



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Where is CRE Headed in 2026?

SELECTIVE EXPANSION

PRESENTED BY

GARY TASMAN

PRINCIPAL BROKER & CEO

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MARKET FUNDAMENTALS



Industrial

Square Feet

65.4M

Inventory

7.8%

Vacancy

2.6%

YOY Rent Growth

2.4M

Construction

Office

Square Feet

37.2M

Inventory

4.4%

Vacancy

31.3%

YOY Rent Growth

13K

Construction

Retail

Square Feet

84.4M

Inventory

3.3%

Vacancy

0.6%

YOY Rent Growth

662K

Construction

Multifamily

Units

202.9K

Inventory

14.8%

Vacancy

-5.3%

YOY Rent Growth

6.3K

Construction

THE DEMAND ENGINE: POPULATION & EMPLOYMENT GROWTH



Population

SWFL population expected to grow by 109,000 from 2025-2030 (7.2%+)



Workforce

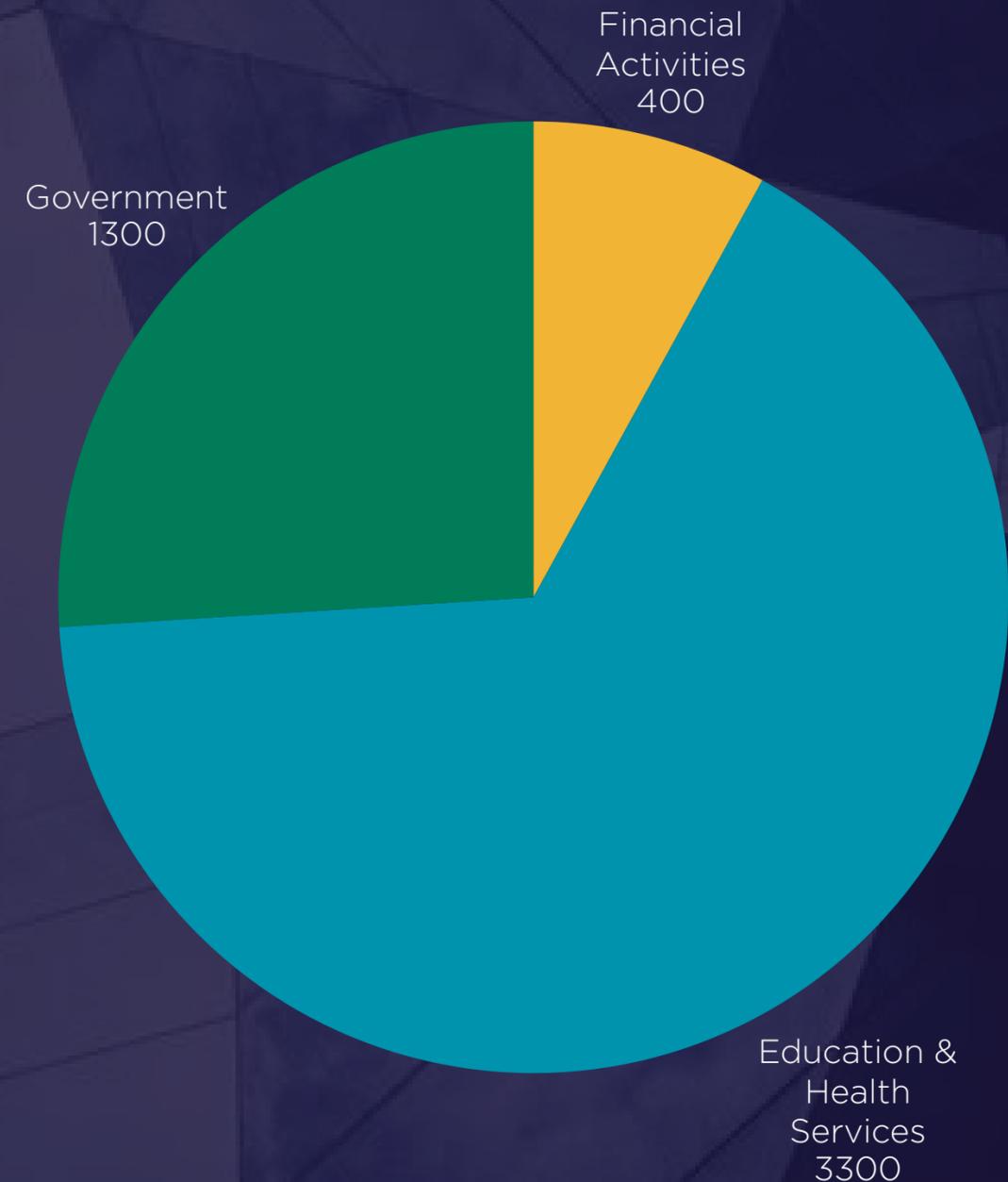
Jobs increased by 12% (2019-2024) outpacing the national growth rate of 6%



