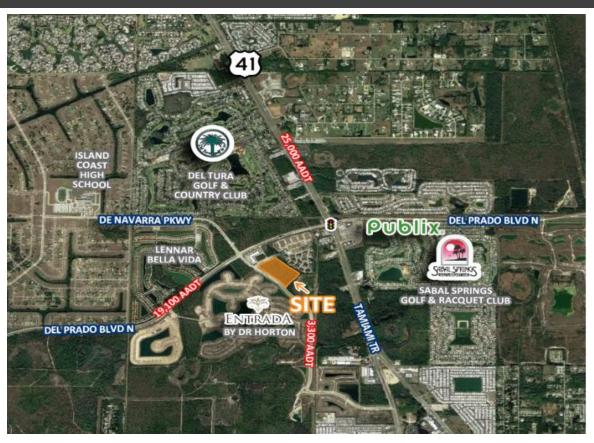
Location: Gator Blvd. And De Navarra - 3710 NE

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

Mprice@lqwest.com

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

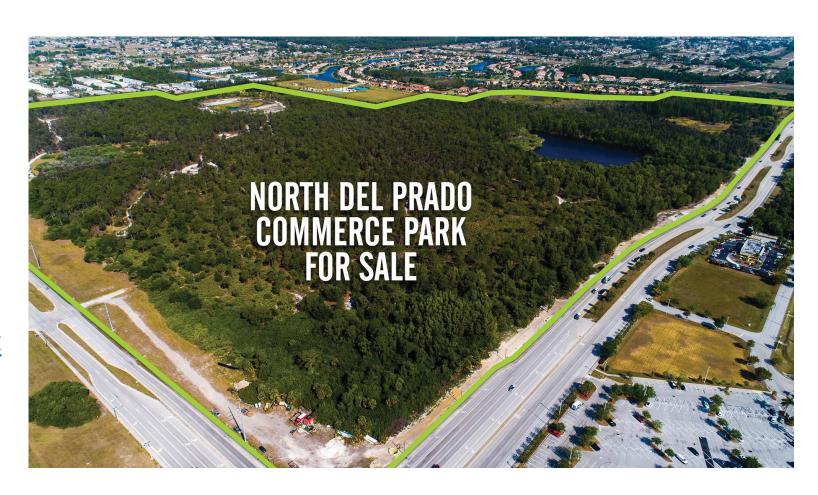
Site Details: 135 Acres

Location: Del Prado Corporate Site

Contact: Ricardo Noguera

239-233-7427

RNoguera@capecoral.net



DEVELOPMENT OPPORTUNITIES

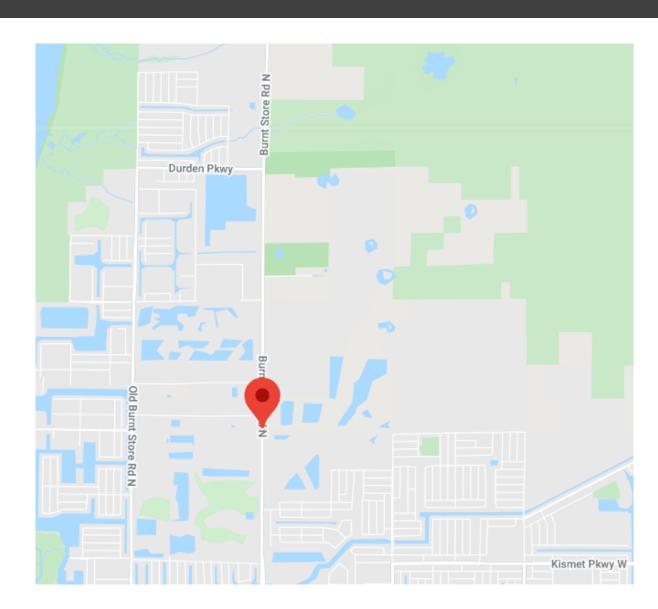
Burnt Store Road

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.



