

The Villages & Estates at
Entrada

This 598-acre property is fully entitled for a mixed-use development of single-family and multi-family homes, Life Care and associated commercial uses.





ENTRADA COMMUNITIES • EXECUTIVE SUMMARY

- Location** The project is located on the southwest corner of Del Prado Boulevard and De Navarra Parkway approximately one-half mile east of the intersection of Del Prado Boulevard and US 41 North. The properties are a thirty minute drive to Southwest Florida International Airport.
- Benefits** The properties collectively represent one of the largest, fully entitled development opportunities in the Southwest Florida market. A new Publix shopping center just opened within a half mile of the site. The new 222,000 square foot Regional VA Outpatient Clinic and the Veterans Investment Zone are four miles south of the properties. The Fort Myers River District and City of Fort Myers lie on the south shore of the Caloosahatchee River seven miles south of the property. Public golf is available within 2 miles. Pine Island Road is 3 miles to the south and home to numerous national retailers and restaurants.
- Description** The property consists of the **Village of Entrada** parcel and the **Estates at Entrada** parcel. The **Village of Entrada** is the northerly project and is 317 acres with 721 platted single family lots in the City of Cape Coral. The ability to introduce a variety of product types up to a maximum density of 16 units per acre exists through a relatively simple process to amend the zoning and re plat the lots. The **Estates at Entrada** is the southerly project and consists of 281 acres in unincorporated Lee County. The **Estates'** zoning allows 1,600 dwelling units and includes Life Care as a permitted use which allows up to an additional 2,317 units. The Estates also has a Commercial tract zoned for 30,000 square feet of commercial retail and 140,000 square feet of commercial/medical office fronting on US 41 North.
- Permits** The **Village** is zoned R-1. PDP Ordinance #14-05 permits up to 30 model homes and 2 gatehouses. Site Plan Permit SP14-0019/B14-05894 for infrastructure completion was issued November 3, 2015. The **Estates'** is zoned RPD and has an active Development Order.
- Utilities** The **Village** infrastructure is 60% complete and its master lift station is operating. Playa del Sol Boulevard mainline sewer and water is operational and will provide utility service to the **Estates**. Florida Gulf Utility Authority and Lee County Utilities have service to the site and capacity is sufficient to service the project. The master lift station for the **Estates** is operational.
- Pricing** **Villages of Entrada** \$30M includes \$4.8M prepaid sewer, water and irrigation impact fees for all 721 lots. Contribution in Aid of Construction fees are paid (\$7.2M).
Estates at Entrada \$19,500,000 Bulk.

Contact



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THE VILLAGE AT ENTRADA

- Single Family Lots (Phase-1 232 Lots) (60'-191 50'-41)
- Single Family Lots (Phase-2 166 Lots) (60'-0 50'-166)
- Single Family Lots (Phase-3 323 Lots) (60'-131 50'-192)
- Preserves
- Lakes

50' LOTS.....399
60' LOTS.....322
TOTAL LOTS 721

Site Plan Permit #SP14-0019/B14-05894
Issued 11/3/15, Expires 10/30/17

THE ESTATES AT ENTRADA

DO 2006-00145 approved for 1,461 units

- Single Family Lots (279 Units)
- Multi-Family Tract 1 (240 Units)
- Multi-Family Tract 2 (320 Units)
- Townhome Tract 1 (329 Units)
- Townhome Tract 2 (293 Units)
- LifeCare Overlay (Up to 2,992 Units)
- Commercial 170,000 SF Retail/Office
- Preserves
- Lakes

Lee County Zoning Resolution Z-06-039 permits up to 1,600 units
Lee County Zoning Resolutions ADD-2013-00021 permits up to 2,992 units