Household Income

Median HH income (\$92,000) surpassed Tampa, Fort Lauderdale, Miami, and Jacksonville

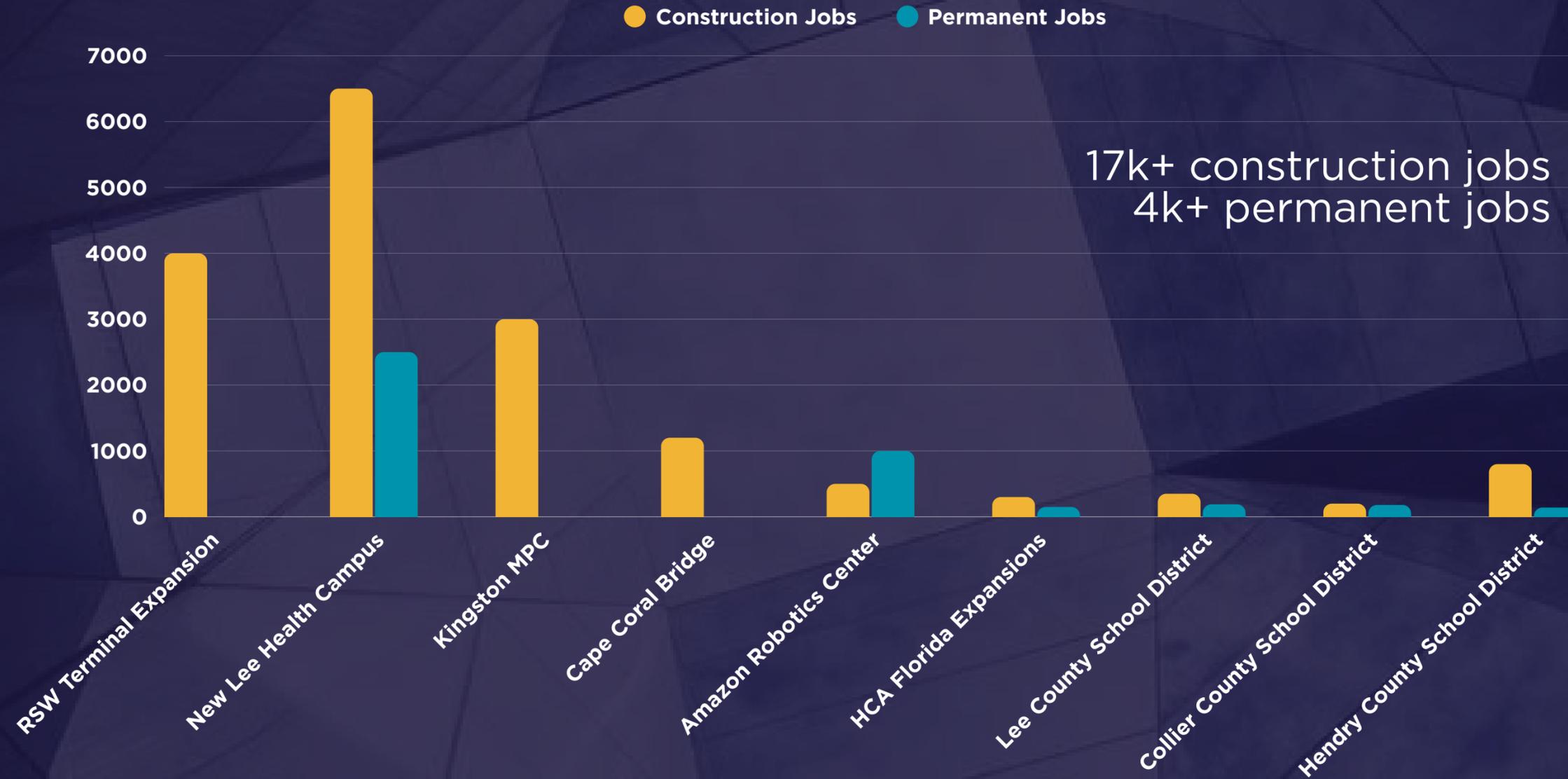
Top Job-Producing Industries
Dec 2024-Dec 2025



