

BEYOND THE COASTLINE: THE EMERGING INLAND RETAIL CORRIDOR IN SWFL

Better never settles

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MACRO ECONOMIC OVERVIEW

SOUTHWEST FLORIDA'S ECONOMIC MOMENTUM



Job Creation

60.1K

Jobs added cross the tri-county region since 2020, [bls.gov](https://www.bls.gov)

- Jobs increased by 12%, outpacing national growth rate of 6%



Population growth

11.5%

Across the tri-county region since 2020

- Population expected to increase 7.4% by 2029



Healthcare

+1MSF proposed

Across the tri-county region, excludes hospitals and assisted living facilities

- 2 hospitals under construction in Lee County
- 3 Assisted Living Facilities proposed or under construction



Education

8.2%

FGCU Admission Growth since 2020

- Adding 200 units of employee housing
- Adding new academic building #10

Naples voted

#1

**Best Place to Live in the
U.S. in 2024-2025**

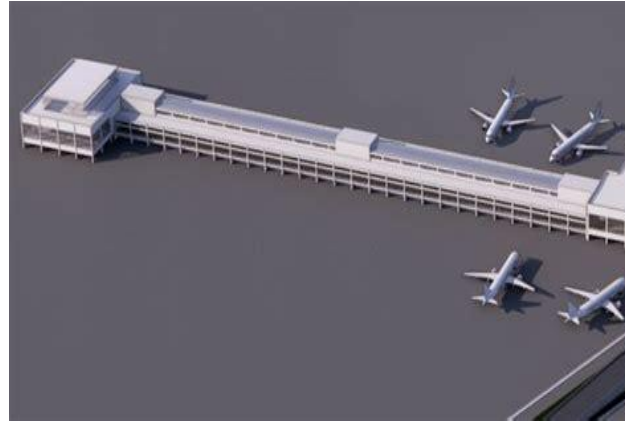
Fort Myers voted

#2

**Best City to Start a
Business**

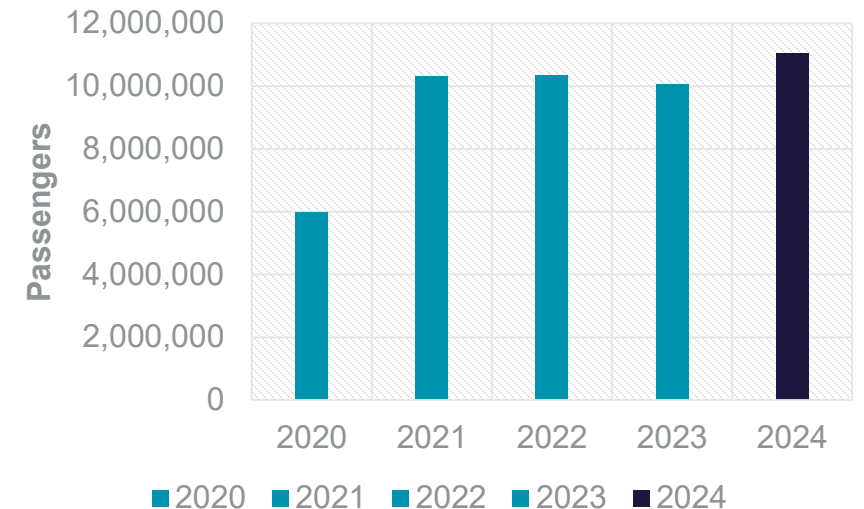
RSW AIRPORT

A CATALYST FOR REGIONAL ECONOMIC GROWTH



- **\$1.1 Billion Terminal Expansion Under Construction**
- **Adding 14 gates on a new concourse**
 - With infrastructure to support up to 19 future gates
 - Construction of the new Concourse E commenced in March 2025
- **Record-breaking passengers in 2024 of over 11M**
 - Representing a 6.6% increase compared to the previous record set in 2022

