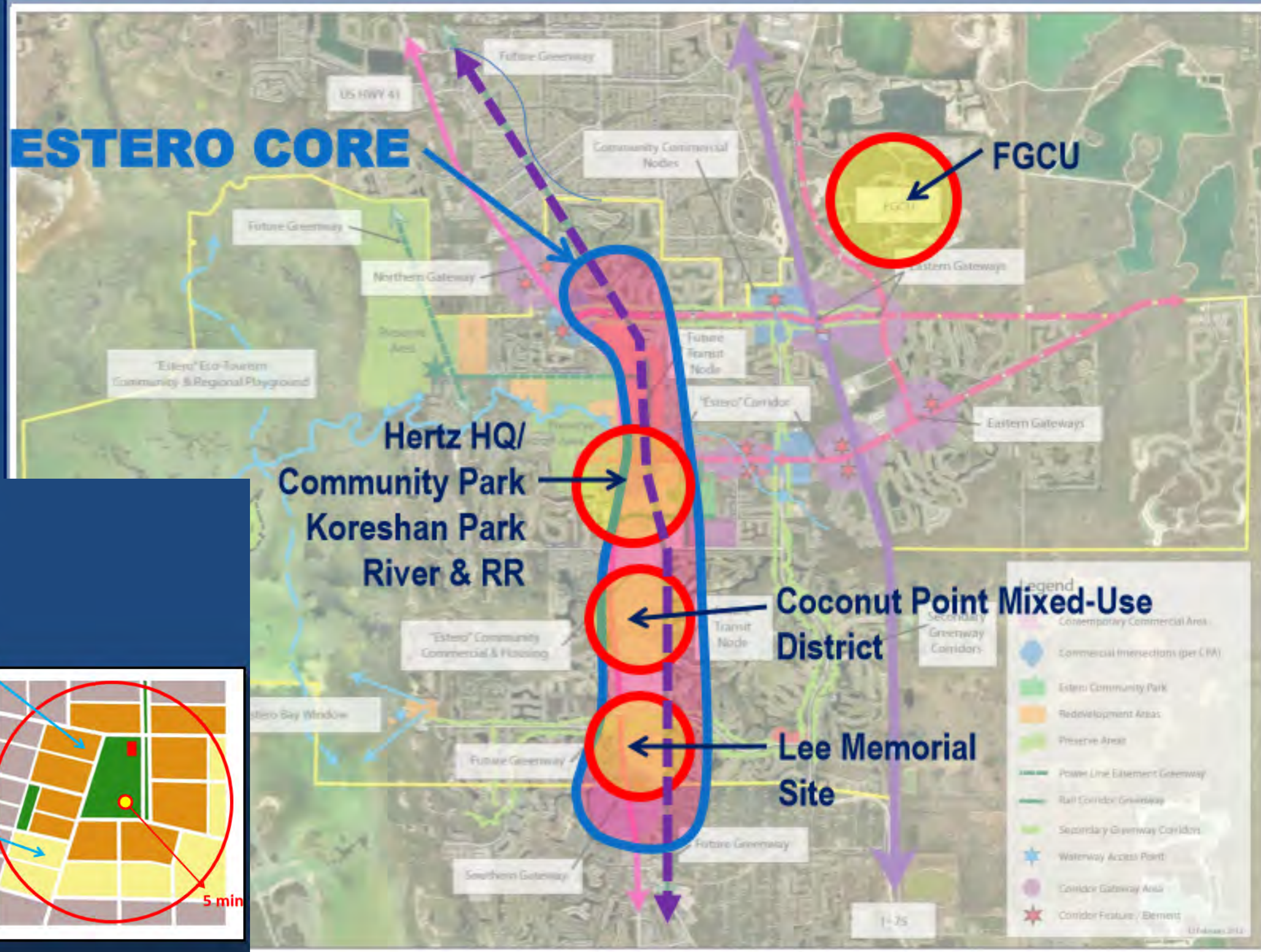




ESTERO CORE



Neighborhood Center



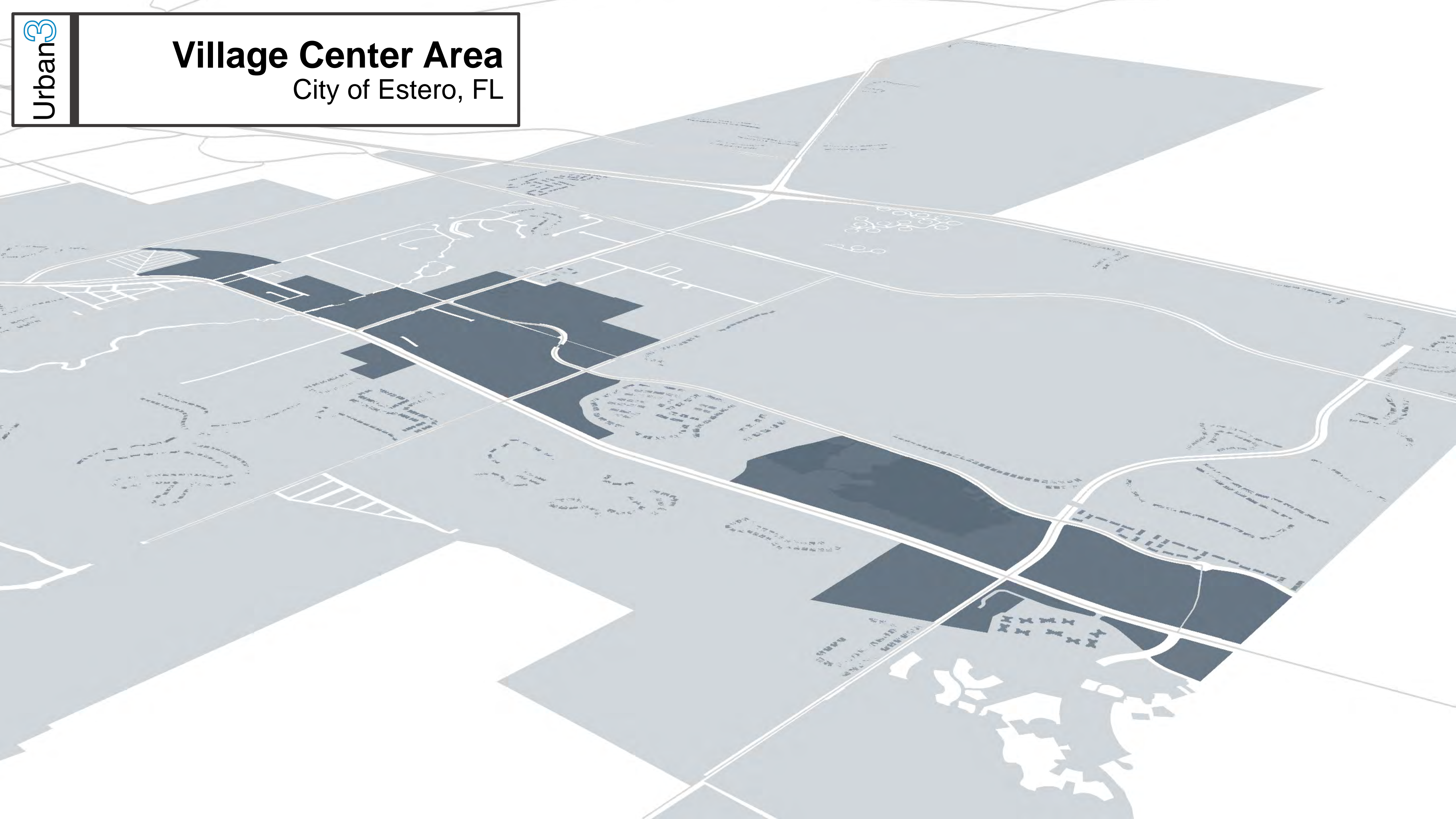
Neighborhood General



5 min

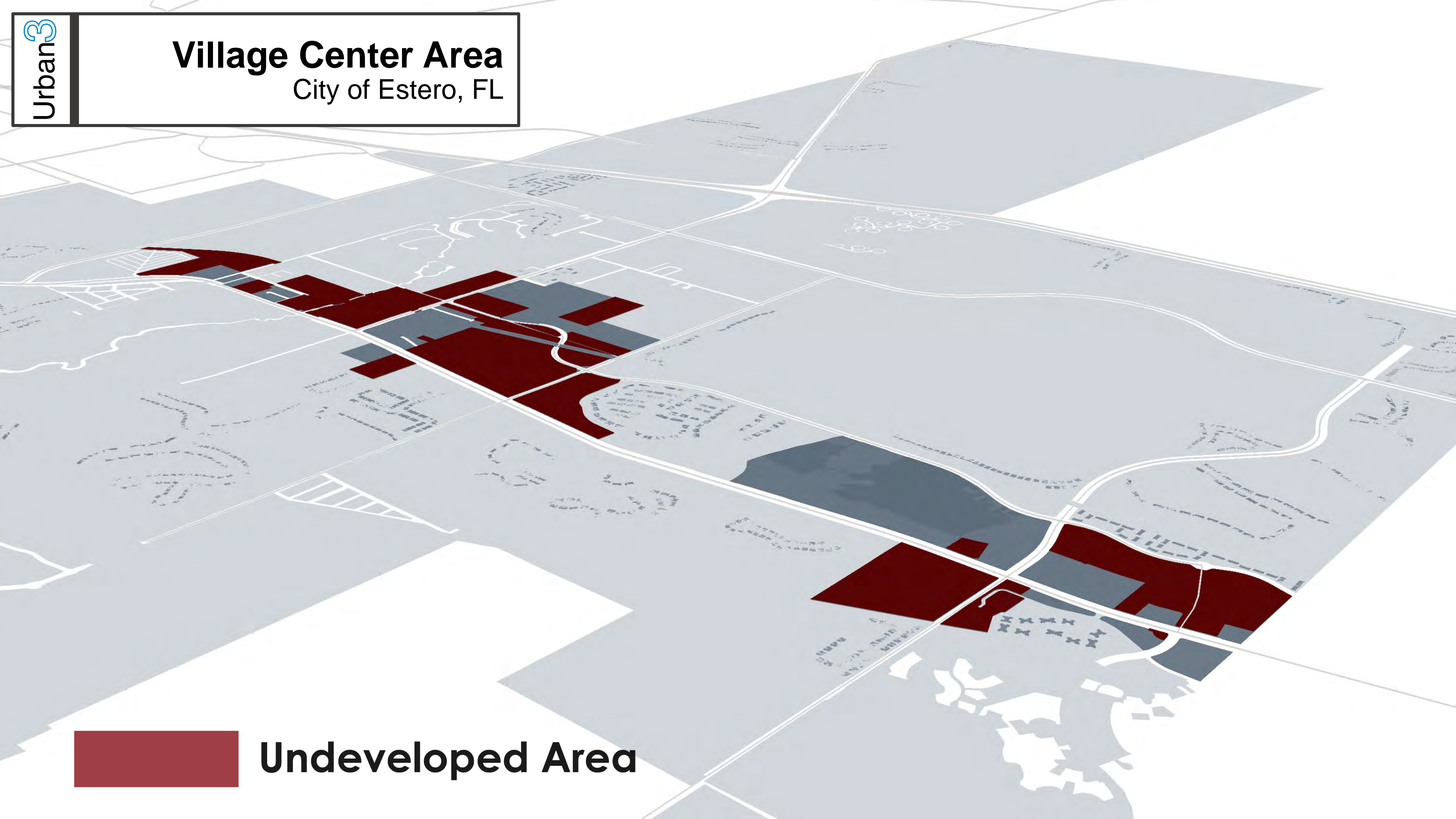
Village Center Area

