LSI COMPANIES

OFFERING MEMORANDUM

# GENOVA PHASE III

3.6± ACRES RESIDENTIAL DEVELOPMENT OPPORTUNITY - ESTERO, FL

# PROPERTY SUMMARY

**Property Address:** 21510 & 21520 Strada Nuova Circle
Estero, FL 33928

**Municipality:** Village of Estero

**Property Type:** Vacant Residential

**Property Size:** 3.6± Acres *(Bifurcated)*
Eastern Parcel: 1.81± Acres
Western Parcel: 1.69± Acres

**Zoning:** Estero Planned Development *(EPD)*

**Tax Information:** $18,545.34 *(2025)*

**STRAP Number:** 34-46-25-E1-23000.0010;
34-46-25-E1-23000.0020

LIST PRICE:
**$2,850,000**
$92,000/Unit

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# SALES EXECUTIVES

**Justin Thibaut, CCIM**
President & CEO

**Laura Cari, CCIM**
Senior Broker Associate

**Alexis North, CCIM**
Sales Associate

## DIRECT ALL OFFERS TO:

**Laura Cari, CCIM -** lcari@lsicompanies.com
**Alexis North, CCIM -** anorth@lsicompanies.com
(239) 427-3400

## OFFERING PROCESS

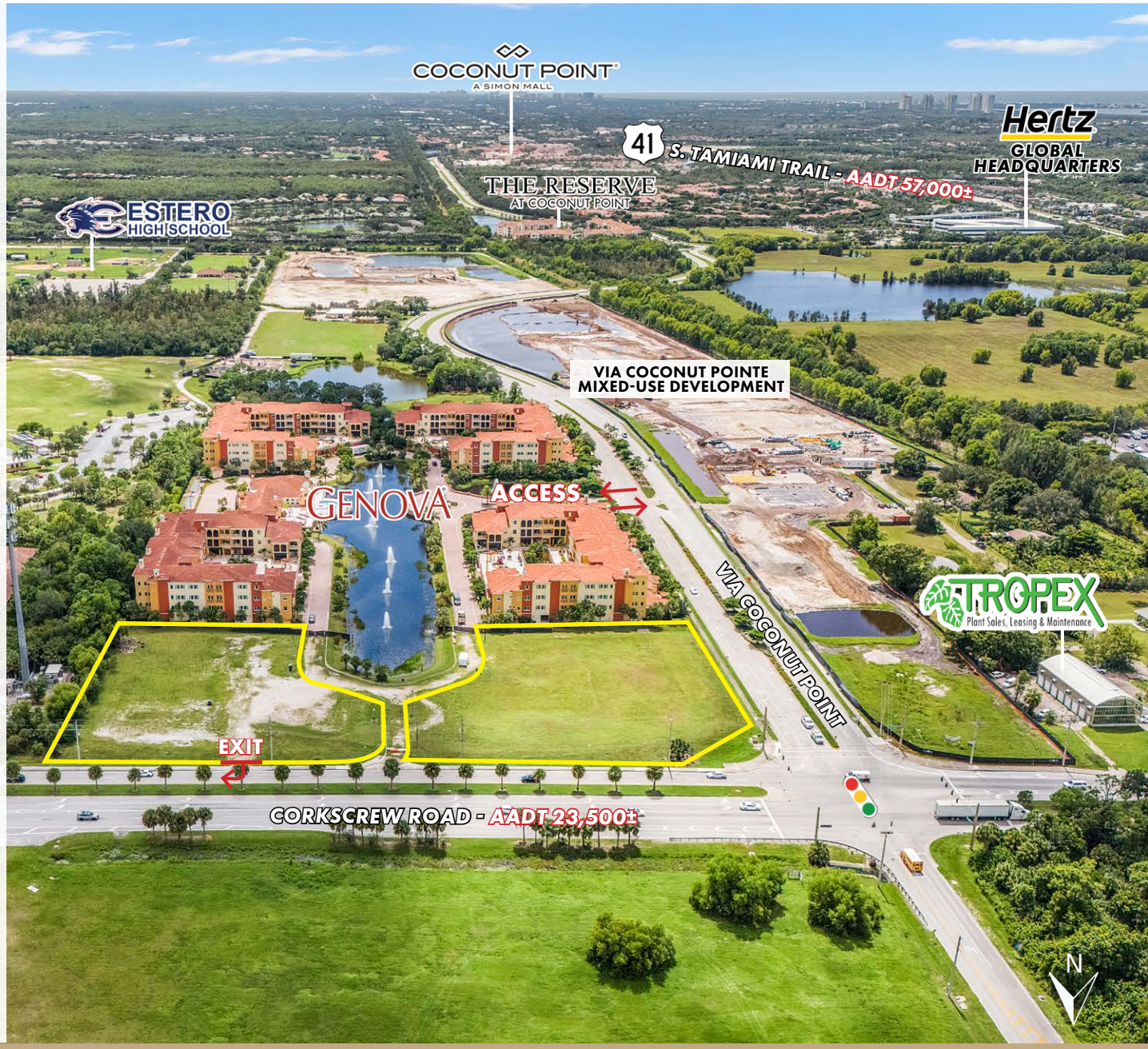
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**LSI Companies Inc., is pleased to present this fully zoned and approved residential development opportunity in Estero, FL.**