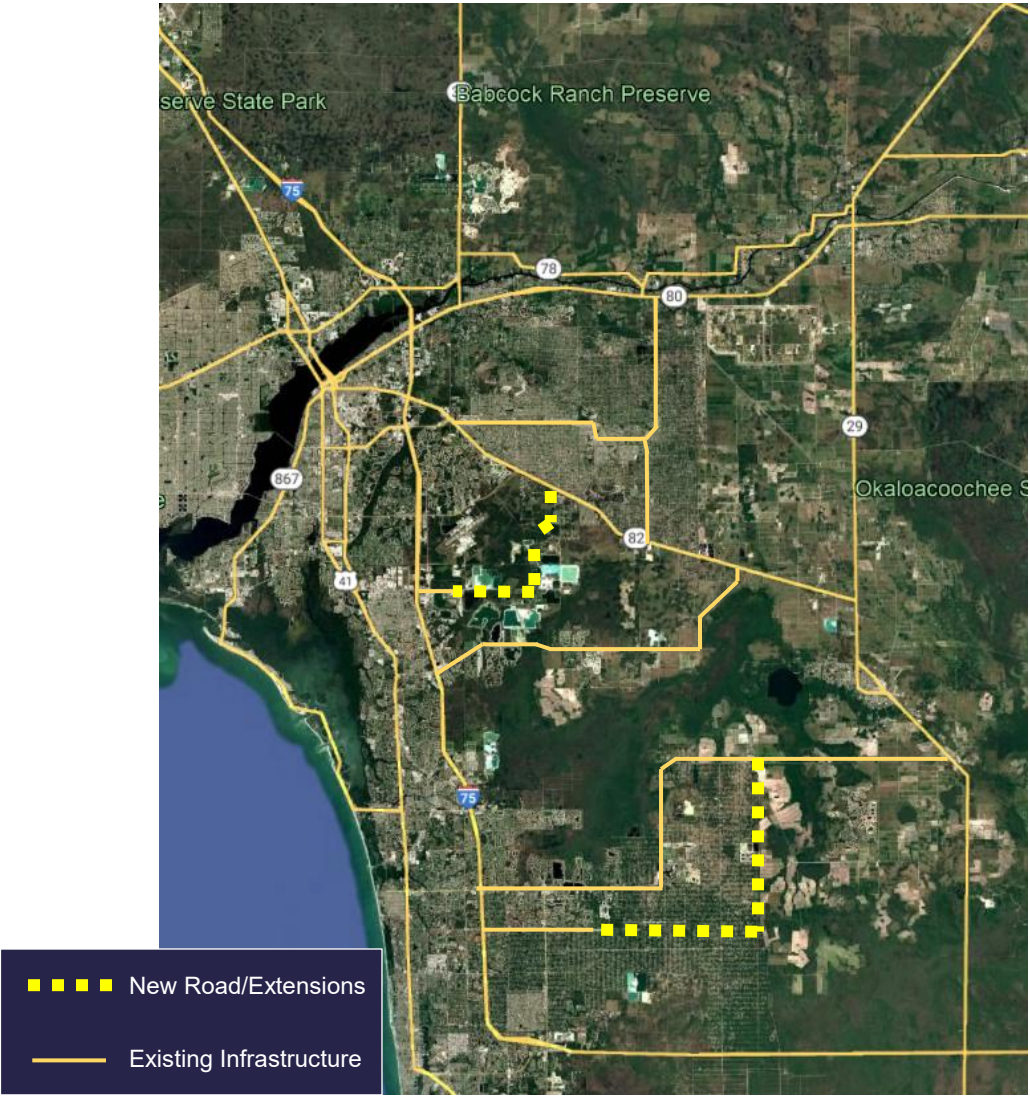
RSW Total Passengers





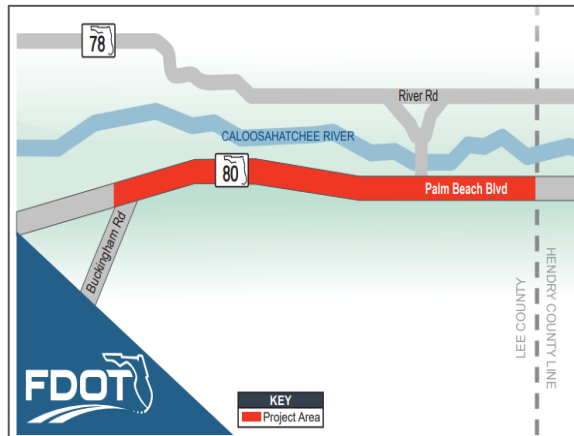
INFRASTRUCTURE AND ROADWAY INVESTMENTS

KEY TRANSPORTATION PROJECTS DRIVING INLAND GROWTH

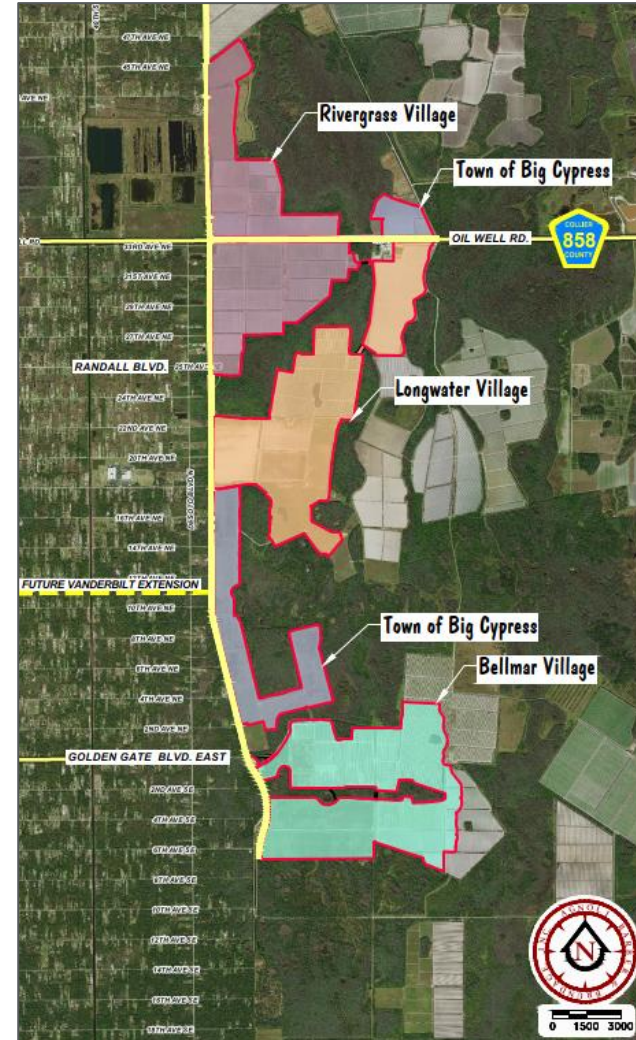


INFRASTRUCTURE EXPANSIONS & IMPROVEMENTS

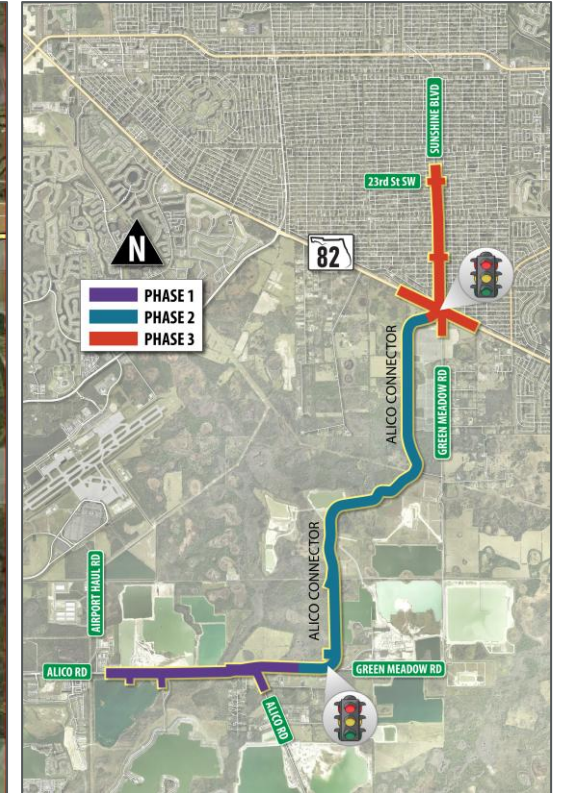
- Widening of SR 80 from Buckingham Road to the Hendry County line
- Extension project connecting I-75 to Oil Well Road and SR 29
- Approved extension project connecting existing Alico Road to SR 81
- Widening of SR 31 and bridge replacement
- Widening of Immokalee Road and Randall Blvd
- City of LaBelle utilities expansion
- Big Cypress Pkwy & Vanderbilt Extension