DEVELOPMENT OPPORTUNITIES Burnt Store Road

Site Details: 140 Acres

Location: Gator Slough site on Burnt Store Rd

Contact: Theresa Blauch-Mitchell, CCIM

239-265-2628



DEVELOPMENT OPPORTUNITIES

Burnt Store Road



Site Details: 300 Acres

Location: Kismet Pkwy and Burnt Store Rd

Contact: City-owned site. Please contact

Ricardo Noguera rnoguera@capecoral.net



Site Details: 150 Acres

Location: Sands Road

Contact: Tom Woodyard

twoodyard@wa-cr.com

(239) 425-6011

DEVELOPMENT OPPORTUNITIES Burnt Store Road

Site Details: 7.75 Acres

Location: NW CORNER OF BURNT

STORE RD. AND TROPICANA PKWY

Contact: Jack Britton, CCIM

jbccim@centurylink.net



DEVELOPMENT OPPORTUNITIES

Burnt Store Road

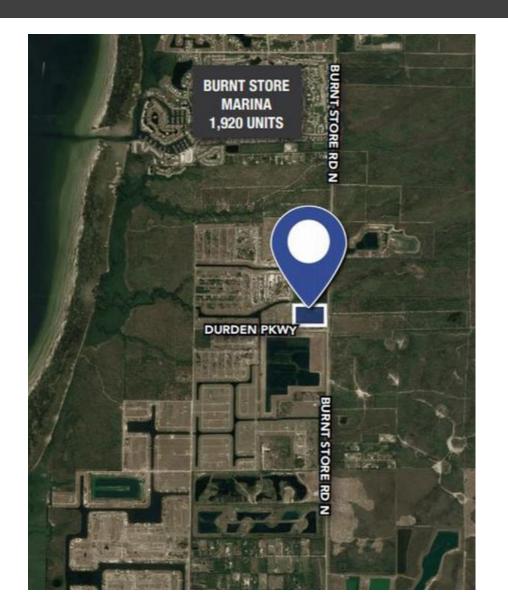
Site Details: 30 Acres

Location: NW Corner of Durden

and Burnt Store Rd

Contact: Ty Vigil

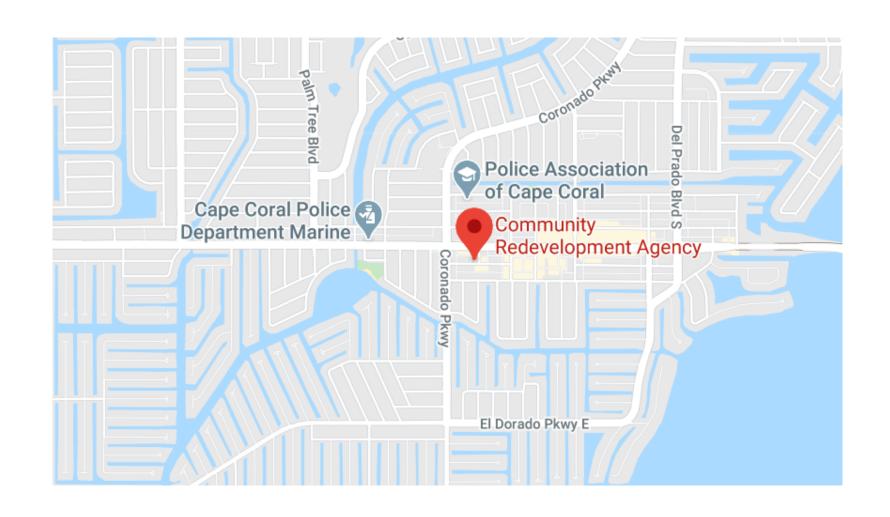
239-913-8070



Introducing the South Cape