City of Estero, FL



Village Center Area

City of Estero, FL



Undeveloped Area

Village Center Area

City of Estero, FL

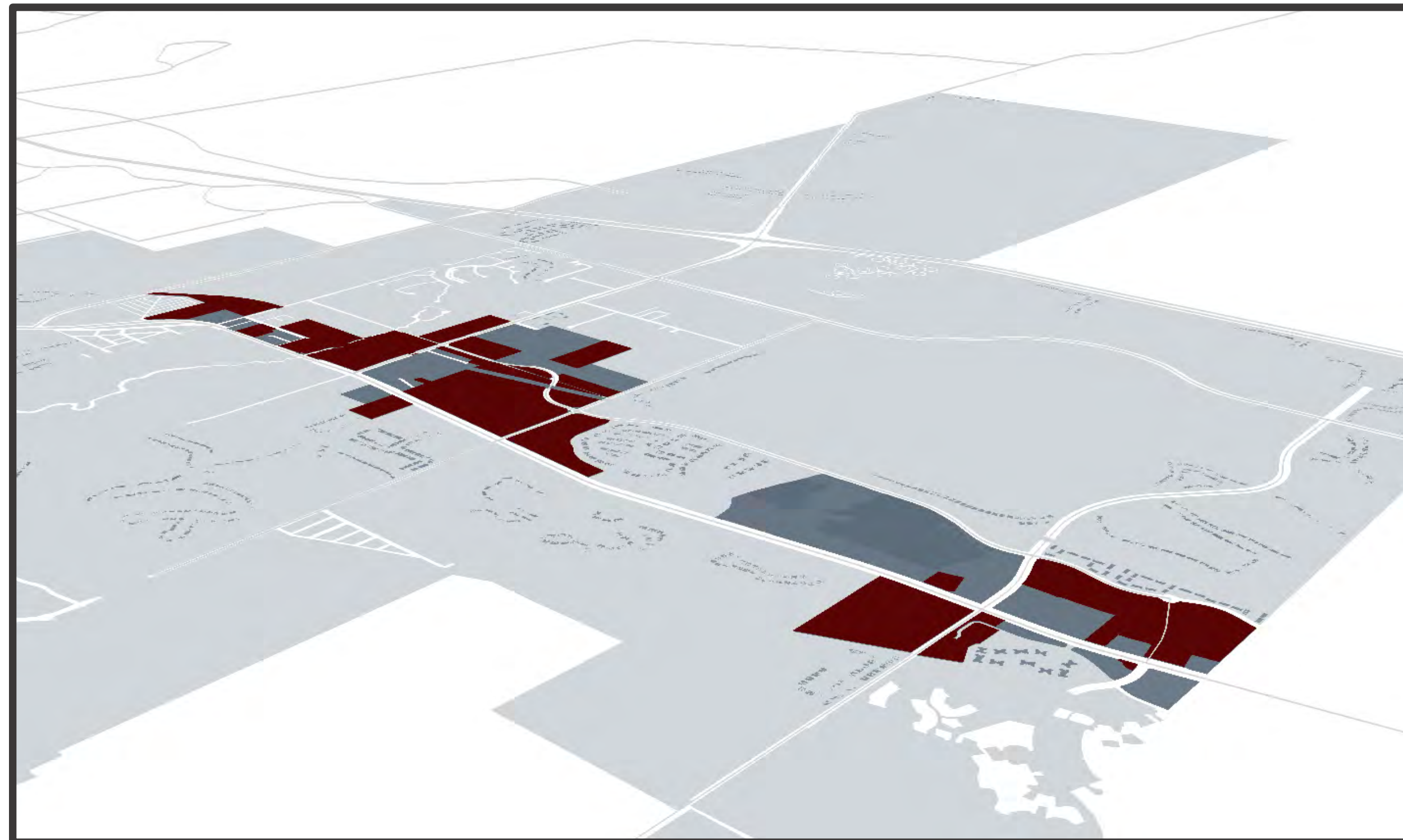
****488 acres** of undeveloped land in the Village Center Area

****Conservative assumption that 80% will be built out over 20 years (390 acres)**

****Development phased in 10 build years, values increase with inflation**

****SF and Commercial were directly superimposed from market place**

****Mixed-Use Scenarios all took conservative assumption that $\frac{1}{3}$ of land area will be dedicated to stormwater retention, buffers and/or street.**