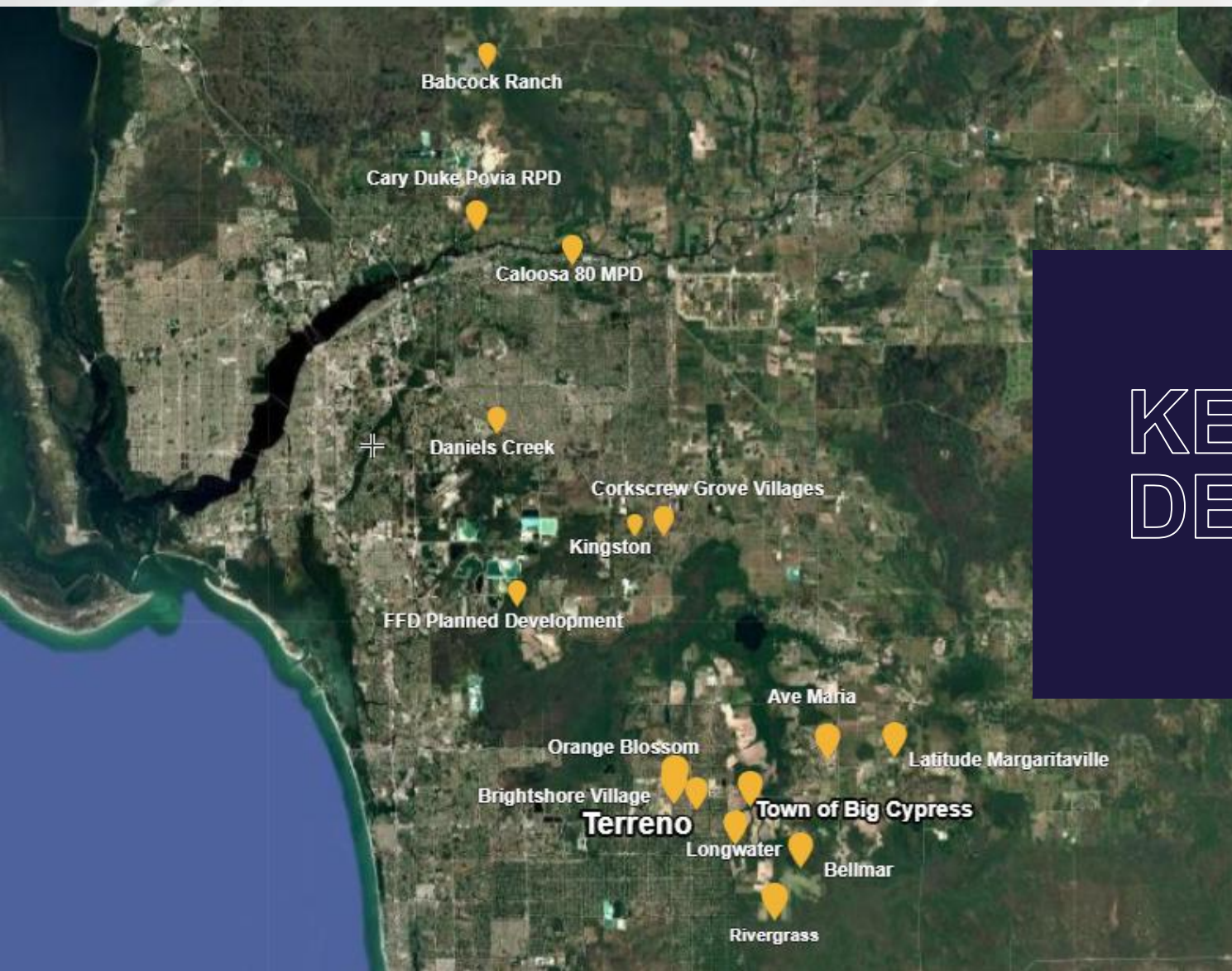
SR 80 Widening Project



Big Cypress Pkwy & Vanderbilt Extension



Alico Road Extension Project

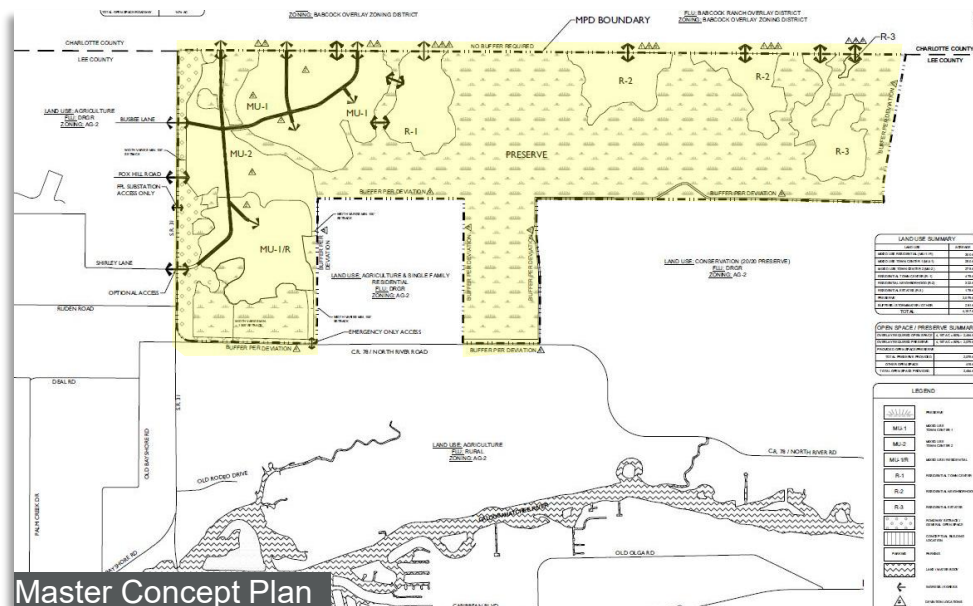


KEY UPCOMING DEVELOPMENTS

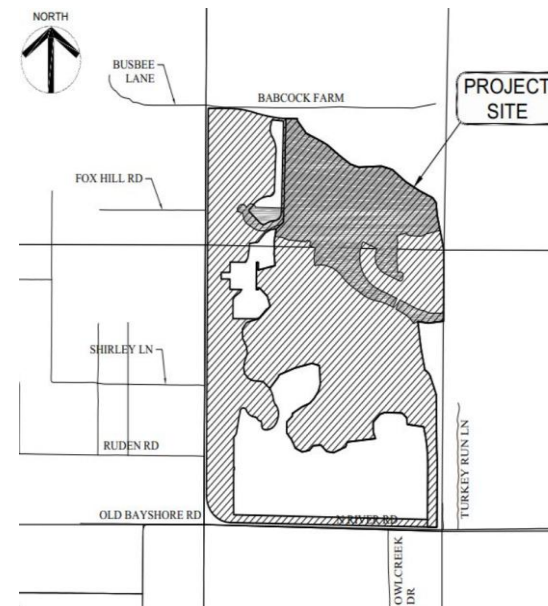
BABCOCK RANCH (EXPANSION)

Development Order

- Residential density increasing from 1,630 to 2,078 dwelling units
- Approved for 1.17 million square feet of commercial development
- 65' proposed maximum building height
- Recent store openings include Marshalls, Five Below, and Ace Hardware
- Terrawalk by Babcock Ranch in permitting for 500 residential units
- Planned for a total of 19,500 residential units upon full build-out



