

# BRAND NEW MEDICAL OFFICE

CAPE CORAL, FLORIDA



**VICTORY PARK**  
Life Science Campus



*Imagined and developed by*



**BLUE WATERS**  
DEVELOPMENT GROUP, LLC

# BUILDING FEATURES



**VICTORY PARK**  
Life Science Campus



- 126,000 Square Feet Within Two Class A Buildings
- Build-to-Suit opportunities
- Electric, Water & A/C Included in CAM
- Fiber optic available
- Industrial power backup generator
- Connectivity through public and private transportation options
- Electric charging stations
- Next to VA Healthcare Center with over 350,000 patients annually
- Near the Army Reserve Center and Hope Hospice
- Centrally located in the region

# LIFE SCIENCE CAMPUS EXPERIENCE



**Victory Park**, a 140-acre master-planned development will revolutionize the region by creating a synergistic community for a work | live | play environment with higher-end employment opportunities, convenience work-force housing, demand-driven educational facilities, underserved veteran-related services, and essential retail stores. The campus is further enhanced by providing features that promote walking, biking and general exercise while also offering several public and private transportation options.

This veteran-centric campus will provide essential, best-in-class clinical and non-clinical programs and services in addition to what the adjacent VA Healthcare Center currently offers. Understanding the underserved veteran community's needs allows us to bridge the gap between government, private and public facilities to provide veterans and their families every opportunity to have a successful transition after their service is completed.

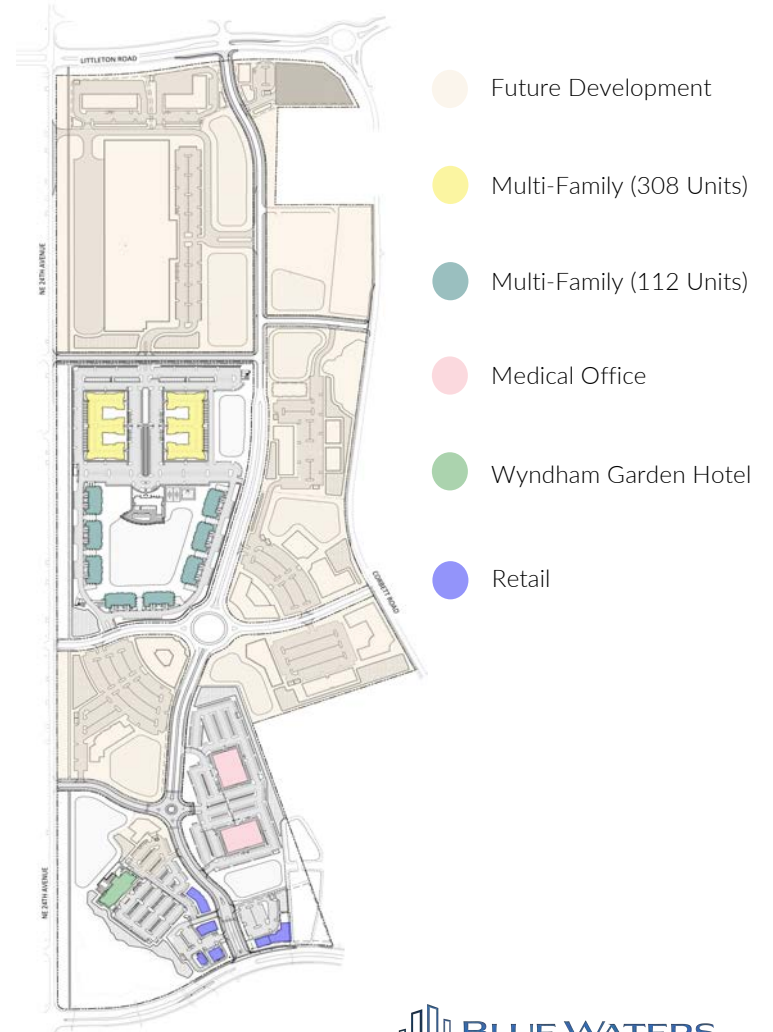
**Cape Coral, a Purple Heart city, is the 3<sup>rd</sup> largest veteran populated city in the country.**

## CURRENTLY PLANNED

- 125-room Wyndham Garden hotel
- Two Medical Office Buildings totaling 126,000 square feet
- 5-Story, 308-Unit Multi-Family
- 2/3-Story, 112-Unit Multi-Family