Across Charlotte, Lee & Collier County

THE DEMAND ENGINE: POPULATION & EMPLOYMENT GROWTH

Construction & Permanent Job Estimates Projects Funded & Underway



*Construction job estimates are job-years - meaning a single job lasting one year

CAPITAL PROJECTS THAT LOCK IN DEMAND

Corkscrew Road Widening



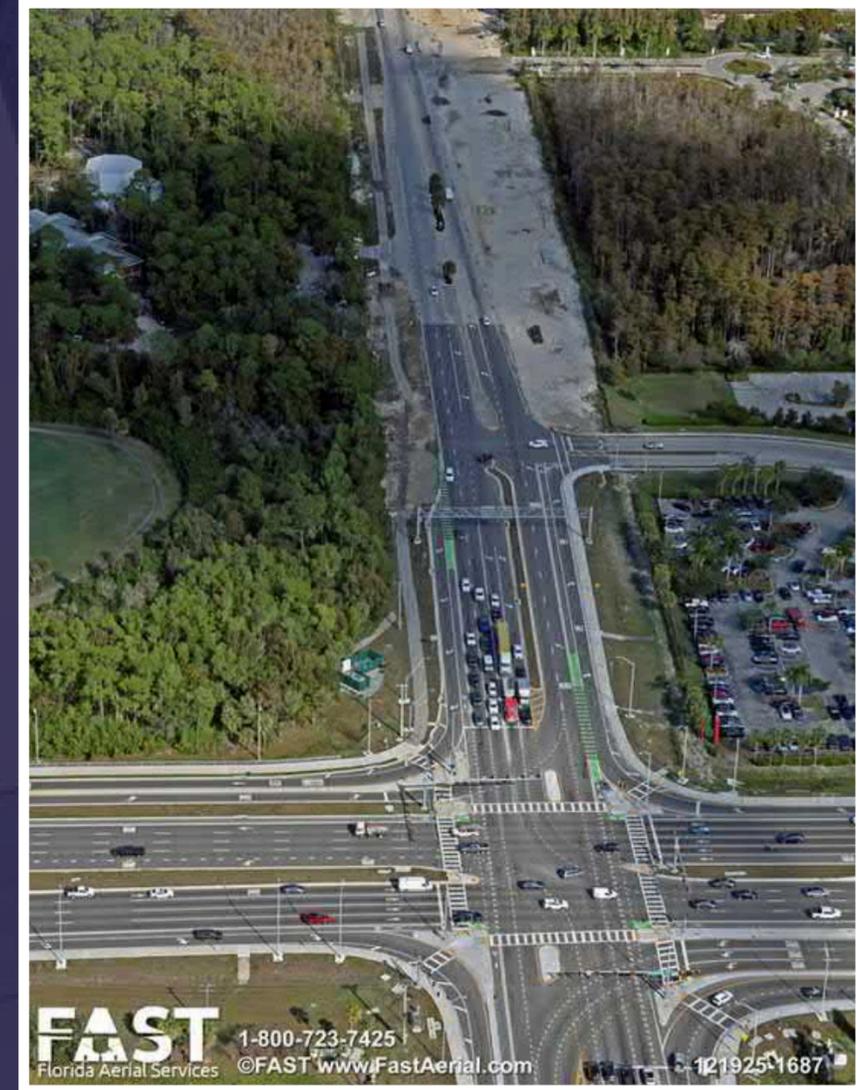
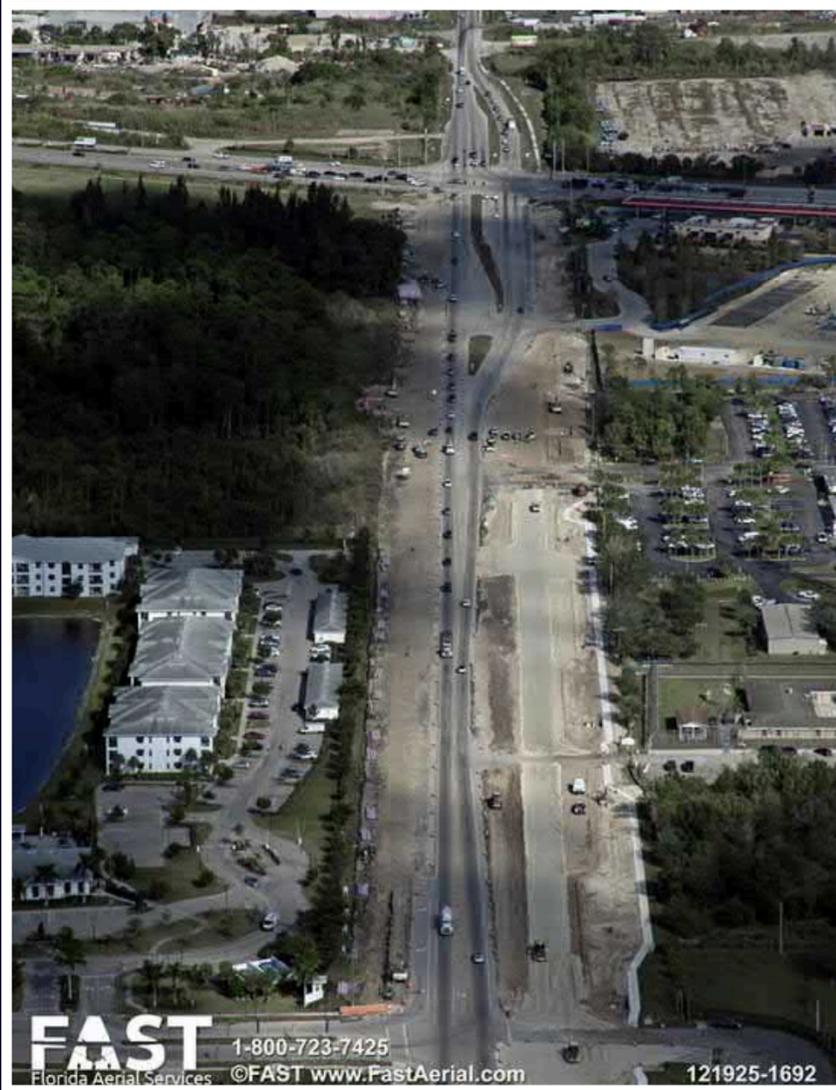
CAPITAL PROJECTS THAT LOCK IN DEMAND