Master Concept Plan

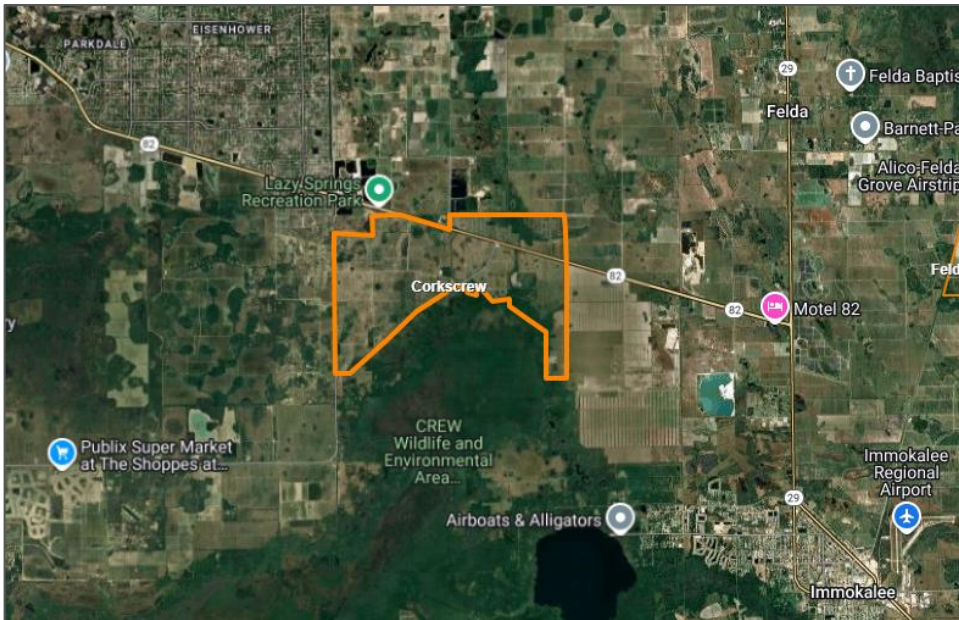


Site Location

CORKSCREW GROVE VILLAGES

Planning/Zoning

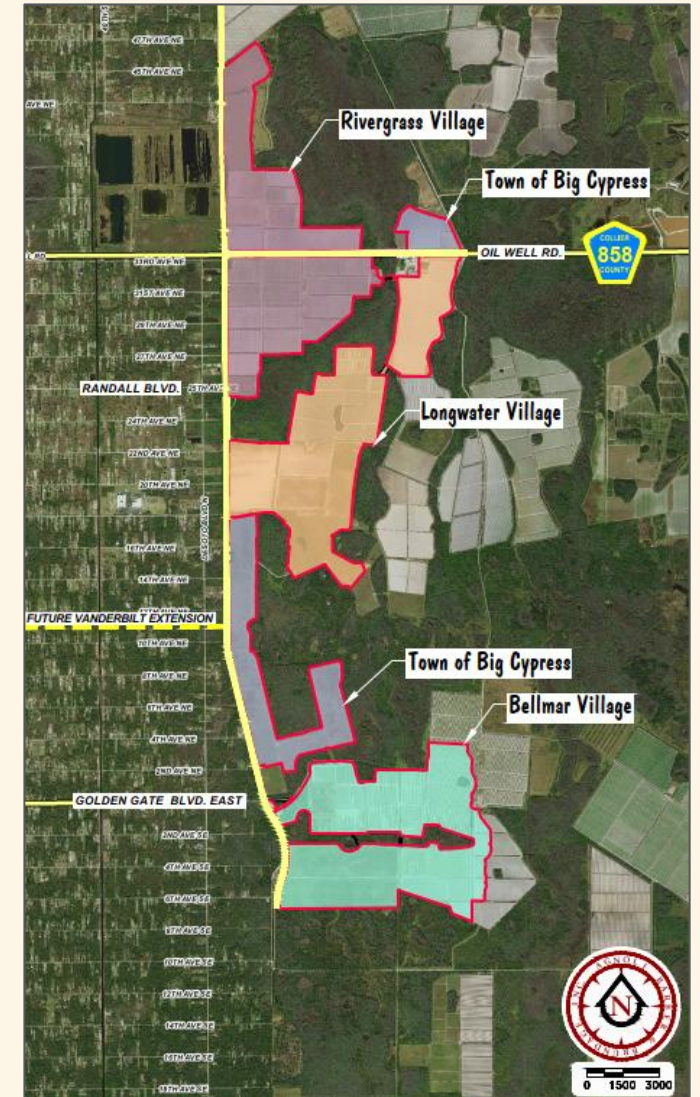
- Situated at the intersection of Collier, Lee & Hendry Counties
- Total development area: 3,000 acres
- Two, 1,500-acre villages
- Each village to include +/-4,500 homes
- Each village to include +/- 280,000 sf of commercial space
- Construction on first village could begin in 2028-2029



TOWN OF BIG CYPRESS

Rivergrass Village, Longwater Village & Bellmar Village

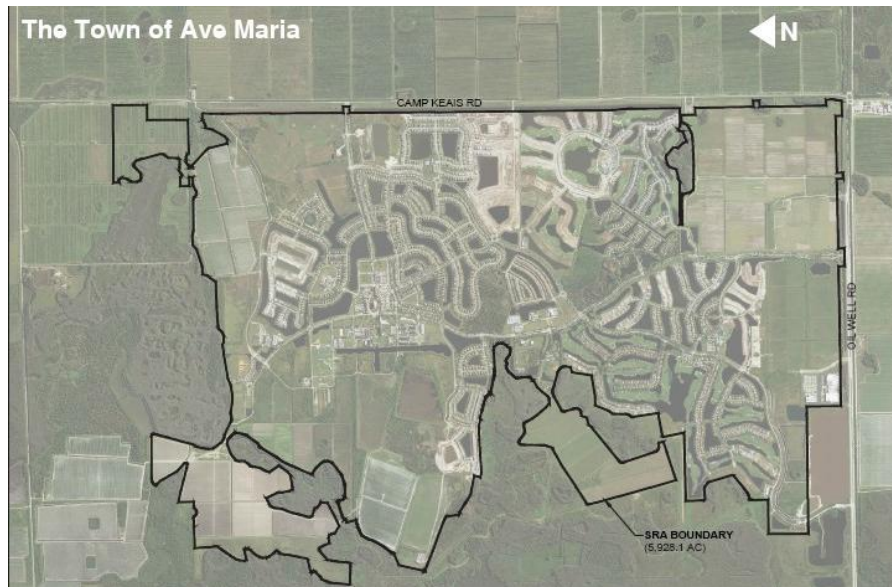
- Four (4) Master Planned Communities
- 19,300 acres
- Accessed by:
 - Future North-South artery (Big Cypress Parkway)
 - Future extension of Vanderbilt connecting to Big Cypress Pkwy
- 15,850 residential units
- +230,000 commercial sf
- Communities will feature retail shops, big-box stores, restaurants, entertainment outlets, a 44-acre community park, two school sites, over 800 units of affordable housing, commercial areas and a business park



