

**DIPLOMAT ELEMENTARY
& MIDDLE SCHOOL**

Lake Meade Park

Yellow Fever Creek
Preserve

DEL PRADO BLVD. - AADT 31,000±

CORAL LAKE BLVD.

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OFFERING MEMORANDUM

CORAL LAKES

HIGH DENSITY RESIDENTIAL LAND - CAPE CORAL, FL

PROPERTY SUMMARY

Property Address: 3100 Del Prado Blvd. N.
Cape Coral, FL 33909

County: Lee

Property Type: Multifamily or Townhome
Development Site

Property Size: 34.15± Acres

Zoning: RPUD

Entitlements: Up to 350 Multifamily Units

Utilities: All Available

Tax Information: \$58,326 (2024)

STRAP Number: 30-43-24-C2-006C1.0000

LIST PRICE:
\$7,900,000

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SALES EXECUTIVES



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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.

Coral Lakes is entitled for up to 350 residential dwelling units on 34± acres of development land directly fronting Del Prado Boulevard North. Strategically located adjacent to the completed Coral Lakes single-family community, the site presents a compelling opportunity to deliver new multi-family housing along a major arterial roadway.

The property benefits from close proximity to retail, dining, and essential services, including a Publix-anchored shopping center and nearby medical facilities. It's also within walking distance to the new Lake Meade Park and minutes away from a variety of entertainment options along Pine Island Road.

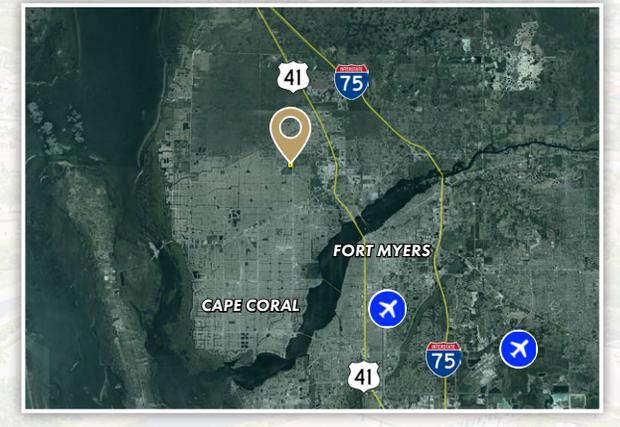
Strong regional population growth and sustained demand for rental housing continue to drive multifamily absorption in Cape Coral. With convenient access to I-75, US-41, and nearby employment and lifestyle centers, Coral Lakes stands positioned to become a premier development in one of the fastest-growing communities in the United States.



PROPERTY HIGHLIGHTS



- Fully entitled for 350 multi-family units. A minimum of 6 units/acre, maximum 10 units/acre.
- Direct access from Del Prado Boulevard N. and close proximity to US-41 and Pine Island Road, two main thoroughfares in Lee County.
- Located 0.4± miles from a Publix-anchored shopping center, 1.9± miles to Lake Meade Park and within 3± miles of Diplomat Elementary, Diplomat Middle, and Island Coast High School.
- The site is fully cleared and located in a minimal-risk flood zone (Zone X), requiring no flood insurance for development.