## PROPOSED SITE PLAN



AERIAL



## Medical Office Neighbors



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Front Exterior



Rear Exterior



North Building Front Exterior



South Building Front Exterior



# COMMUNITY HIGHLIGHTS



308-Unit MF



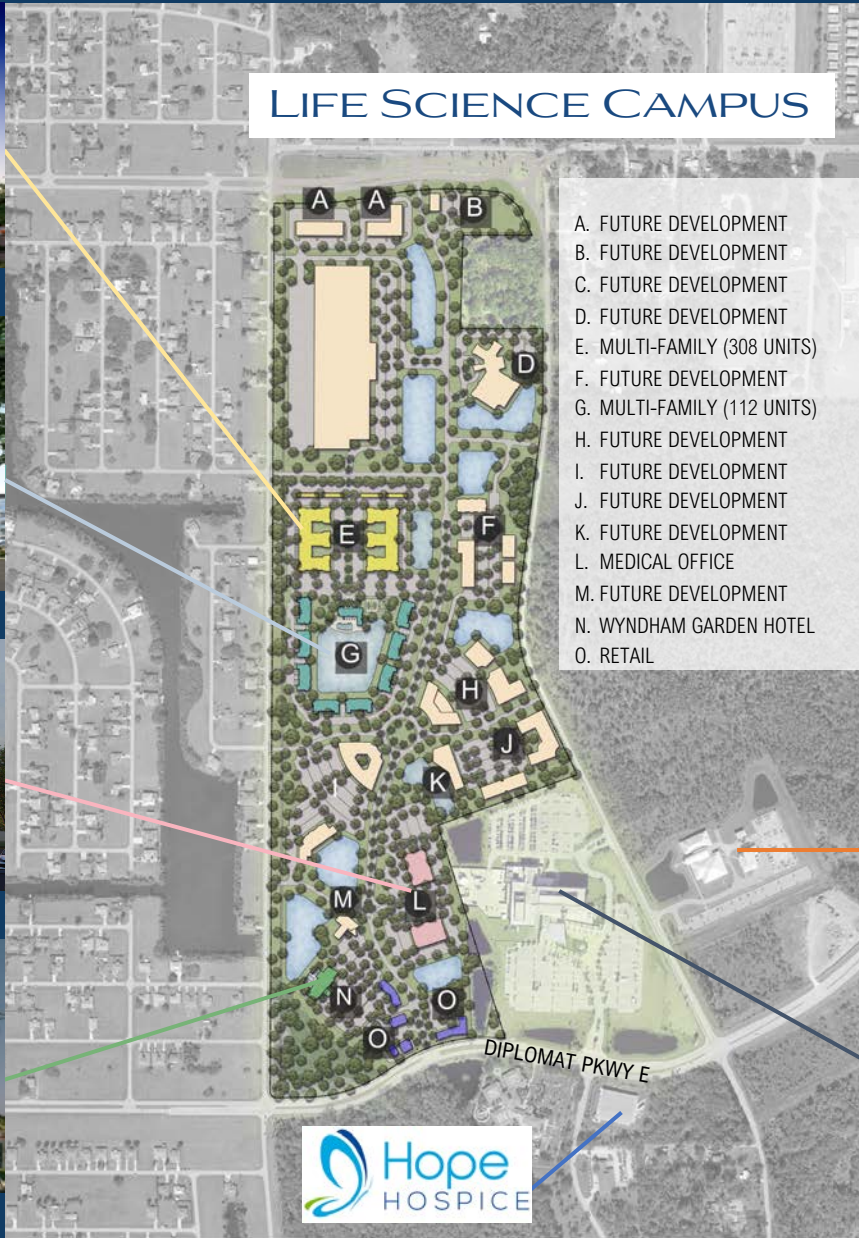
112-Unit MF



Medical Office



Wyndham Garden



**Victory Park** offers what many others cannot achieve. An innovative master-planned development with the community in mind and designed with the flexibility to accommodate the dynamic growth of the region. Situated in one of the nation's fastest growing cities, Victory Park provides an integrated campus that seamlessly blends many use types.