Situated along Corkscrew Road, the Genova Development opportunity is part of the existing Genova Residential Planned Development approved for vertical delivery of 11-unit townhomes and 20 luxury villa units for a total of 31 Mediterranean-style units on 3.6± acres. The existing phases of the community were built by Genova Partners between the years 2017-2020, with 131 units already delivered across 4 buildings. The site benefits from inclusion in the broader master plan and access to major infrastructure corridors; however, certain site modifications, utility extensions, and coordination efforts will be necessary before vertical construction can commence.

Genova is a prime opportunity for a developer to deliver a highly marketable product in a community where new inventory is limited and absorption has historically been strong.

Estero has quickly become one of Southwest Florida's most desirable places to live, driven by steady year-over-year population growth, new commercial and residential developments. It is uniquely positioned between Collier and Lee County (Unincorporated), providing connectivity to regional job centers, shopping, and dining. Additionally, public investments, such as the Village's "Village Center Hub" and expanded recreation amenities, add long-term value and create a strong backdrop for private development.



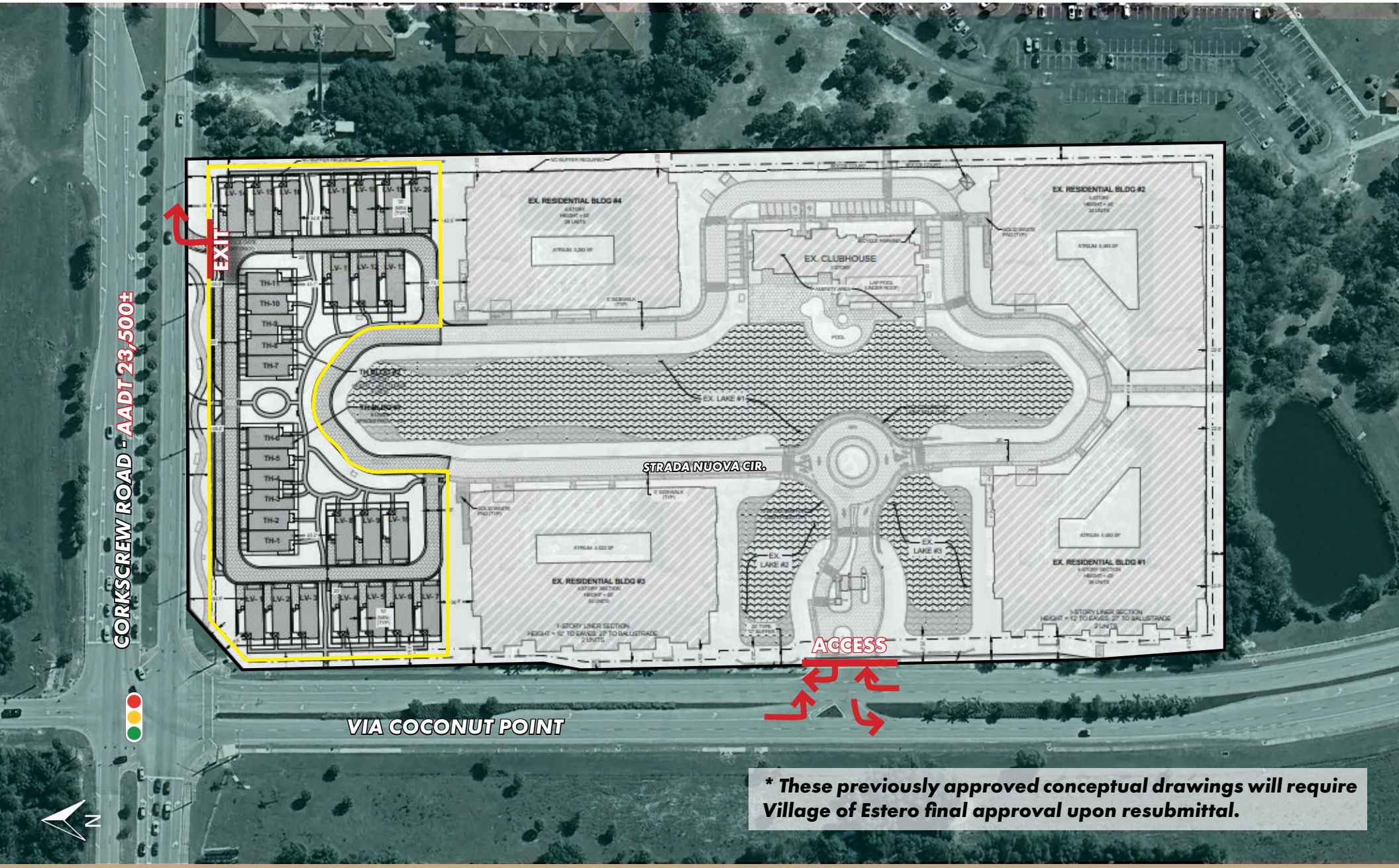
## PROPERTY FEATURES

- Property size: 3.6± Acres
  - Eastern Parcel: 1.81± Acres
  - Western Parcel: 1.69± Acres
- Zoning: Genova EPD *(Estero Planned Development approved 2025)*
- Site Elevation: 15' feet
- Finished Floor Elevation: 17.9' feet

## PROPERTY APPROVALS

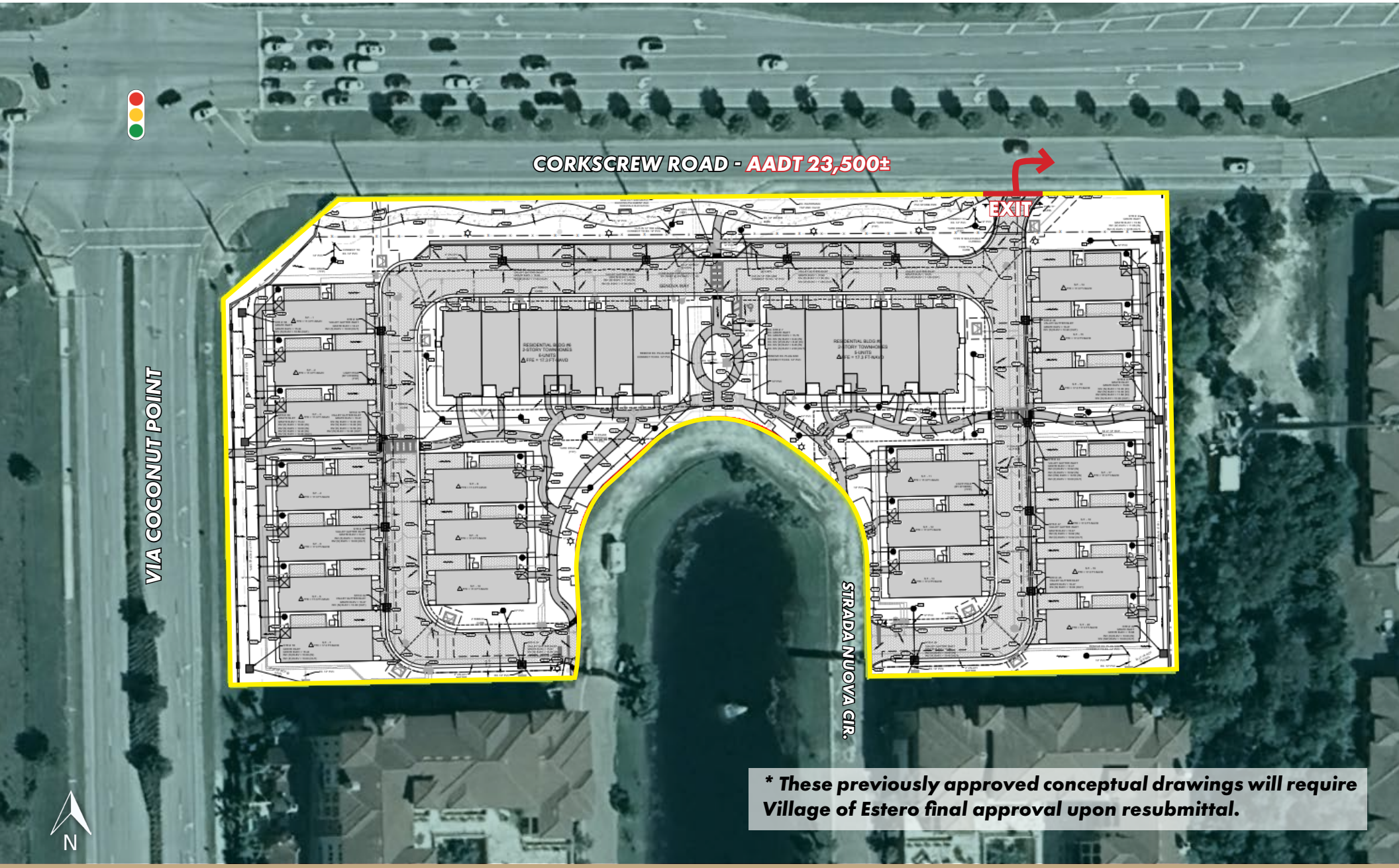
- Entitlements: 31 units
  - (11) 2,500± Sq. Ft. Townhomes
    - Proposed as one (1) 6-plex and one (1) 5-plex
  - (20) 2,500± Sq. Ft. Luxury Villas
- Density: 8.6 du/ac
- Max height: 35 feet (2-stories)
- Required Parking: 62 total surface spaces
  - 2 spaces/unit + 10% guest parking
- Access (See Page 6)
  - Corkscrew Rd: exit only right out
  - Via Coconut Point: Full ingress / egress

