



*A Veteran-Centric  
Life Sciences Campus*

# VICTORY PARK



IMAGINED AND DEVELOPED BY



**BLUE WATERS**  
DEVELOPMENT GROUP, LLC



# VICTORY PARK

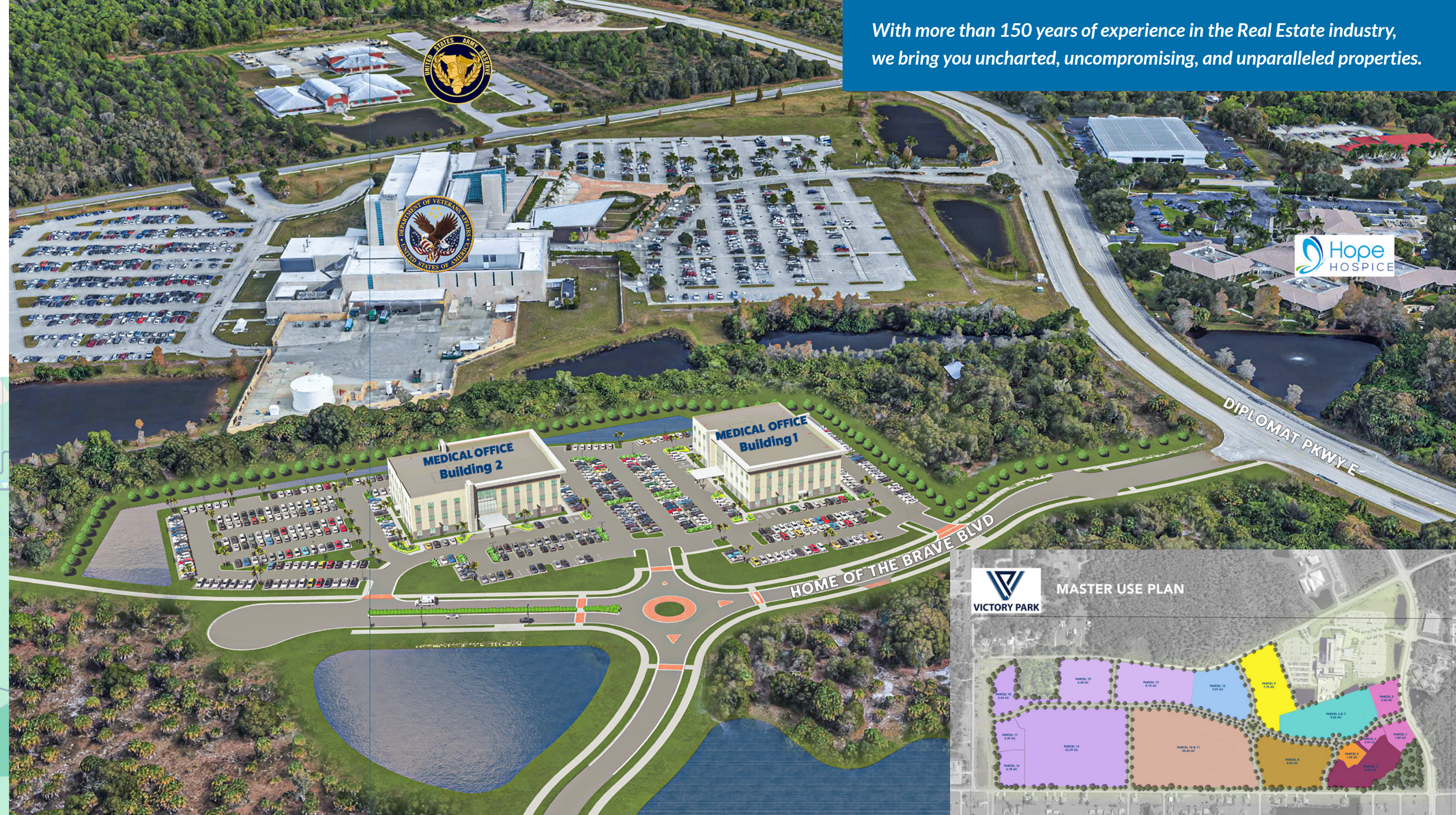
## A Veteran-Centric Life Sciences Campus