## 2022 Demographics

	1 MILE	5 MILES	10 MILES
<b>Population</b>	4,288	127,709	379,521
<b># Households</b>	1,863	54,263	157,836
<b>Median HH Income</b>	\$63,633	\$58,215	\$62,345
<b>Median Age</b>	41.4	49.1	46.1



Army Reserve

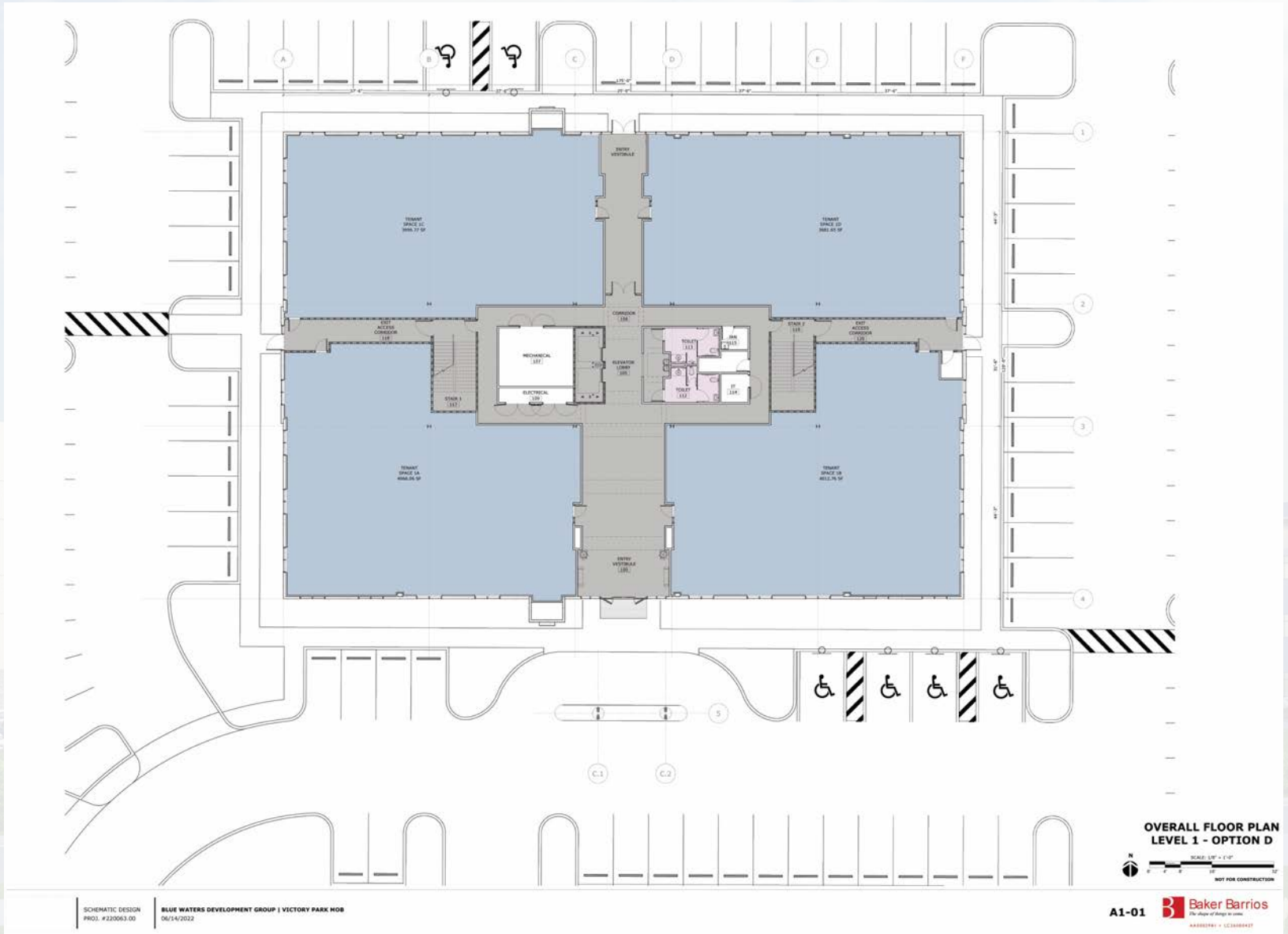


V.A. Healthcare Center

# FLOOR PLAN



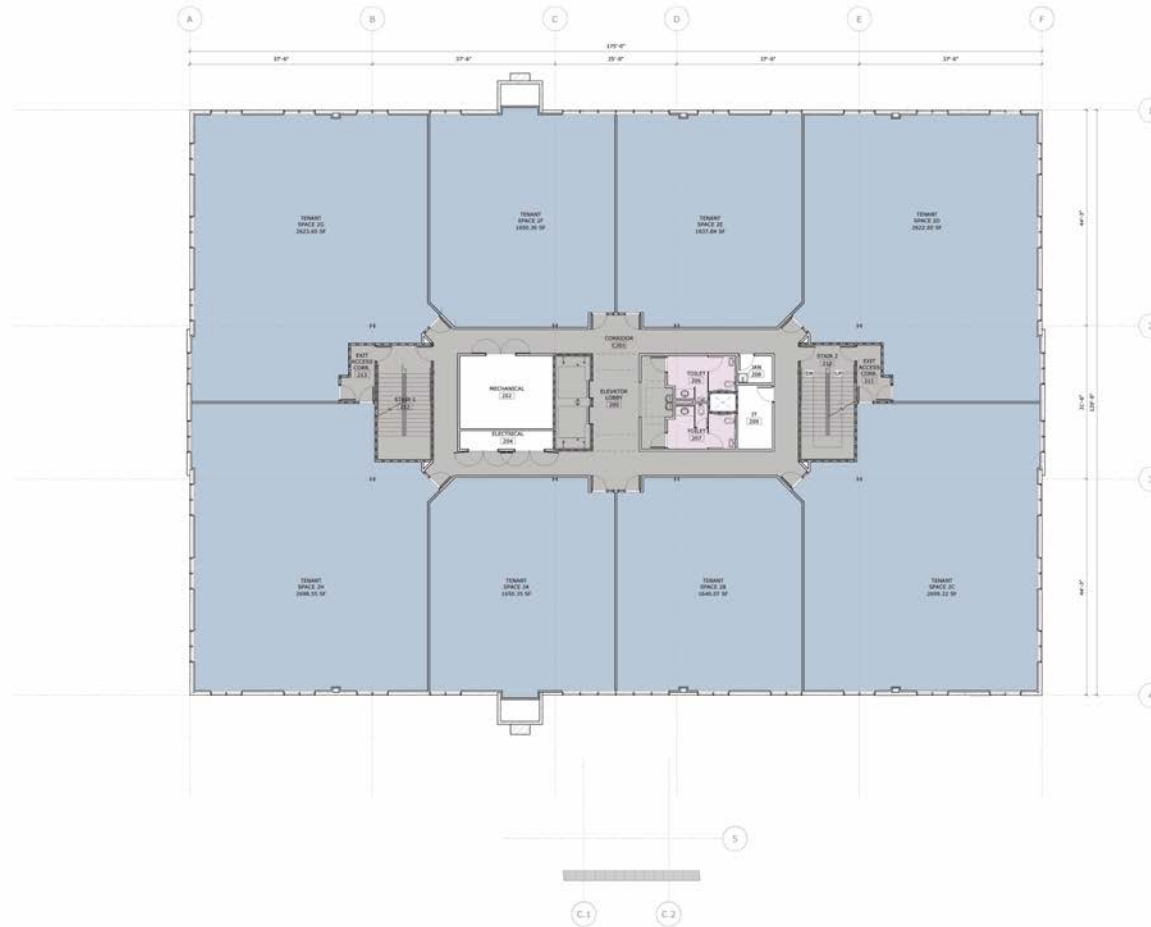
## Level 1



# FLOOR PLAN



## Level 2



OVERALL FLOOR PLAN  
LEVEL 2 - OPTION D