CONCEPTUAL SITE PLAN

TRACT AREA

Total Area: 34.15 Acres

DENSITY

8 Unit Building x 15 Buildings: 120 Units

7 Unit Building x 2 Buildings: 14 Units

51 Unit Building x 4 Buildings: 204 Units

Total Units: 338 Units

PARKING CALCULATIONS

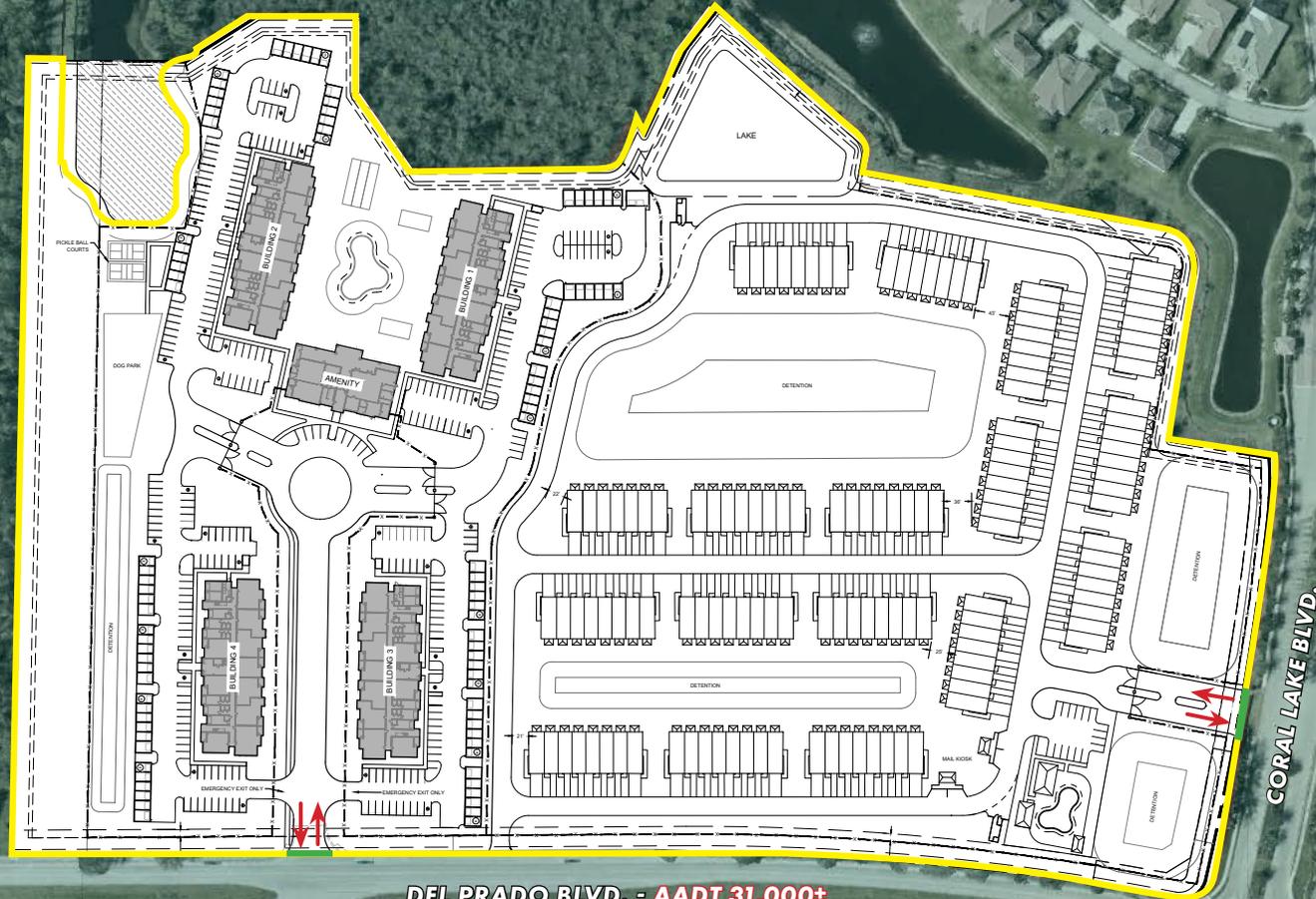
	REQUIRED	PROVIDED
Building 1	84	84
Building 2	84	84
Building 3	84	84
Building 4	84	84
Guest Parking	34	34