# MASTER CONCEPT PLAN




**** These previously approved conceptual drawings will require Village of Estero final approval upon resubmittal.***

# SITE PLAN




**** These previously approved conceptual drawings will require Village of Estero final approval upon resubmittal.***

# RENDERINGS

## *TOWNHOMES*

**** These previously approved conceptual drawings will require Village of Estero final approval upon resubmittal.***

# RENDERINGS

## *VILLAS*

**** These previously approved conceptual drawings will require Village of Estero final approval upon resubmittal.***

ALTERNATIVE 1

ALTERNATIVE 2

ALTERNATIVE 3

ALTERNATIVE 4

# PROPERTY AERIAL

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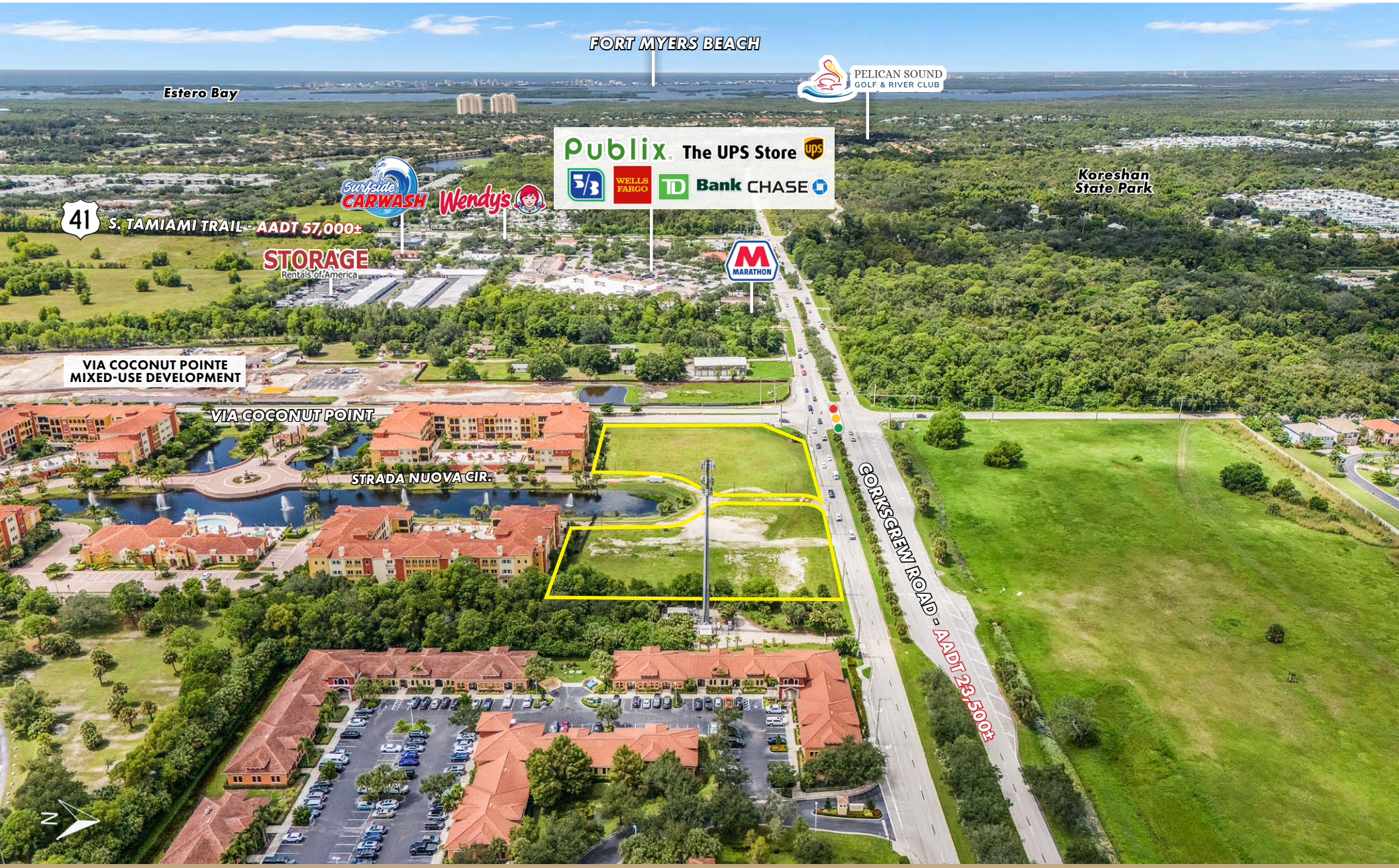
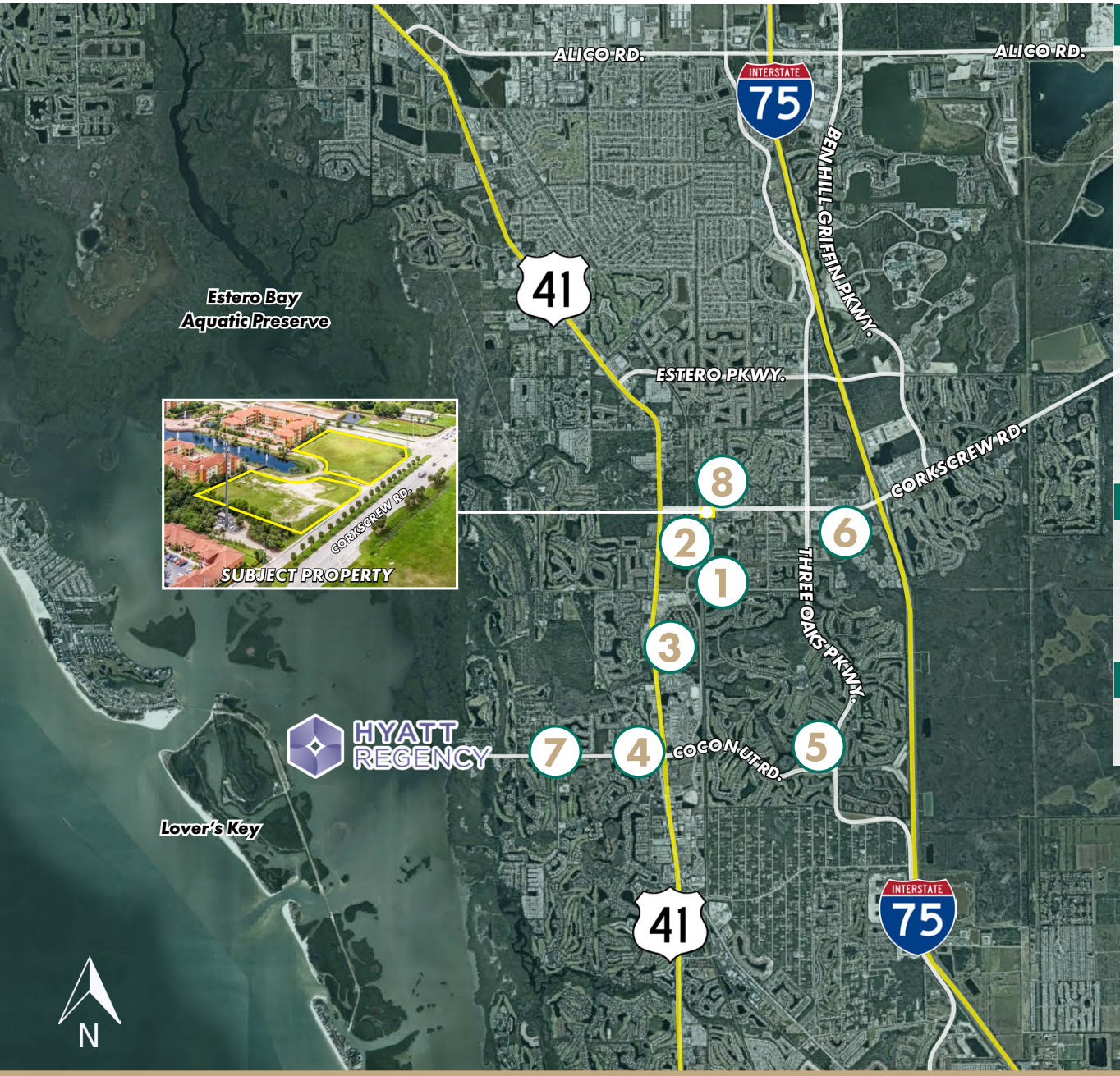