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

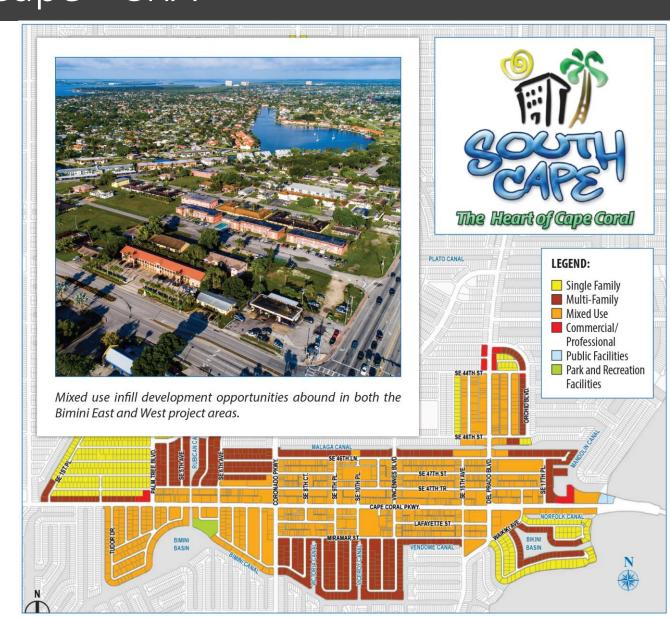
Development opportunities are limited and highly desirable.



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.





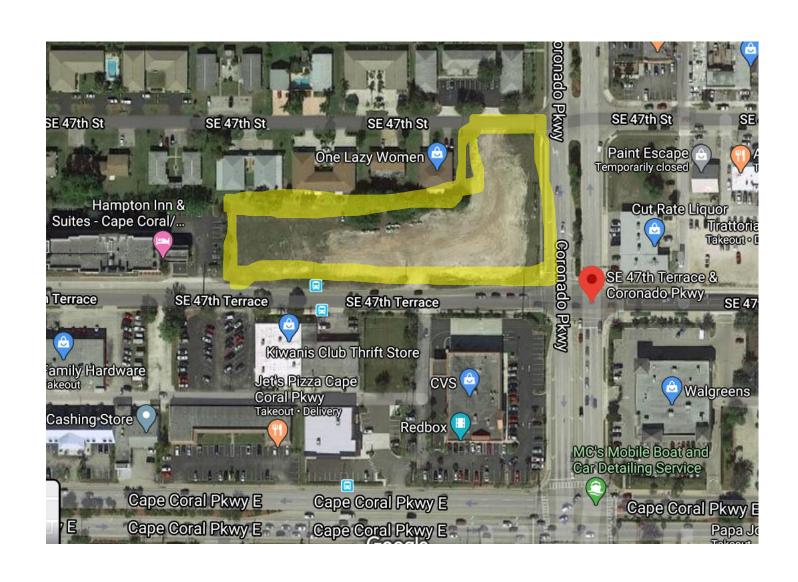
Site Details: 2-3 Acres

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

BIMINI BASIN WEST

pducharme@miloffaubuchonrealty.com

Site Details: 18 Acres

Location: Bimini East

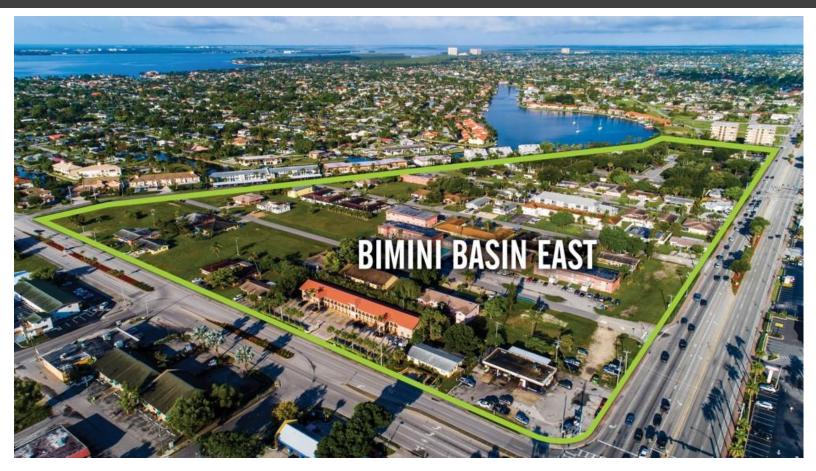
18 acre waterfront site

Available in full and divisible

Contact: Rosendo Caveiro

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.

THANK YOU

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

ecodev@capecoral.net

M-F, 7:30AM-4:30PM



Looking to Grow, Expand or Relocate your Business?



CONSIDER THE CAPE LARGEST WORKFORCE BETWEEN TAMPA AND MIAMI



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