OPEN SPACE REQUIREMENT

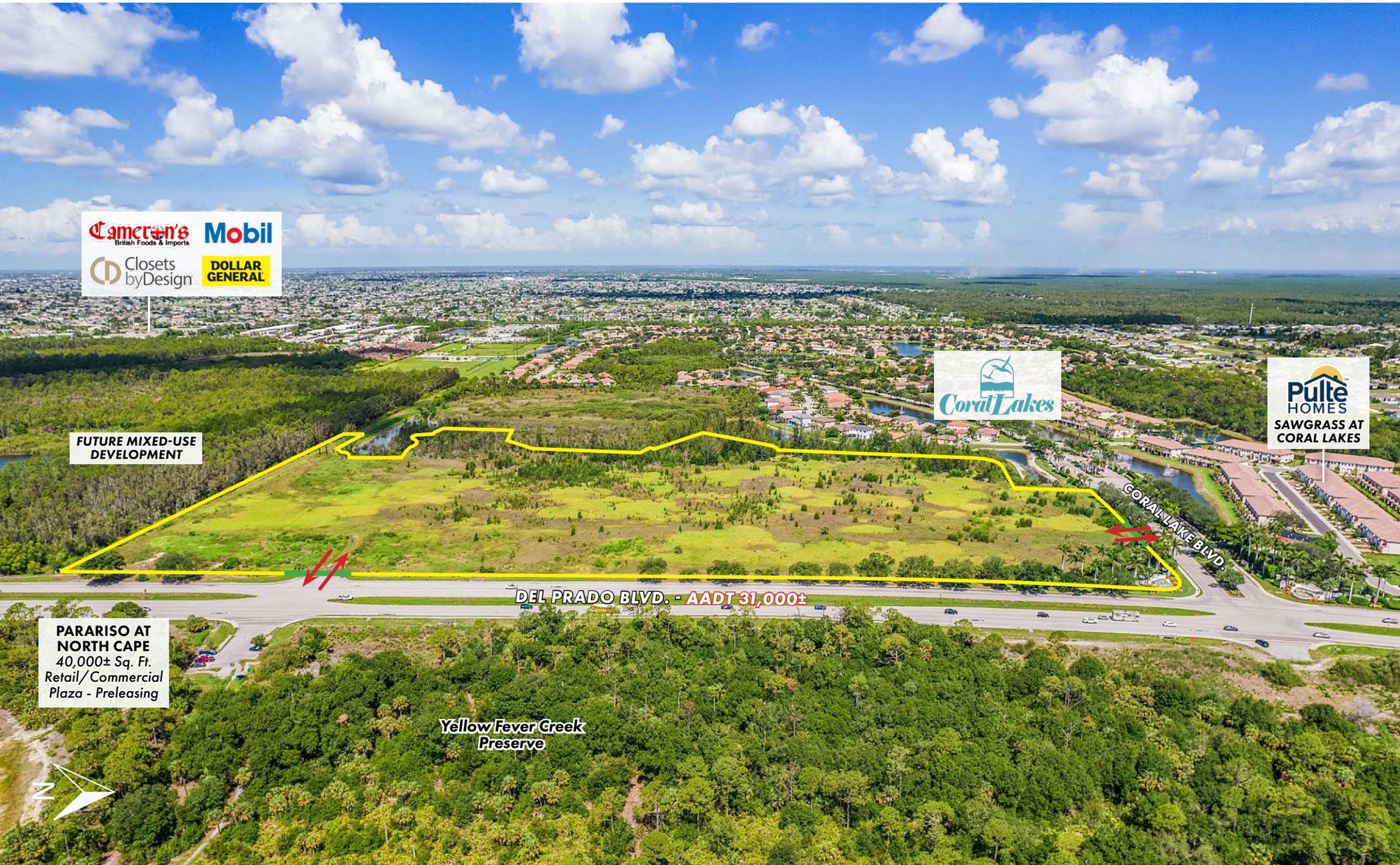
34.15± Total Acres

Open Space Required: 25% = 8.54 Acres

Open Space Provided: 8.54± Acres



PROPERTY AERIAL



Cameron's
British Foods & Imports

Mobil

Closets by Design

DOLLAR GENERAL

FUTURE MIXED-USE DEVELOPMENT

Coral Lakes

Pulte HOMES
SAWGRASS AT CORAL LAKES

DEL PRADO BLVD. - AADT 31,000±

CORAL LAKE BLVD.

PARARISO AT NORTH CAPE
40,000± Sq. Ft.
Retail/Commercial Plaza - Preleasing

Yellow Fever Creek Preserve



PROPERTY AERIAL



CORAL LAKE BLVD.