# PENDING DEVELOPMENTS




## UNDER DEVELOPMENT

1 **High 5** *(Phase I)*
*A 20± acre private-public partnership to include 21 pickleball courts, golf facility and 40,000± Sq. Ft. High 5 indoor recreation centers in the Estero's Entertainment District.*

2 **Via Coconut Point MPD**
*Estero 5, LLC development planned for 330 multi-family units, 29,600± Sq. Ft commercial, 10,000± Sq. Ft office*

3 **The Marketplace at Coconut Point**
*Final commercial frontage to Coconut Point Mall by Konover South to include 41,000 Sq. Ft. of medical office, retail, restaurant (sit down and drive-thru)*

4 **Woodfield Mixed-Use**
*46± acre mixed-use project by Woodfield Development to include 596 units and 82,000 Sq. Ft. retail, dining, hotel & recreation.*

5 **Coconut Pointe Residences at Brooks Town Center**
*Brooks & Freund 154-unit multi-family development*

## COMPLETED

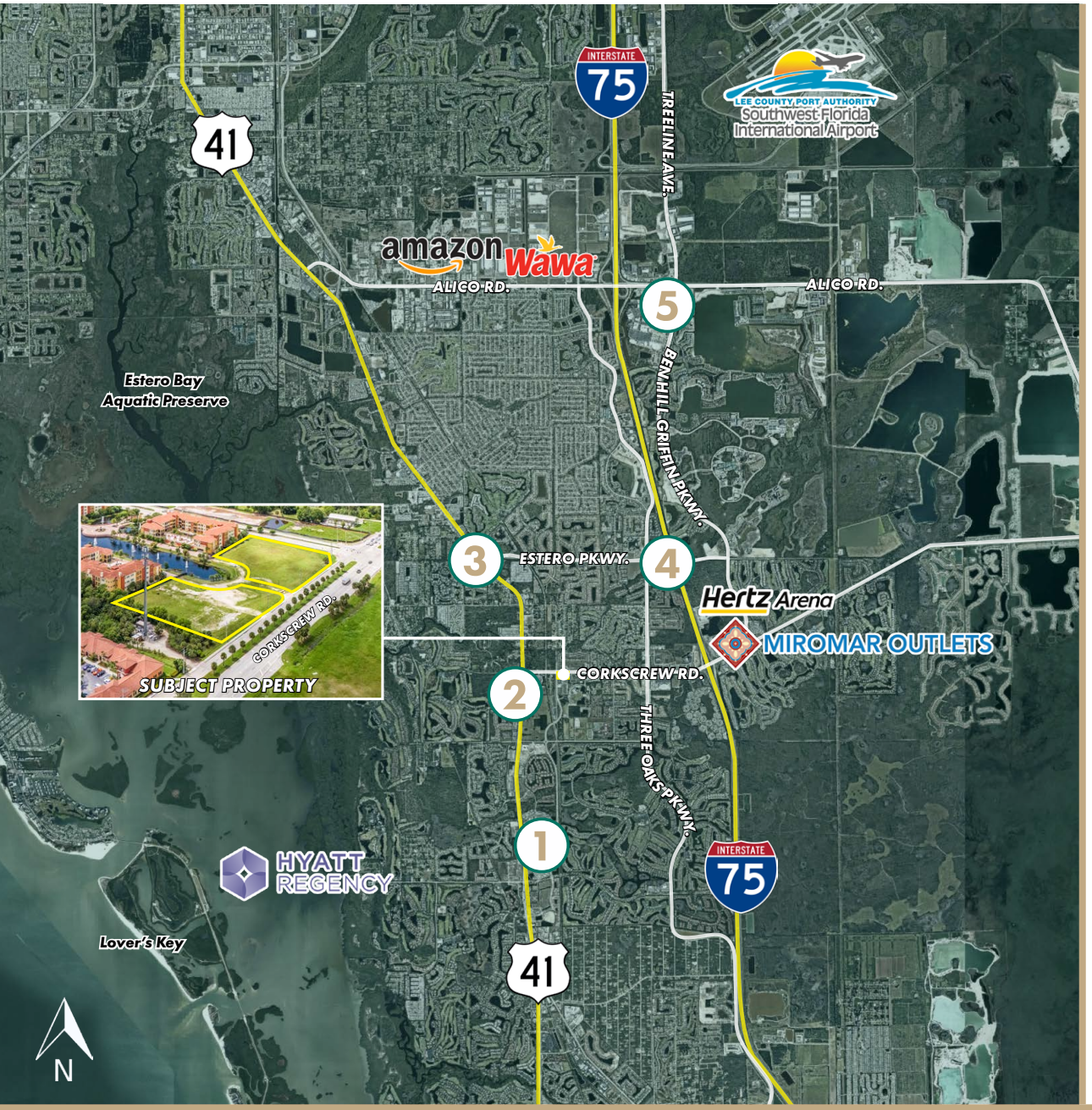
6 **Corsea at Estero Crossings**
*Brooks & Freund 306-unit apartment community within Estero Crossings*