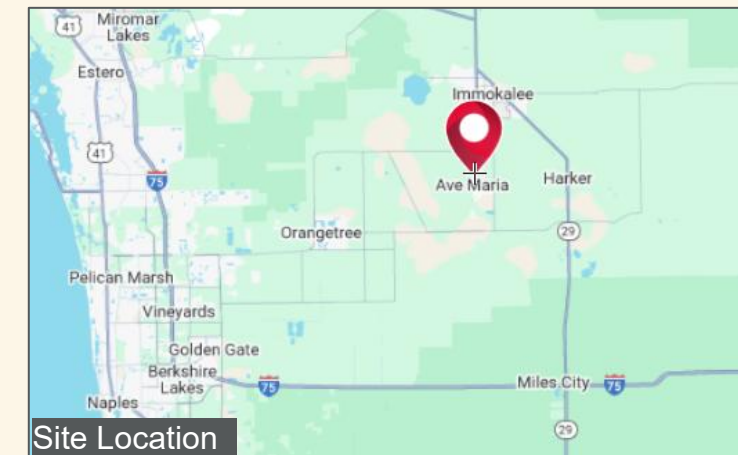
AVE MARIA (EXPANSION)

Planning/Zoning

- Proposing to expand by 2,000 acres
- Adding 6,700 total units
- At its build out, the town will include up to 11,000 homes, and 1.8 million square feet of retail, office, and business park uses in its 5,000 acres
- Home to Arthrex's manufacturing plant
- Chilean-based Dialum Glass plant expected to open in 2025
- Recent openings include Dunkin', Cold Stone, & Ace Hardware



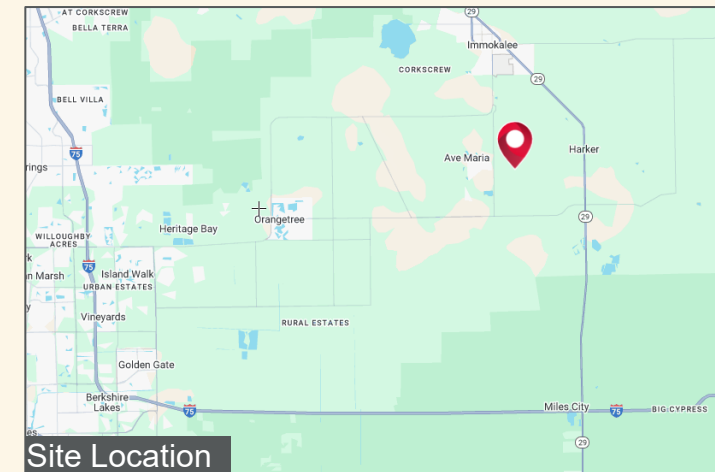
Land Use Summary	
300' FSA / HSA Buffer	
University District	846 Acres
Town Core	24 Acres
Town Centers	411 Acres
Neighborhood General	4,321 Acres
Services District	47 Acres
Community Parks	105 Acres
Other	174 Acres
Total	5,928 Acres



LATITUDE MARGARITAVILLE

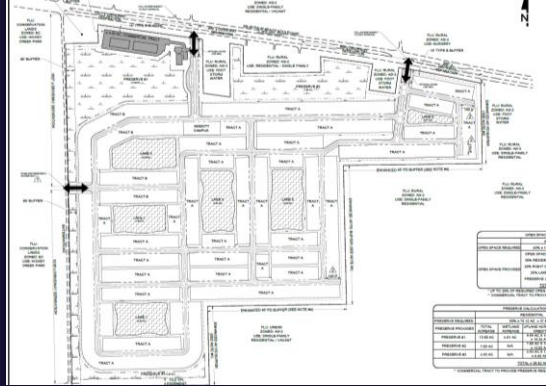
Planning/Zoning

- Located directly east of Ave Maria
- 3,800 acres
- Planned for 3,500 residential units
- 4th community of its kind



ADDITIONAL PLANNED COMMUNITIES

Lee County



Caloosa 80 MPD

721 residential units

30,000 commercial sf

Neal Communities

192.3 acres



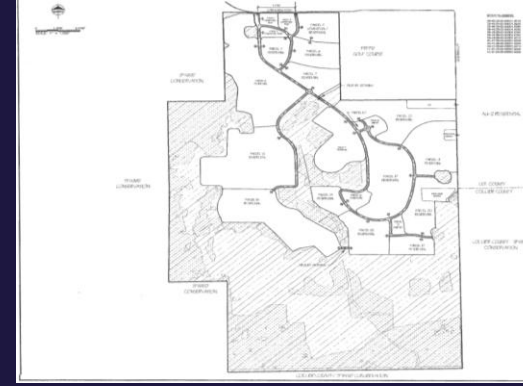
Cary Duke Povia RPD

1,099 residential units

N/A

Neal Communities

788 acres



Florida Farms Development

4,197 residential units

100,000 commercial sf

Florida Farm Development Co.