ISLAND COAST
HIGH SCHOOL

Yellow Fever Creek
Preserve

DEL PRADO BLVD. = AADT 31,000



PROPERTY AERIAL



Publix. BURGER KING 7-ELEVEN
Walgreens JIFF'S PIZZA

41

DOWNTOWN
FORT MYERS

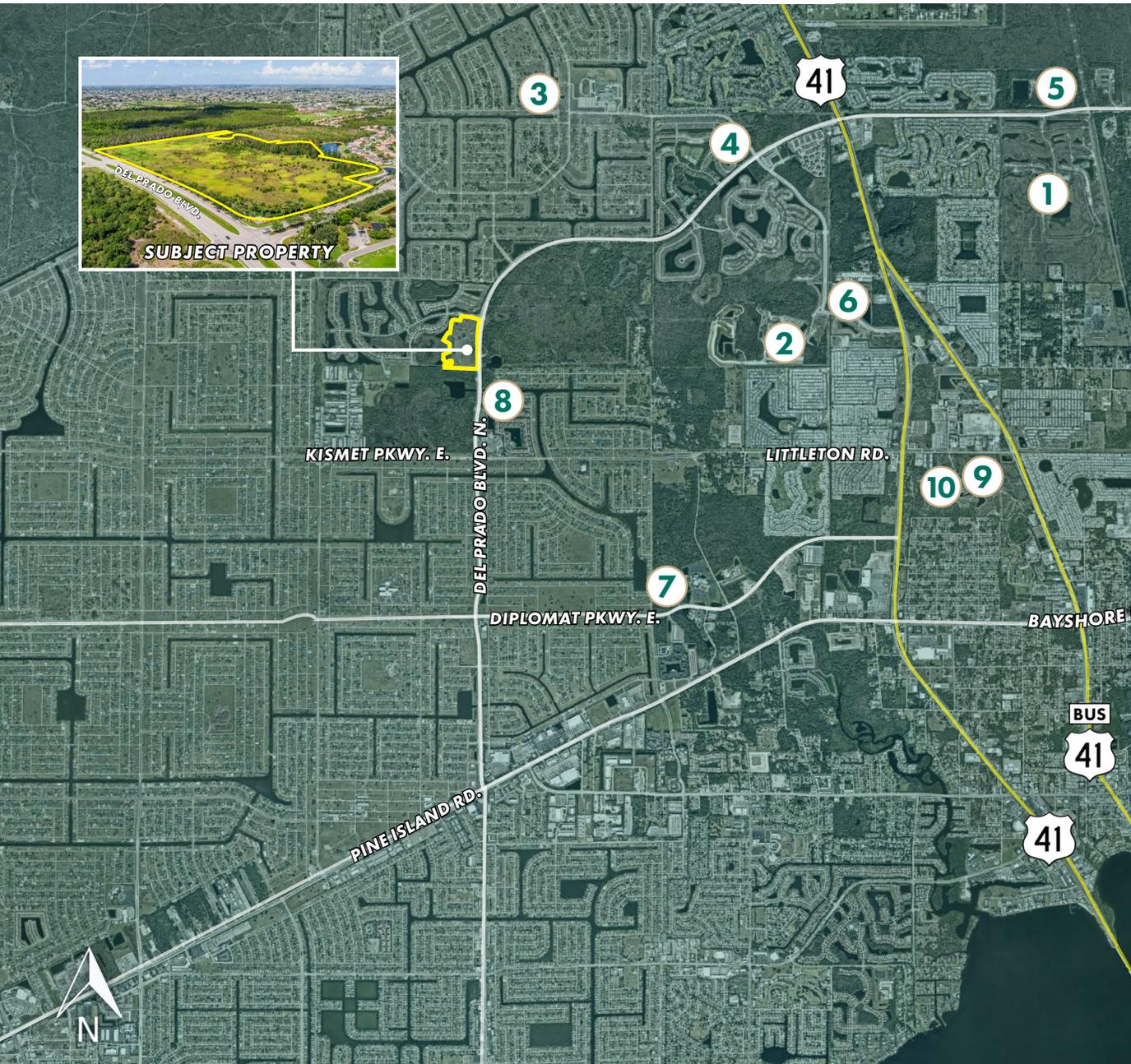
PARARISO AT NORTH CAPE
40,000± Sq. Ft. Retail/
Commercial Plaza - Preleasing