I-75 at Daniels Pkwy Diverging Diamond



CAPITAL PROJECTS THAT LOCK IN DEMAND

Ortiz Avenue Widening from Colonial Boulevard to MLK, Jr. Boulevard



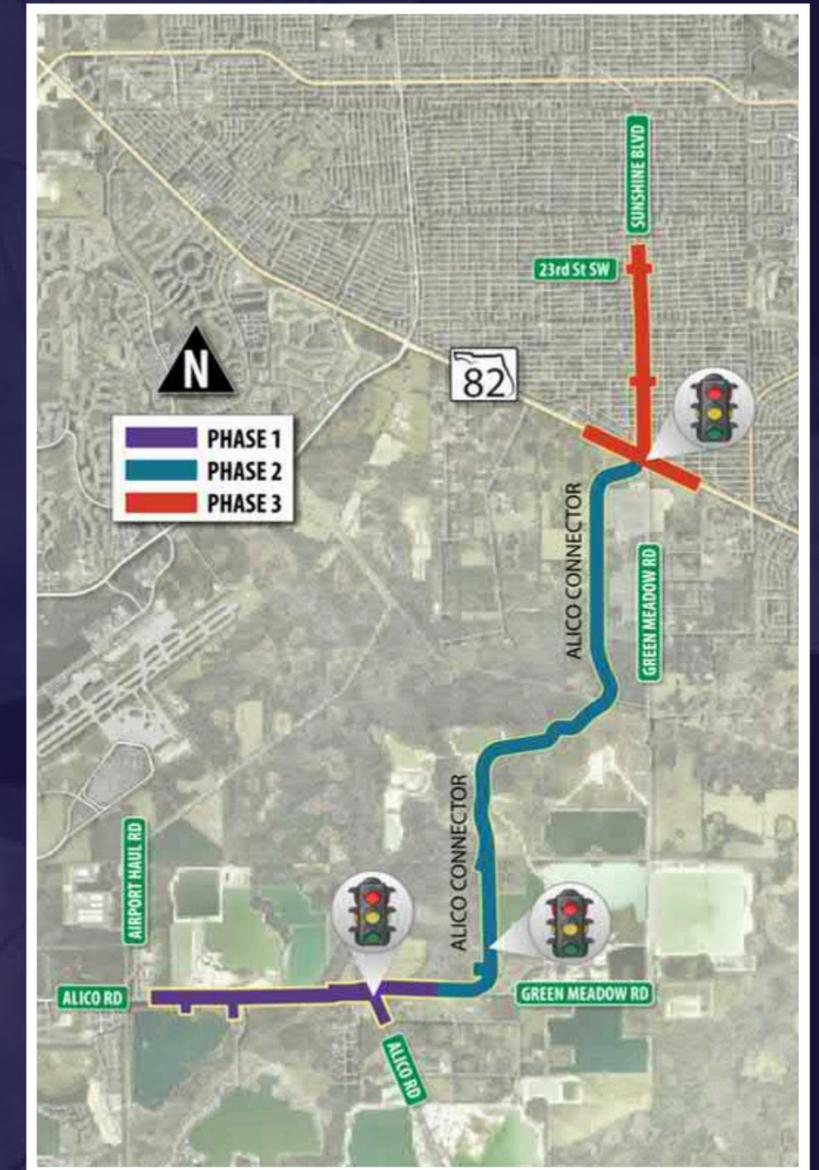
CAPITAL PROJECTS THAT LOCK IN DEMAND

Three Oaks Pky Extension Project from Indian Paint Lane to Daniels Parkway