5,208 acres



Daniels Creek

1,600 residential units

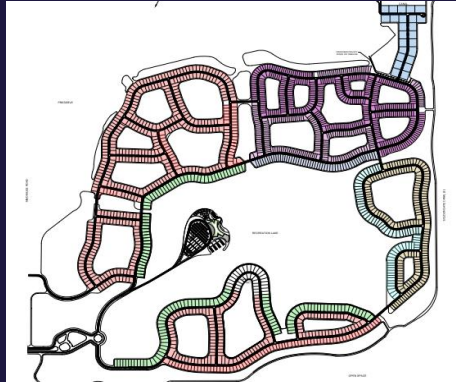
350,000 commercial sf

Lennar Homes

495 acres

ADDITIONAL PLANNED COMMUNITIES

Collier County



Tranquility Lakes

2,200 residential units

N/A

Private Developer

2,875 acres



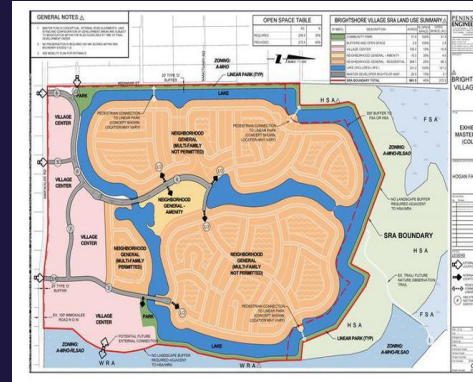
SkySail

1,500 residential units

N/A

Neal Communities

642 acres



Brightshore Village

2,400 residential units

130,000 commercial sf

Barron Collier Co.