### WHAT IS VICTORY PARK?

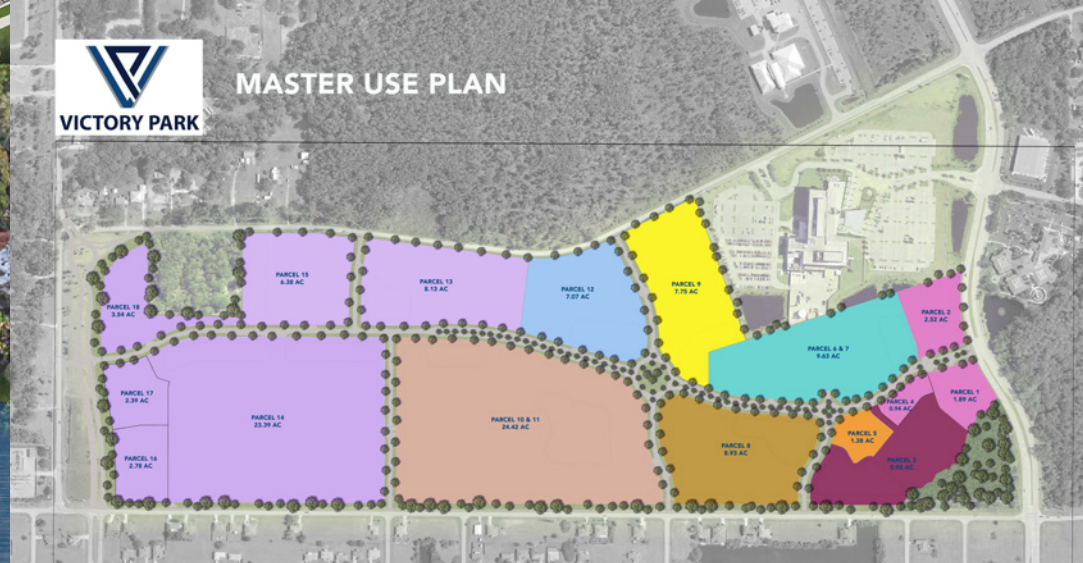
Victory Park is an innovative 138-acre, master-planned development in northeast Cape Coral, Florida adjacent to the VA Healthcare Center. This Veteran-Centric Life Sciences Campus will support the region's growth by creating an engaged Veterans-centric community for an ideal **work | live | play** environment with higher-end employment opportunities, convenient workforce housing, demand-driven educational facilities, underserved veteran-related services, and essential retail stores.

This integrated campus is designed with the community and our Veteran population in mind and is enhanced with features that promote walkability, biking, and public transit options.

The inclusion of generous open spaces, a conservation easement, and green building practices give Victory Park a strong connection with its environment.



With more than 150 years of experience in the Real Estate industry, we bring you uncharted, uncompromising, and unparalleled properties.



## PHASE 1 DEVELOPMENT: Hotel, Multifamily Housing and Medical Office Buildings

- ▼ 125-room Wyndham Garden hotel
- ▼ Two medical office buildings totaling 126,000 square feet
- ▼ 5-story, 308-unit multifamily apartments
- ▼ 2/3-story, 112-unit multifamily townhomes



### Hotel

Wyndham Garden at Victory Park, a 125-room hotel, will deliver a world-class lodging experience for guests visiting the area. Wyndham Garden combines excellent service, best-in-class amenities, and the latest technology to provide the efficient and welcoming elements that guests want and need.

### Medical Office Buildings

As a veteran-centric campus, Victory Park includes two medical office buildings that will provide essential, best-in-class clinical and non-clinical programs and services.



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*We're committed to our core  
values, clients, and each other.  
We dream big and work together  
to make things happen.*

### Multifamily Housing

Victory Park includes two different multifamily concepts within one community. Two five-story apartment buildings will have one, two, or three bedrooms with multiple courtyards. Eight buildings will have 2/3 stories and also offer up to three bedrooms plus private attached garages.



## About The Developer

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 a diversified, best-in-class group of professionals with over 150 years of 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 a true collaboration between our team, business partners, and affiliates that enables the delivery of quality end-products unique to the market. Then, we capitalize with maximum efficiency.

BWDG is dedicated to sustainable growth, innovation, and building healthy and strong partnerships.