CAPITAL PROJECTS THAT LOCK IN DEMAND

Alico Rd to SR 82 Extension



CAPITAL PROJECTS THAT LOCK IN DEMAND

Cape Coral Bridge



CAPITAL PROJECTS THAT LOCK IN DEMAND

New Pass, Little Carlos & Big Hickory Bridges



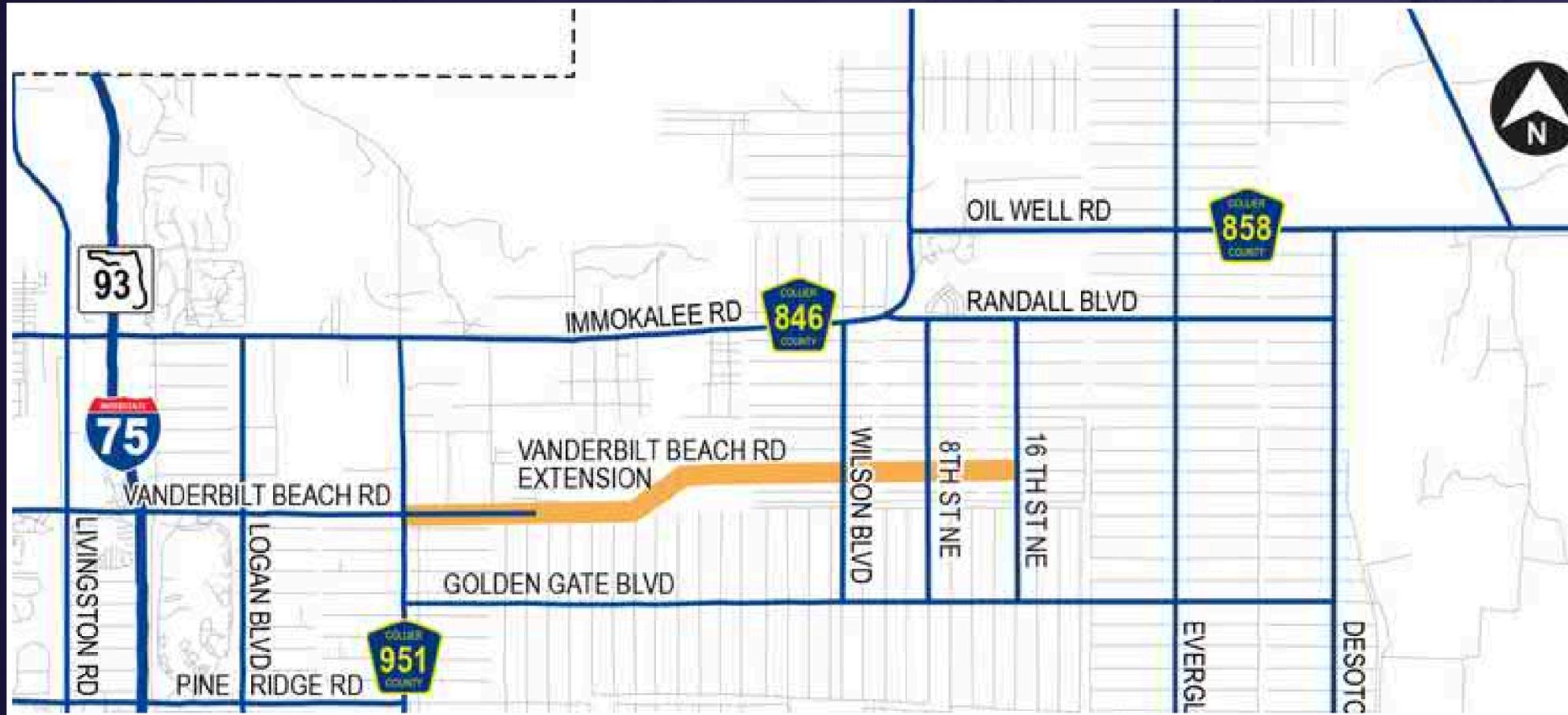
CAPITAL PROJECTS THAT LOCK IN DEMAND

Randall Blvd & Immokalee Rd Intersection & Widening