700 acres



Orange Blossom

1,950 residential units

N/A

Lennar Homes

510 acres



Terreno

651 residential units

N/A

DiVosta by Pulte Homes

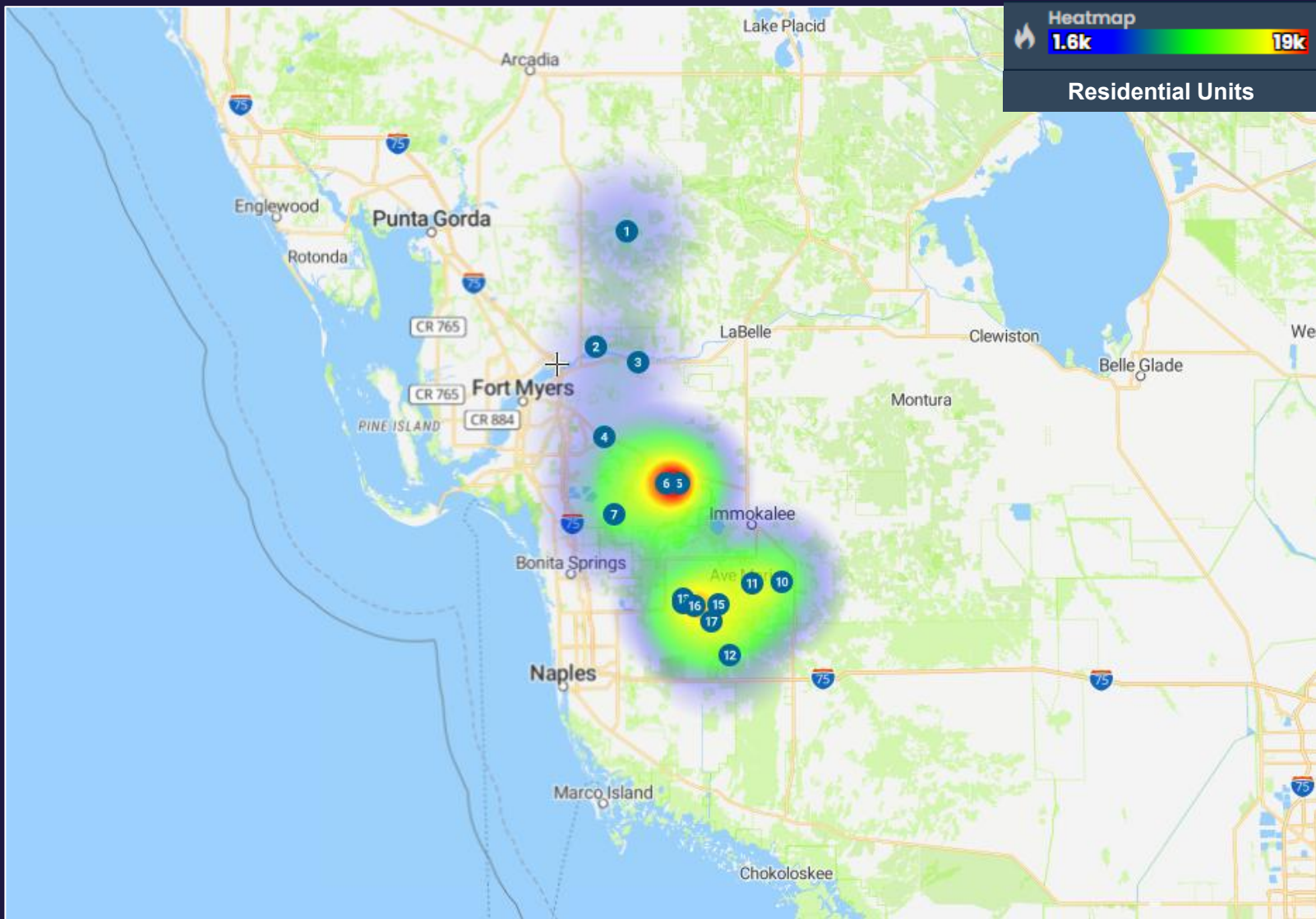
105 acres



ROOFTOP DENSITY

GROWTH CORRIDOR: RESIDENTIAL DEVELOPMENT EAST OF I-75

Developments	Units	Commercial SF
1. Babcock Ranch Expansion	2,312	1,170,000
2. Cary Duke Povia RPD	1,099	
3. Caloosa 80 MPD	721	3,000
4. Daniels Creek	1,600	350,000
5. Corkscrew Grove Villages	9,000	560,000
6. Kingston	10,000	700,000
7. FFD Planned Development	4,197	100,000
8. Brightshore Village	1,500	130,000
9. Tranquility Lakes	2,200	
10. Latitude Margaritaville	3,500	
11. Ave Maria Expansion	6,700	
12. Rivergrass Village	2,500	80,000
13. Orange Blossom	1,950	