SCHEMATIC DESIGN  
PROJ. #220063.00

BLUE WATERS DEVELOPMENT GROUP | VICTORY PARK HOA  
06/14/2022

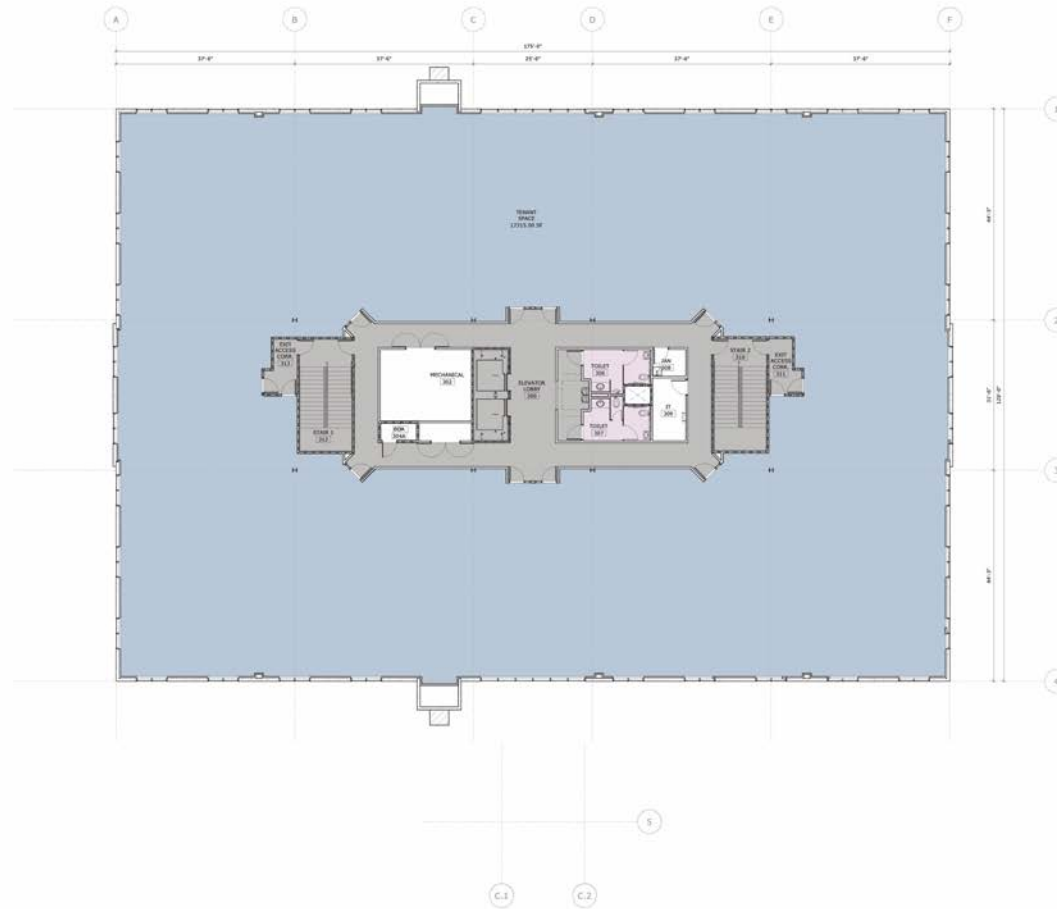
A1-02 Baker Barrios  
The shape of things to come  
ARCHITECTS + INTERIORS