CAPITAL PROJECTS THAT LOCK IN DEMAND

Vanderbilt Extension & Future Big Cypress Pkwy



Vanderbilt Extension



Big Cypress Pkwy

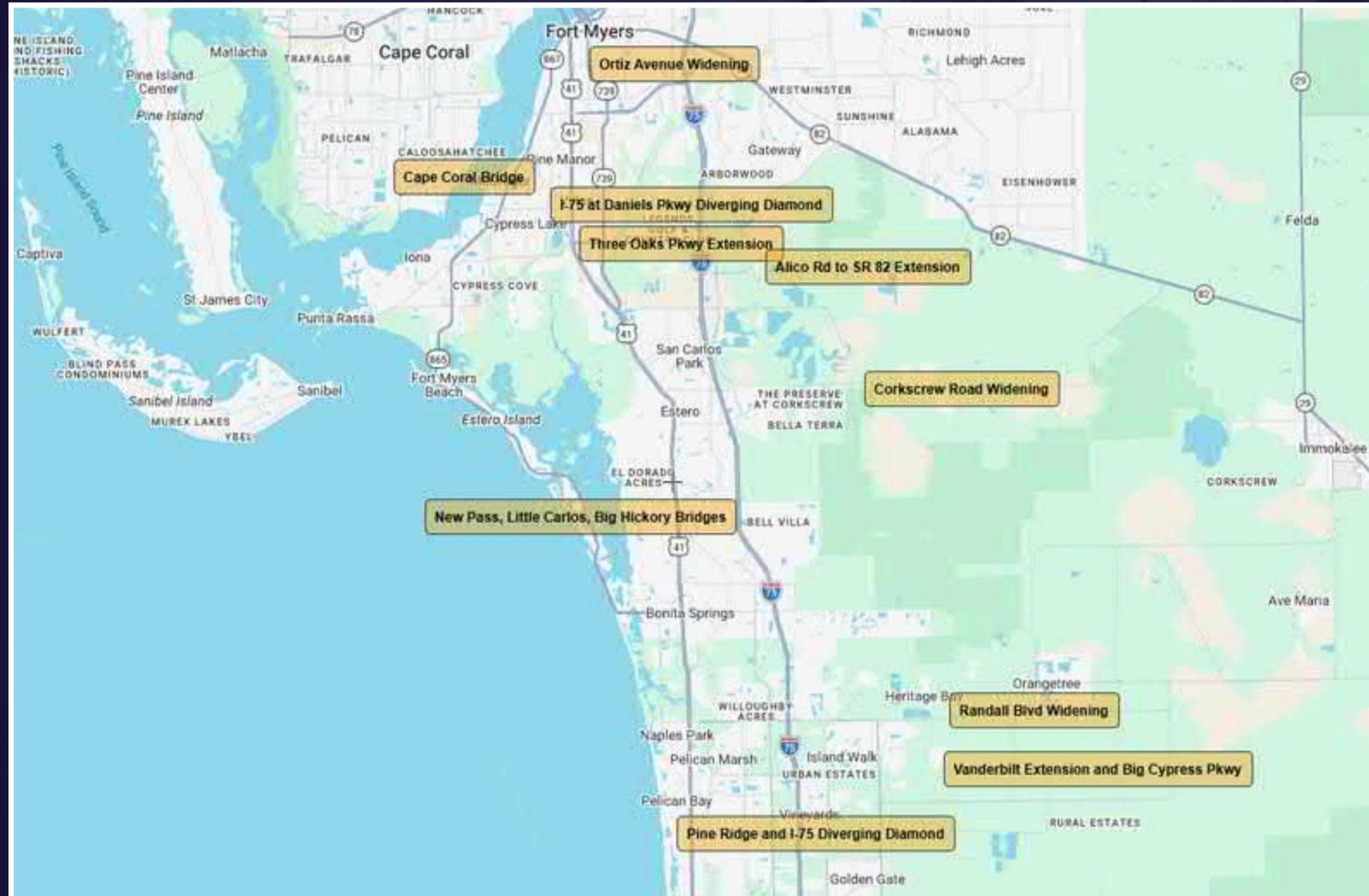
CAPITAL PROJECTS THAT LOCK IN DEMAND

Pine Ridge Rd & I-75 Diverging Diamond



CAPITAL PROJECTS THAT LOCK IN DEMAND