7 **Coconut Landings**
*25-unit single family community by Headwaters Development*

## PROPOSED

8 **Summercrest**
*154 Townhome community by Toll Brothers*

# RETAIL MAP




## 1. COCONUT POINTE SHOPPING MALL

TARGET · Apple Store · Dillard's · T.J.maxx · BEST BUY · Michaels · PETSMART · Bath & Body Works · BARNES & NOBLE · ULTA BEAUTY · DSW DESIGNER SHOE WAREHOUSE · chico's · west elm · LOFT

## 2. CORKSCREW VILLAGE

Publix · The UPS Store · CHASE · STORAGE Rentals of America · TD Bank · 5/3 · WELLS FARGO · MARATHON

## 3. US-41 & ESTERO PARKWAY

Walmart · MD NOW URGENT CARE · ALDI · DRIFTWOOD GARDEN CENTER · Rusty's Raw Bar & Grill · metro by T-Mobile · Mister Car Wash

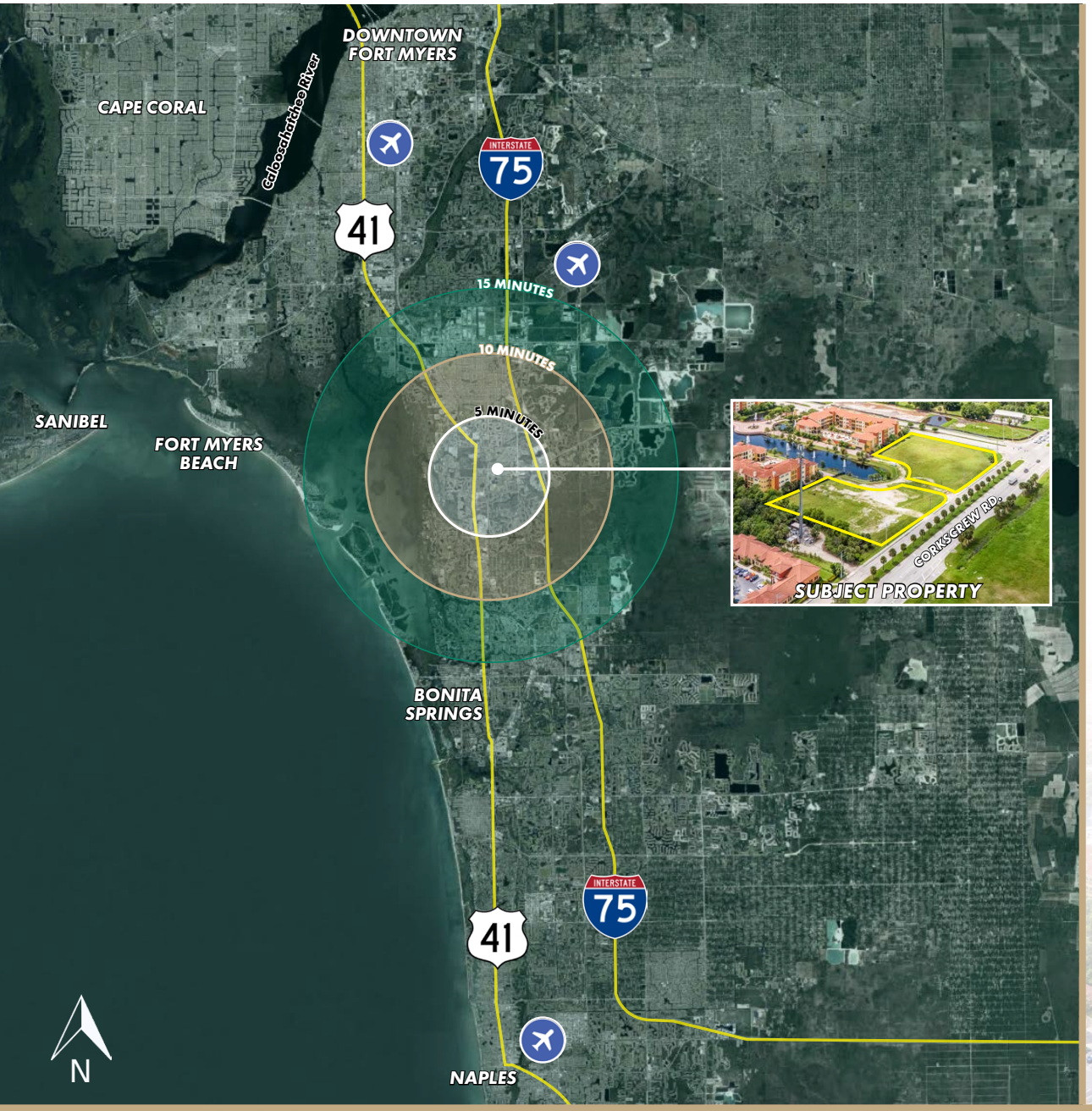
## 4. ESTERO CROSSING

LOWE'S · Wawa · DUNKIN' DONUTS · Mobil · Culver's · DOLLAR TREE · UBREAKIFIX · AutoZone · OAK STONE Craft Beer · Artisan Pizza · BUBBAKOO'S BURRITOS · Mr. Tequila · Rib City Real BBQ & Great Ribs