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**Uncharted. Unyielding. Unmatched.**

**Private Equity | Asset Management  
Property Development**

**Proud supporter of  
Veteran Services Organizations**



## Why Cape Coral?

Located on Florida's stunning Gulf Coast, Cape Coral has emerged as a leader of growth and opportunity, perfectly marrying the tranquility of waterfront living with the vibrancy of a rapidly expanding economy. It's a paradise for water enthusiasts, offering endless days of boating, fishing, and watersports against a backdrop of spectacular sunsets and lush natural beauty. The community in Cape Coral is as welcoming as its climate, characterized by a diverse mix of young families, professionals, and retirees. But Cape Coral's appeal extends beyond its blue waters.

Economically, Cape Coral is a burgeoning hub with a growing job market, making it an enticing option for professionals. In recent years, the city has witnessed remarkable growth, with a surge in its population by over 20% from 2010 to 2020, outpacing many other Florida cities. This boom is not just in numbers; it's in opportunities, too. Florida's advantageous tax environment – no state income tax – makes it a magnet for businesses and entrepreneurs. The job market in Cape Coral has expanded significantly, particularly in sectors like healthcare, education, and technology, attracting professionals from all over the country.

Community events, cultural festivals, and a growing arts scene provide residents with a rich social and cultural life. This sense of community, combined with the city's natural beauty and economic vitality, makes Cape Coral not just a place to live, but a place to thrive.

*Cape Coral, a Purple Heart city, is the 3rd largest veteran-populated city in the country.*



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# WYNDHAM GARDEN HOTEL



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Wyndham Garden at Victory Park, a 125-room hotel, will deliver a world-class lodging experience for veterans and guests visiting the VA medical center, the Army Reserve, and those visiting Cape Coral.

Wyndham Garden combines attentive service, relaxing surroundings, unique touches, best-in-class amenities, and the latest technology to provide the efficient and welcoming elements that guests want.



### Amenities Include

- Plush WynRest Bedding
- Premium Bath Amenities
- Pool
- Fitness Center
- Restaurant and Bar/Lounge
- Business Center
- Free Airport Shuttle
- Meeting and Event Space
- Generous Rewards Program

1700 Home of the Brave Blvd., Cape Coral, FL 33993 | Tel: 800.695.1031 | [leasing@bluwatersdg.com](mailto:leasing@bluwatersdg.com) | [www.VictoryParkFL.com](http://www.VictoryParkFL.com)

# MEDICAL OFFICE BUILDINGS



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A veteran-centric campus, Victory Park includes two medical office buildings that will provide essential, best-in-class clinical and non-clinical programs and services in addition to what the VA Healthcare Center currently offers.

These Class A medical buildings comprise 126,000 square feet and are adjacent to the VA Healthcare Center, Hope Hospice, and the Army Reserve. Leasing opportunities include build-to-suit scenarios to accommodate a variety of medical specialties.

Understanding the underserved veteran community's needs helps us 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.



### Building Features

- 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 380,000 patients annually
- Near the Army Reserve Center and Hope Hospice
- Centrally located in the region

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# MULTIFAMILY HOUSING



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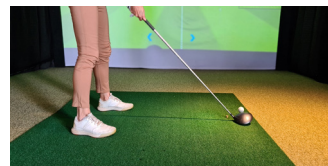
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Victory Park includes two different multifamily concepts within one community designed by Humphreys & Partners Architects, LP. The property offers two scenic lakes, many green spaces, beautifully landscaped walkways, and a multitude of amenities.

Two five-story apartment buildings will feature one, two, and three bedrooms with multi-use courtyards for outdoor fun and relaxation. Each building provides an elevator and bicycle storage.

Eight buildings will have 2/3 stories, also featuring one, two, and three bedrooms. These come with private attached garages and direct unit entry.

The resort-style pool and spa has multiple BBQ stations, seating areas, a fire pit, an outdoor kitchen, and a covered porch for gatherings. Outdoor activities include basketball, pickleball, table tennis, shuffleboard, cornhole, a playground, and a dog park. A carwash station is an additional convenience.



### Other Amenities Include:

- Clubhouse with a Clubroom
- Fitness Center
- Yoga Room
- Pool Table
- Business Center
- Mail Room and Package Center
- Pet Washroom
- Shuffleboard
- Unique Features such as Mini-bowling and a Golf Simulator

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