

The Villages
& Estates at
Entrada



PIKE ISLAND
BOULEVARD

CAPE
CORAL

GULF OF
MEXICO

DEL PRADO
BOULEVARD N

A | COMMERCIAL
B | TRACT 1
C | TRACT 2
D | TRACT 3
E | TRACT 4
F | TRACT 5

DE NAVARRA PARKWAY

PLAYA DEL SOL
BOULEVARD

U.S. 41

BUSINESS 41





EXECUTIVE SUMMARY

Location	The <i>Estates at Entrada</i> is located on the east side of US 41 North in North Fort Myers. The property is a thirty minute drive to Southwest Florida International Airport.
Benefits	Fill, surface water management and utilities are installed in a portion of Tract 1 and Tract 2. The remaining improvements are unbuilt. Up to 2,992 Assisted Living, Skilled Nursing, Continuing Care and Independent Living units are permitted for the project. The project is entitled with the largest number of Seniors Housing and Care units in the region. The location features easy access to the airport, major highways, a state University, national retailers, three hospitals and entertainment districts. The new 222,000 square foot Regional VA Outpatient Clinic is within 4 miles of the property. Cape Coral Hospital and Lee Memorial Hospital are within seven and eight miles of the property, respectively.
Description	The Estates at Entrada consists of 281 acres located in unincorporated Lee County. The <i>Estates</i> is zoned for over 4,000 dwelling and Life Care units or 1,600 residential units and 170,000 square feet of commercial/retail/medical office fronting on US 41 North.
Permits	A Lee County Development Order is in place allowing infrastructure construction for up to 1,461 units and the project has a Certificate of Concurrency. A partial certification of the surface water management system has been issued by South Florida Water Management District. All permits are valid and active.
Utilities	Playa del Sol Boulevard mainline sewer and water is installed, which will provide utility service to the <i>Estates</i> . 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 servicing the project has been installed.
Pricing	See attached pricing summary for tract pricing.
Contact	Jessica Russo (239) 849-0012 jessica@developmentrealty.org

Pricing Summary

Commercial Parcel • \$3,200,000 - \$6.00 psf

12.35 acres fronting US 41 zoned for 170,000 square feet of Retail, Office, Assisted Living, Skilled Nursing, Continuing Care and Independent Living units. Cleared with utilities to the property line.

Tract 1 • \$4,300,000

Lee County Development Order in place for 240 units and up to 1,200 Assisted Living, Skilled Nursing, Continuing Care and Independent Living units on 14.55 buildable acres. Site is cleared, filled, water management lake completed, and utilities to the property line.

Tract 2 • \$5,400,000

Lee County Development Order in place for up to 320 units and up to 1,300 Assisted Living, Skilled Nursing, Continuing Care and Independent Living units on 18.71 buildable acres. Site is cleared, filled, water management lakes completed, and utilities to the property line.

Tract 3 • \$4,700,000

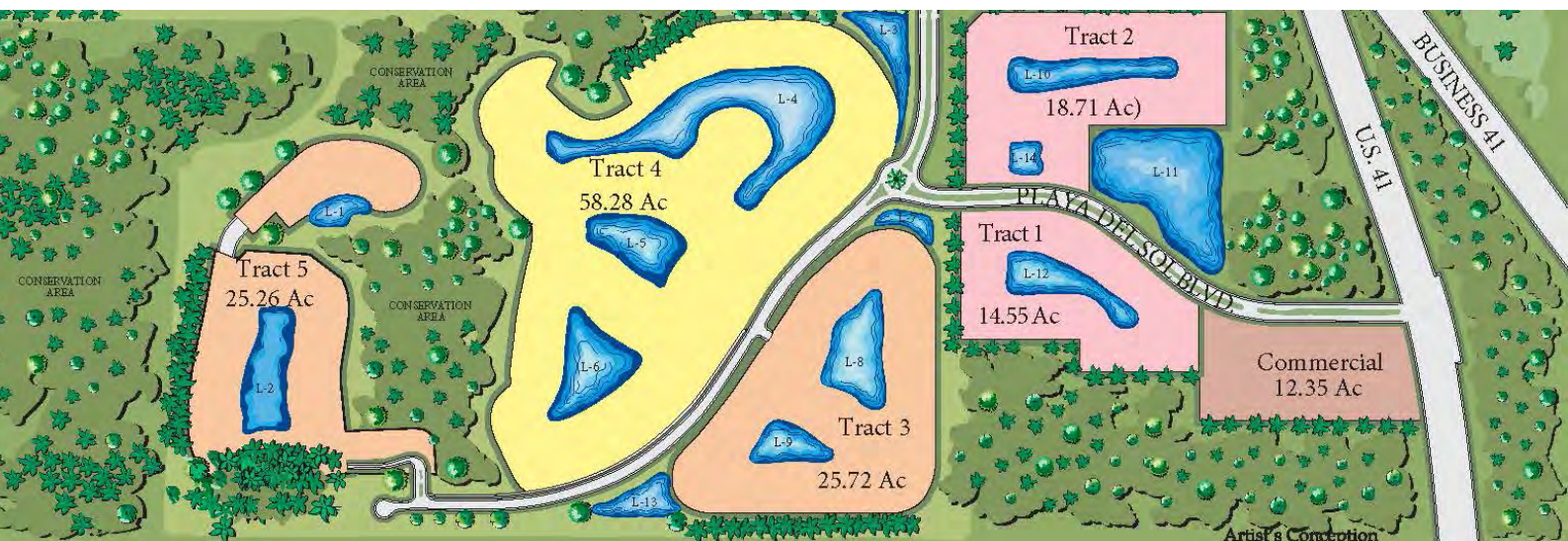
Lee County Development Order in place for up to 293 units and up to 600 Assisted Living, Skilled Nursing, Continuing Care and Independent Living units on 25.72 buildable acres.