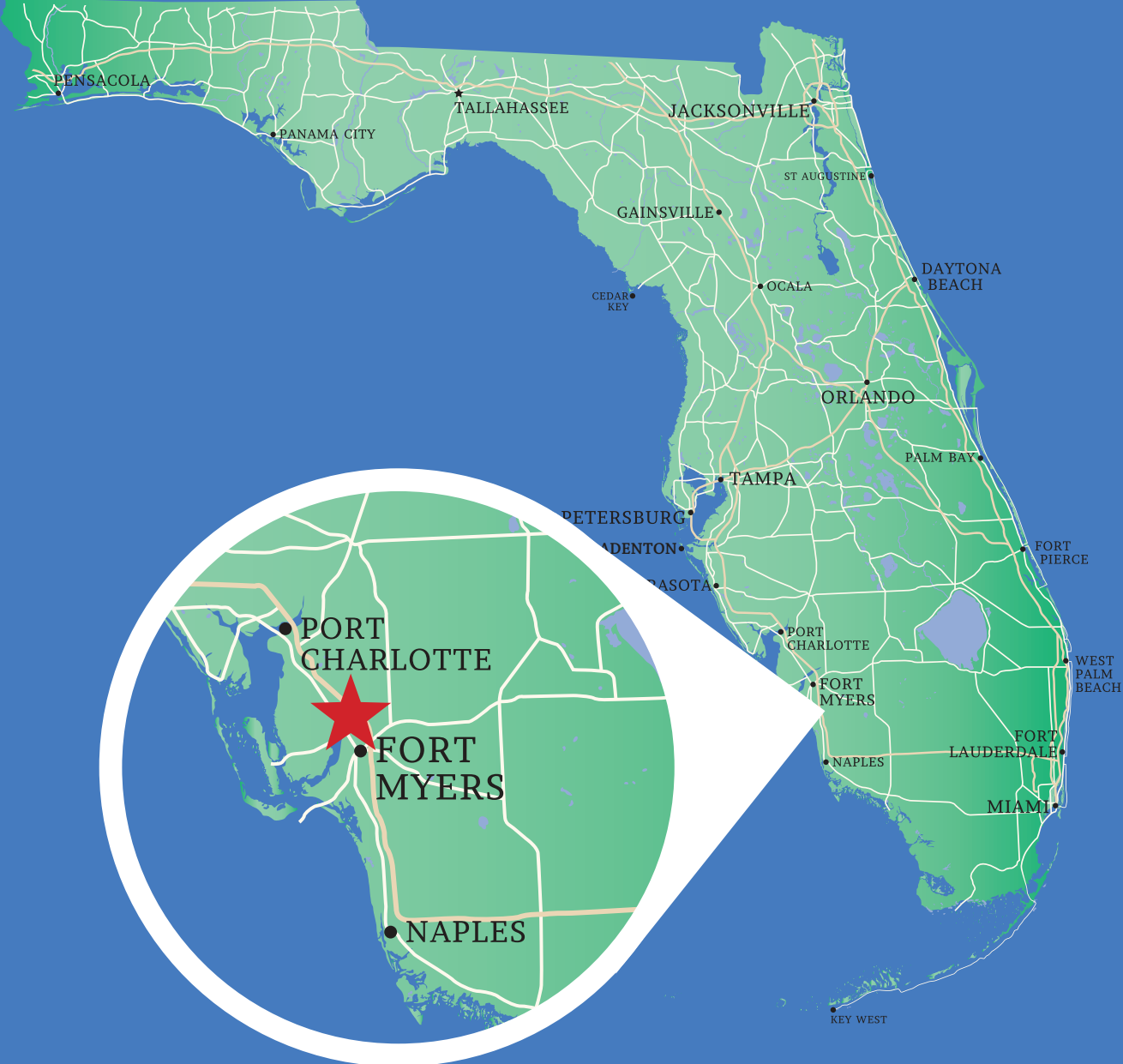
Prepared For

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OFFERED EXCLUSIVELY BY:

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All information is deemed accurate but not guaranteed. Prices and availability subject to change without notice. See website for full disclaimer.