Connectivity Overview



\$360M Cape Coral Bridge Modernization

\$90M+ Coastal bridge connectivity upgrades

\$80M+ Corkscrew Rd corridor widening

\$30-\$40M major arterial expansions (Ortiz, Three Oaks)

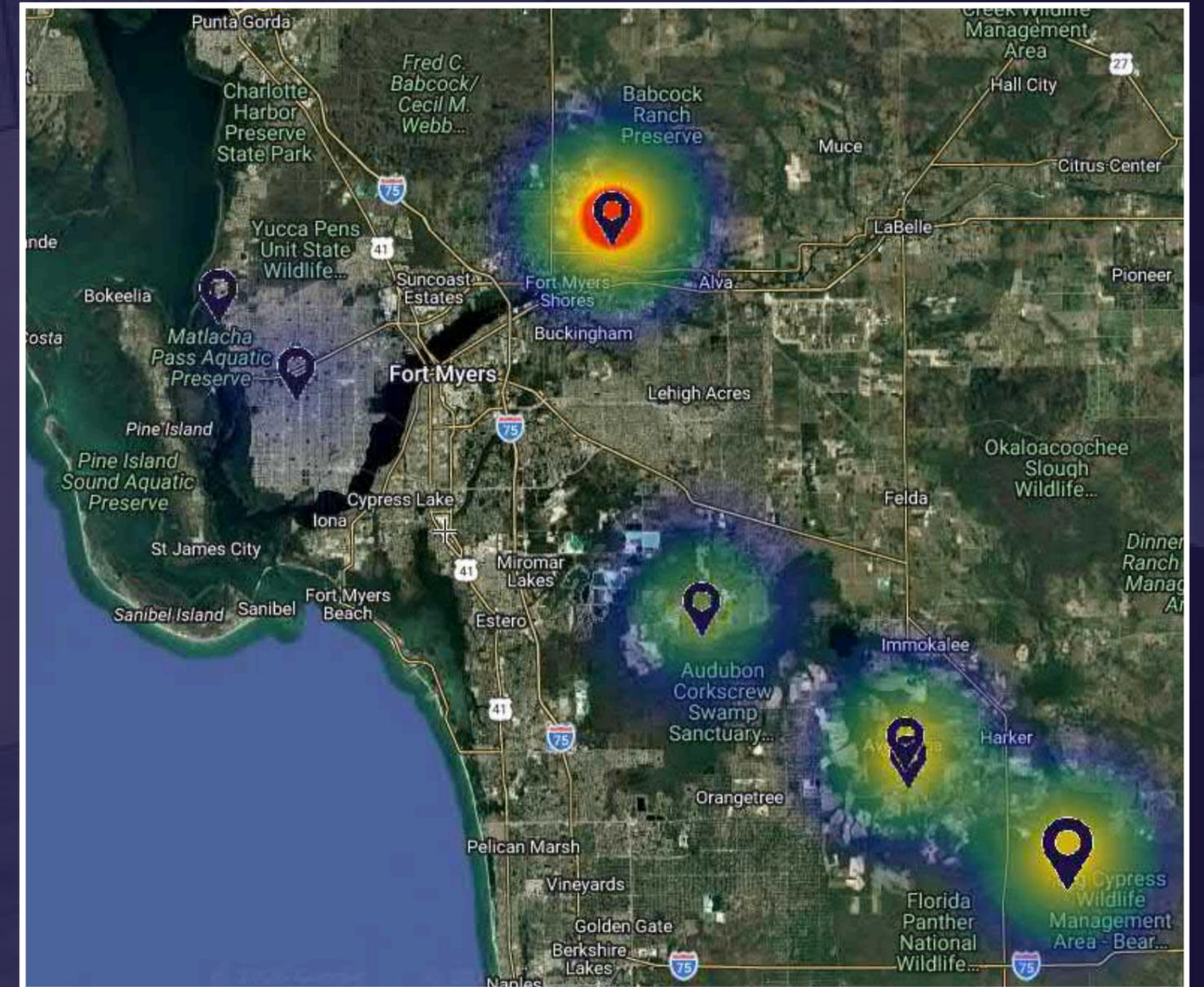
Hundreds of millions in add'l corridor and interchange improvements