## 5. GULF COAST TOWN CENTER

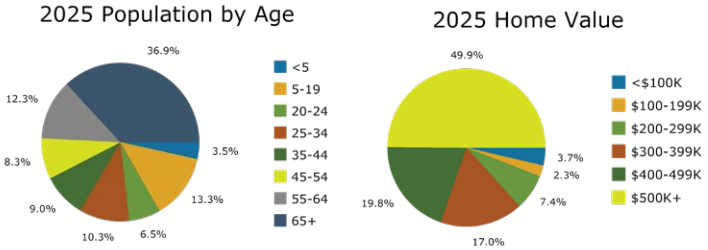
COSTCO WHOLESALE · petco · Marshalls · DICK'S SPORTING GOODS · BEST BUY · TARGET · HomeGoods · Burlington · five BELOW · Bass Pro Shops · LONGHORN STEAKHOUSE · Connors Steak & Seafood · burntwood tavern · STARBUCKS COFFEE · OUTBACK STEAKHOUSE · MILLER'S ALE·HOUSE · The UPS Store · LMCU You'll love banking here.

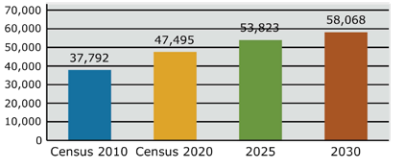
# LOCATION

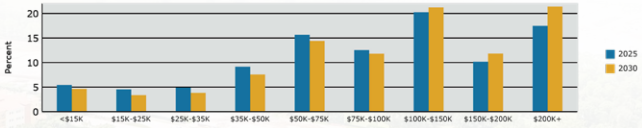



## AREA DEMOGRAPHICS

*15 Minute Radius*






## LOCATION HIGHLIGHTS

- 0.5 miles to US-41
- 1.9 miles to Coconut Point Mall
- 3.0 miles to I-75
- 3.0 miles to Miromar Outlets
- 5.5 miles to FGCU
- 10 miles to RSW
- 17 miles to Downtown Fort Myers
- 20 miles to Naples

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## LIMITATIONS AND DISCLAIMERS

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