Yellow Fever Creek
Preserve

DEL PRADO BLVD. - AADT 31,000±

Coral Lakes

NEARBY DEVELOPMENTS



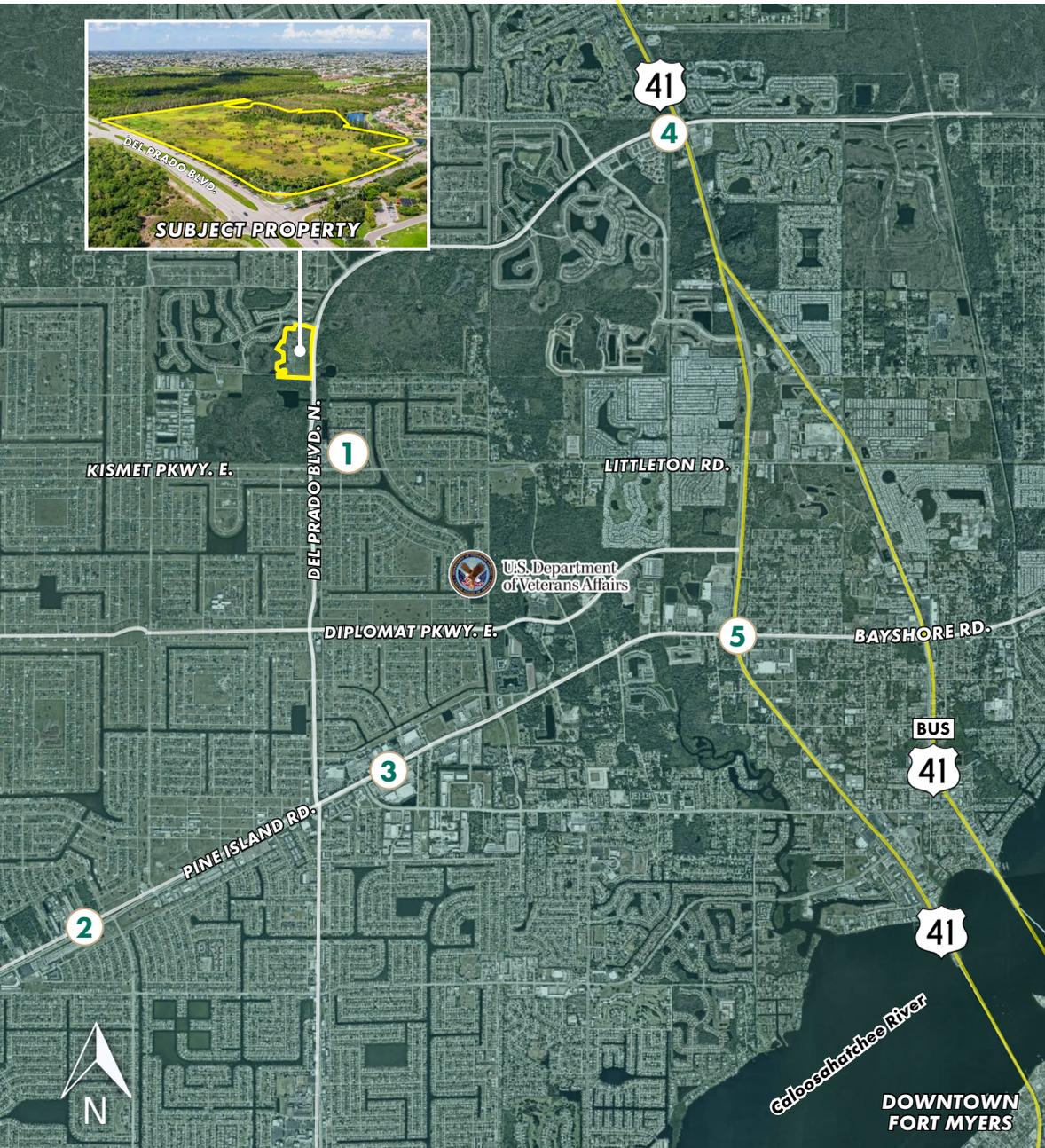
UNDER CONSTRUCTION

- 1 Crane Landing 427 Single Family Units
- 2 Coral Bay 517 Single Family Units

IN PLANNING

- 3 East Gator Circle 336 Townhome Units
- 4 Blue Coral 72 Multi Family Units
- 5 The Heritage 172 Manufactured Homes
- 6 Entrada Townhomes 278 Townhome Units
- 7 Victory Park Master Planned Development
- 8 Parariso at North Cape 40,000± Sq. Ft. Retail Plaza
- 9 Cabana Commons 600 Residential Units & 250,00± Sq. Ft. Commercial
- 10 Uniland's Mixed-Use 550 Residential Units & 300,000± Sq. Ft. Small Bay Industrial