# FLOOR PLAN



## Level 3



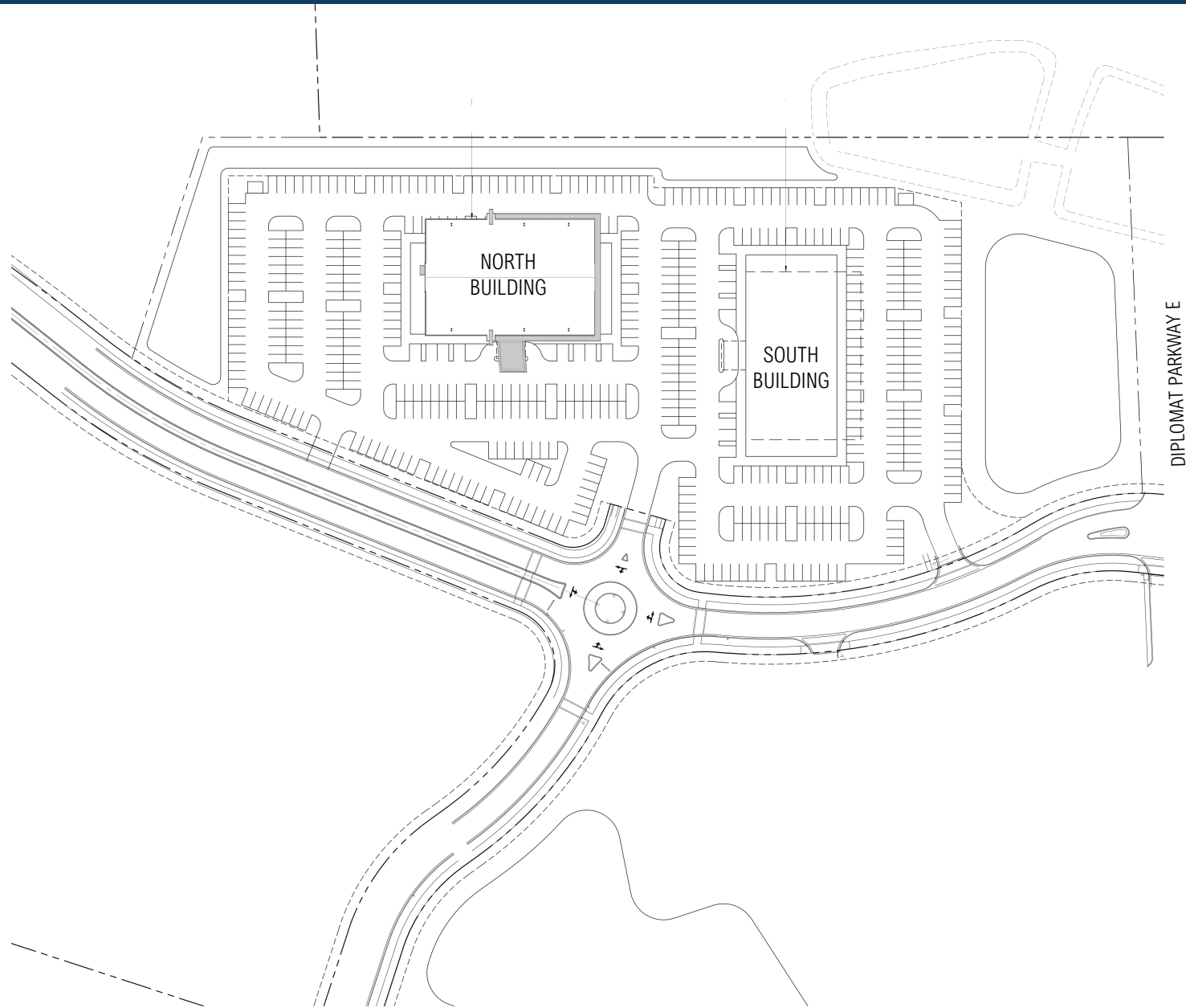
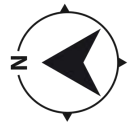
SCHEMATIC DESIGN  
PROJ. #220063.00  
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06/14/2022

OVERALL FLOOR PLAN  
LEVEL 3 - OPTION D



A1-03 Baker Barrios  
The Art of Being in Motion  
ARCHITECTS + INTERIORS

# SITE PLAN



# LOCATION

Victory Park's prime location has easy access to Cape Coral, Port Charlotte, Punta Gorda, Fort Myers, Tampa, Fort Lauderdale, and Miami.

The site is within 8 miles of Interstate 75 for connecting northward to Tampa and onto the Mid-western states, and southeastward to Miami/ Fort Lauderdale. The site is also a few blocks from U.S. Route 41, which runs from Miami to the Upper Peninsula of Michigan connecting into the city.

Victory Park Distance to Airports:

- Fort Myers (RSW) 22 Miles
- Punta Gorda (PGD) 25 Miles
- Tampa (TPA) 132 Miles
- Fort Lauderdale (FLL) 145 Miles
- Miami (MIA) 160 Miles

*75% of Florida's population is within 160 miles of Cape Coral. The City is within close-proximity to multiple airports and is easily accessible.*



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**BLUE WATERS**  
DEVELOPMENT GROUP, LLC

Blue Waters Development Group, LLC (“BWDG”) is a full-service real estate development company focused on Private Equity, Asset Management and Property Development services. The company is comprised of a diversified group of professionals with over 100 years combined experience in the Hospitality, Healthcare, Multifamily, Office, Retail, and Industrial sectors. The BWDG team excels at maximizing the valuation of assets by increasing productivity and gross revenues and lowering operational costs.

Our synergistic approach to each project allows true collaboration between our team, business partners and affiliates that enables the delivery of quality end-products that are unique to the market. BWDG is dedicated to sustainable growth, innovation and building healthy and strong partnerships.

FAITH | HONESTY | PEOPLE | PRODUCT | PROCESS

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