Billions of dollars in mobility infrastructure are actively reshaping regional connectivity

THE ROOFTOP PIPELINE

Major Residential Growth Nodes

Development	Acres	# of Units	Est. Delivery (Full build out)
Babcock Ranch	18,000	20,000	~20 years
Seven Islands	48	995	~10 years
Hudson Creek	1,745	3,500	TBD
Kingston	6,702	10,000	~10 years
Ave Maria	5,000	11,000	~10-15 years
Latitude Margaritaville	3,800	3,500	TBD
Town of Big Cypress Rivergrass, Longwater & Bellmar Village	19,300	15,850	TBD



Heat map sorted by no. of units

Entitlement Evolution

Five Years Ago

Scale of Entitlements

Smaller projects, typically tens to low hundreds of acres



Development Pattern

Infill-driven residential subdivisions with limited coordination at scale



Land Use Mix

Primarily **single-use** residential with minimal commercial components



Market Impact

Localized growth with limited ability to create new demand centers

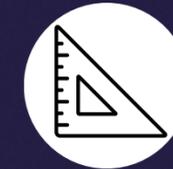


**Then
VS
Now**

Today

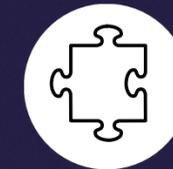
Scale of Entitlements

Large-scale master-planned communities spanning hundreds to thousands of acres



Development Pattern

Multiple master-planned and mixed-use entitlements advancing **simultaneously**



Land Use Mix

True **mixed-use** environments incorporating residential, commercial, and employment uses



Market Impact

Creation of new, **long-term growth nodes** shaping future demand patterns



MIXED-USE GROWTH NODES

SkyPlex



Project Snapshot

- 1,150 acres
- Over 570 acres entitled and shovel-ready

Vision & Uses

Aerospace, biotech, logistics, advanced manufacturing, and high-tech R&D

Estimated \$2.9B in annual economic output supporting 21,000+ jobs



MIXED-USE GROWTH NODES

Woodfield Development (Coconut & US-41)



Project Snapshot

- 45 acres
- Currently under construction

Vision & Uses

Retail & dining, medical office, general office, hotel, multifamily and townhomes

Approximately 700-850 permanent jobs created at stabilization



MIXED-USE GROWTH NODES

Midtown at Bonita



Project Snapshot

- 68 acres
- Currently under construction

Vision & Uses

Retail, dining, entertainment, multifamily and hotel

Approximately 1,100 permanent jobs created at stabilization



MIXED-USE GROWTH NODES

Corkscrew Grove Villages



Project Snapshot

- 3,000 acres
- Currently in entitlement and permitting

Vision & Uses

- 9,000 homes total
- Retail, dining, office, medical and light industrial

Approximately 1,600 permanent jobs created at stabilization



THE OVERLOOKED GROWTH DRIVERS

Cape Coral

- No longer just a housing market
 - 220,000+ residents
 - Cape Coral Grove projected to deliver over \$1 billion local economic benefits
-

Golden Gate / East Collier County

- “Early-Stage Cape Coral”
- Residential growth
- Commercial infill follows 3-7 years later

Lehigh Acres

- Critical labor base for healthcare, logistics & construction
 - Under-served in medical, service retail, & trades
-

Punta Gorda Airport

- Pulls tourism, logistics & workforce north
- Creates demand for hotels, service retail, light industrial & medical

THE SIMPLE TEST

Does this asset support where people will work, get healthcare, or live daily life - regardless of interest rates or external geopolitical events?

Clear Beneficiaries

- ✓ **Medical Office & Service Retail**
Within 5-10 mins of new Lee Health
- ✓ **Service Industrial**
Near South Lee County, RSW & Logistics corridors
- ✓ **Grocery anchored neighborhood centers**
In Growth submarkets

Entitled land with utilities in place



Office conversions where the math is real



Opportunistic





Thank you

Q&A