RETAIL MAP



1. DEL PRADO BLVD. N. & KISMET PKWY. INTERSECTION



2. PINE ISLAND ROAD



3. NORTH POINT SHOPPING CENTER



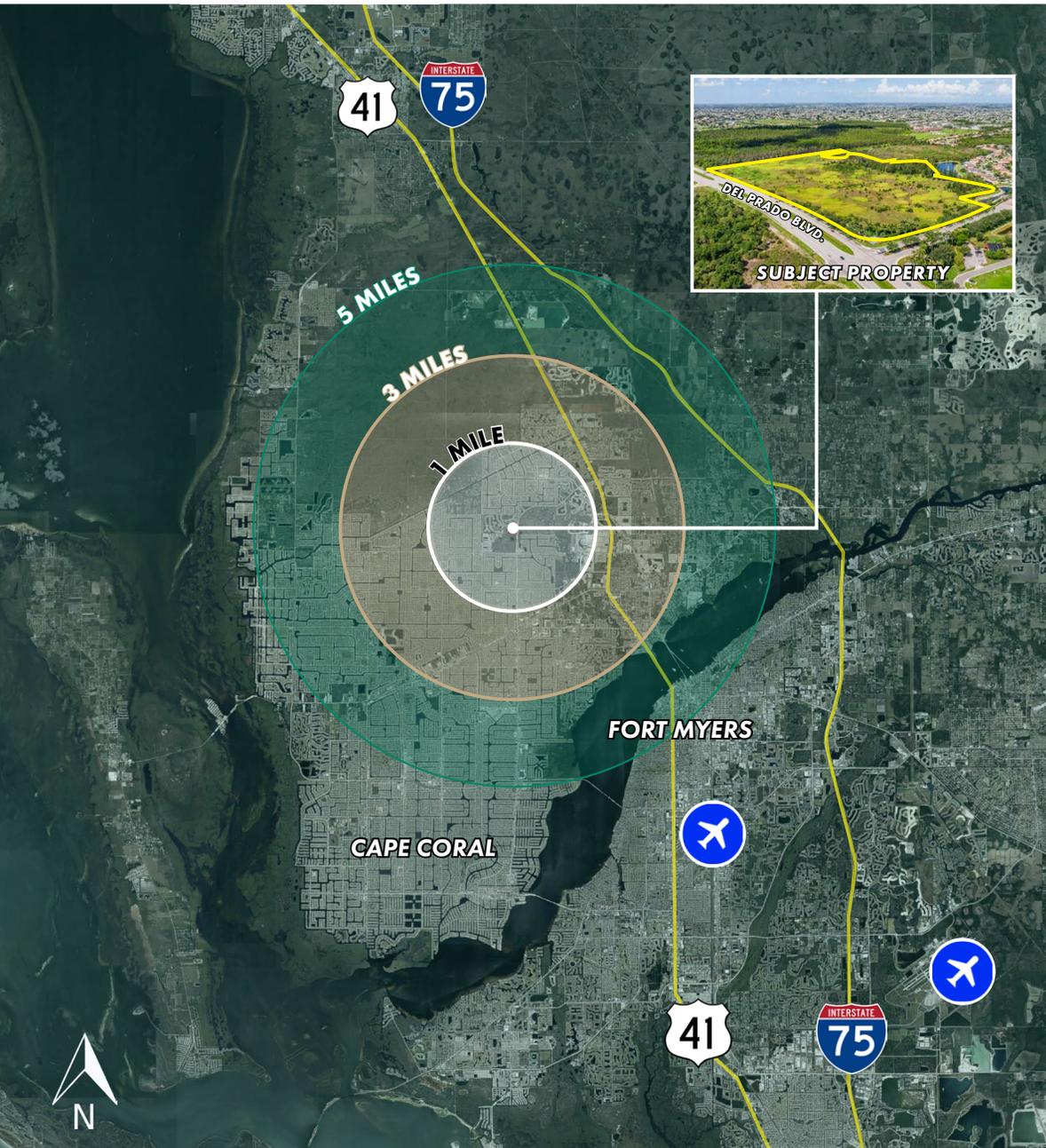
4. SHOPPES AT DEL PRADO



5. MERCHANTS CROSSING



LOCATION



1 MILE RADIUS

POPULATION



4,846

HOUSEHOLDS



1,856

MEDIAN INCOME



\$88,597

3 MILE RADIUS

POPULATION



47,266

HOUSEHOLDS



19,281

MEDIAN INCOME



\$71,110

5 MILE RADIUS

POPULATION



119,009

HOUSEHOLDS



49,910

MEDIAN INCOME



\$68,388

LOCATION HIGHLIGHTS

- 0.4± miles to Publix-anchored shopping center
- 2.6± miles to Pine Island Rd
- 2.6± miles to Lowe's Home Improvement
- 2.8± miles to US-41
- 4.5± miles to Walmart Shopping Center
- 11.4± miles to I-75



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