Tract 4 • \$6,700,000

Lee County Development Order in place for up to 325 units on 58.28 buildable acres.

Tract 5 • \$4,000,000

Lee County Development Order in place for up to 250 units on 20 buildable acres.





PROPERTY HIGHLIGHTS

- Zoned for 170,000 square feet of retail and office.
- Approved for up to 492 Assisted Living, Skilled Nursing, Continuing Care and Independent Living units.
- Height Limit is 50 feet.
- Project master lift station is operational.
- The tract is cleared with utilities to property line and landscape buffers in place.
- Easy access to US 41, I-75, Fort Myers and SW Florida International Airport.

PRICE

\$3,200,000 - \$6.00 psf

LOCATION

Playa Del Sol Blvd. & US 41
N. Fort Myers, FL
Minutes to shopping, schools,
222,000 sf VA Hospital, Cape Coral
Hospital & Lee Memorial Hospital

LAND SIZE

12.35 Acres

ZONING

CPD and up to 492 Seniors
Housing & Care units

INFORMATION

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A | COMMERCIAL
B | TRACT 1
C | TRACT 2
D | TRACT 3
E | TRACT 4
F | TRACT 5

PROPERTY HIGHLIGHTS

- Tract 1 is cleared and filled with utilities to the property line.
- Height limit is 50 feet.
- Lake is certified by SFWMD & Lee County.
- Project master lift station is operational.
- Easy access to US 41, Del Prado Blvd. N, I-75, Fort Myers and SW Florida International Airport.

PRICE

\$4,300,000

LOCATION

Playa Del Sol Blvd. & US 41
N. Fort Myers, FL
Minutes to shopping, schools,
222,000 sf VA Hospital, Cape Coral
Hospital & Lee Memorial Hospital

LAND SIZE

14.55 Acres

ZONING

RPD up to 300 units & up to
1,200 Seniors Housing & Care
units

INFORMATION

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PROPERTY HIGHLIGHTS

- Tract 2 is cleared and filled with utilities to the property line and services partially installed.
- Height limit is 50 feet.
- Lake is certified by SFWMD & Lee County.
- Project master lift station is operational.
- Easy access to US 41, Del Prado Blvd. N, I-75, Fort Myers and SW Florida International Airport.

PRICE

\$5,400,000

LOCATION

Playa Del Sol Blvd. & US 41
N. Fort Myers, FL
Minutes to shopping, schools,
222,000 sf VA Hospital, Cape Coral
Hospital & Lee Memorial Hospital

LAND SIZE

18.71 Acres

ZONING

RPD up to 325 units & up to
1,300 Seniors Housing & Care
units

INFORMATION

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PROPERTY HIGHLIGHTS

- Zoning permits up to 600 Assisted Living, Skilled Nursing, Continuing Care and Independent Living units.
- Height limit is 50 feet.
- Tract is partially improved with Playa Del Sol Boulevard frontage.
- Easy access to US 41, Del Prado Blvd. N, I-75, Fort Myers and SW Florida International Airport.

PRICE

\$4,700,000

LOCATION

Playa Del Sol Blvd. & US 41
N. Fort Myers, FL
Minutes to shopping, schools,
222,000 sf VA Hospital, Cape Coral
Hospital & Lee Memorial Hospital

LAND SIZE

25.72 Buildable Acres

ZONING

RPD up to 293 units & up to 600
Seniors Housing and Care units

INFORMATION

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PROPERTY HIGHLIGHTS

- Height limit is 35 feet.
- This tract is undeveloped.
- Easy access to US 41, Del Prado Blvd. N, I-75, Fort Myers and SW Florida International Airport.

PRICE

\$6,700,000

LOCATION

Playa Del Sol Blvd. & US 41
N. Fort Myers, FL
Minutes to shopping, schools,
222,000 sf VA Hospital, Cape Coral
Hospital & Lee Memorial Hospital

LAND SIZE

58.28 Acres

ZONING

RPD up to 325 units

INFORMATION

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PROPERTY HIGHLIGHTS

- Height limit is 50 feet.
- Tract is undeveloped.
- Easy access to US 41, Del Prado Blvd. N, I-75, Fort Myers and SW Florida International Airport.

PRICE

\$4,000,000

LOCATION

Playa Del Sol Blvd. & US 41
N. Fort Myers, FL
Minutes to shopping, schools,
222,000 sf VA Hospital, Cape Coral
Hospital & Lee Memorial Hospital

LAND SIZE

25.26 Acres
20 Buildable Acres

ZONING

RPD up to 329 units

INFORMATION

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