14. Terreno	651	
15. Town of Big Cypress	8,000	
16. SkySail	1,500	
17. Longwater Village	2,600	65,000
18. Bellmar Village	2,750	85,000



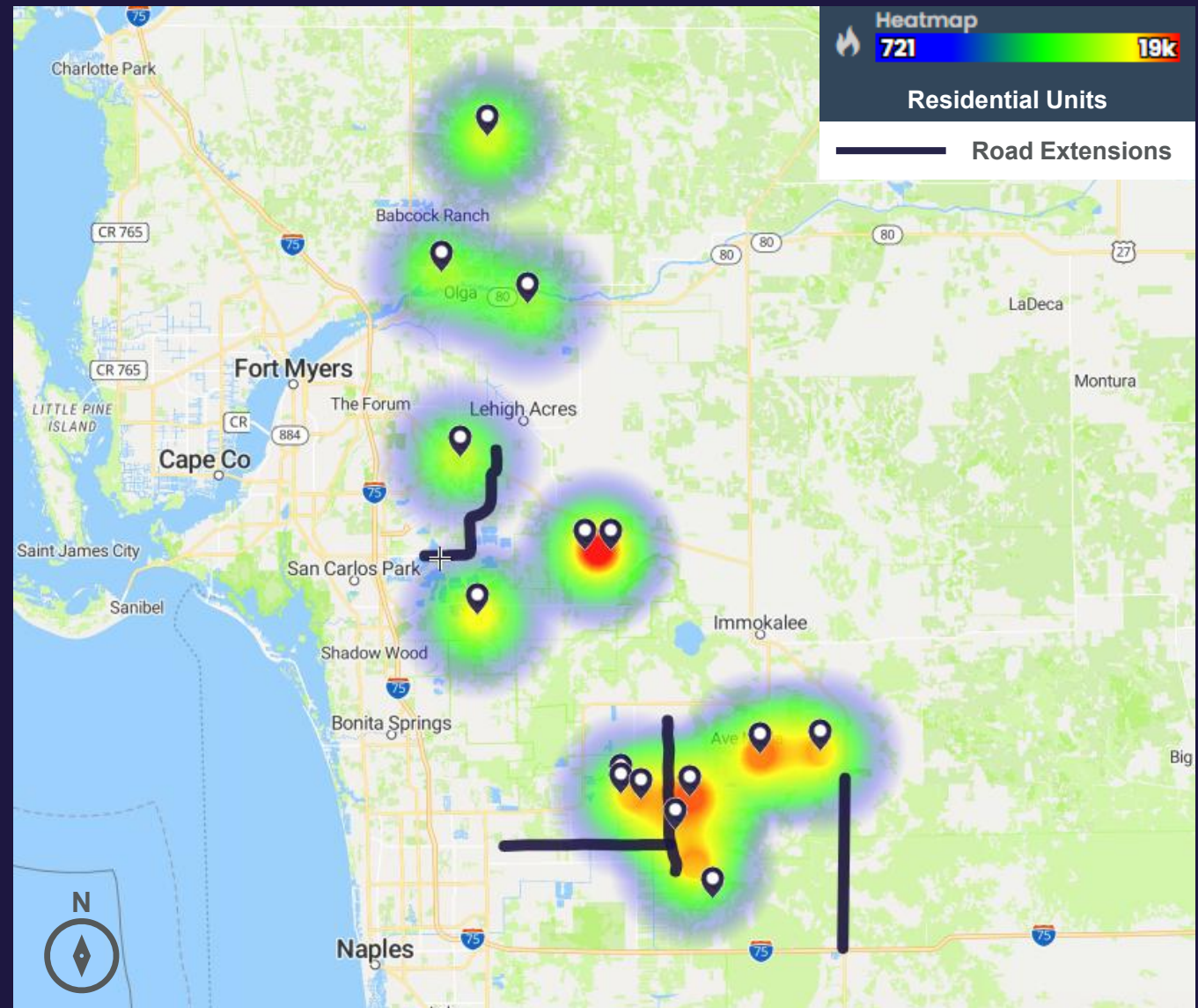
GROWTH ZONES: RESIDENTIAL DEVELOPMENT EAST OF I-75

+3,200,000 sf of commercial
+63,000 households planned
or approved East of I-75

- Additional 940K SF of retail under construction or planned along the corridor east of I75

FUTURE GROWTH ZONES

- Along SR 80, Labelle & Alva
- Eastern end of Corkscrew Rd.
- SR 29 & SR 82 Intersection
- Babcock Ranch
- Ave Maria & Surrounding Villages
 - Margaritaville
 - Town of Big Cypress
 - Tranquility Lakes





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Q&A

THANK YOU

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