****Based on City of Estero Millage Rate (.008398)**

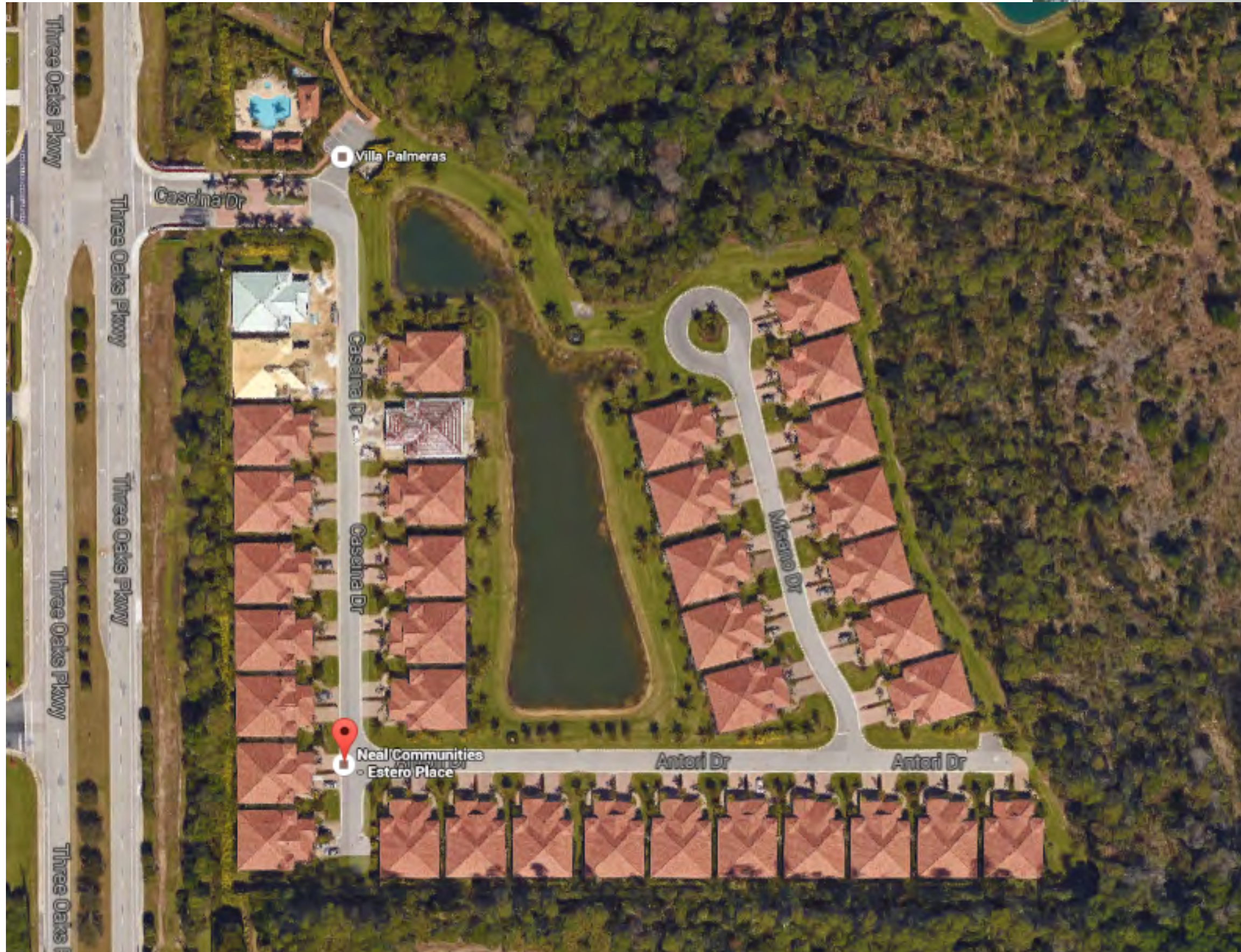
****Different intensities of mixed-use**

Comparative Developments

Detached Single-Family

COLONIAL OAKS

ESTERO PLACE



Comparative Developments

Commercial-Strip Development

CORKSCREW VILLAGE

COMMERCIAL
OUTPARCELS-HWY 41



Comparative Developments

Walkable Mixed-Use

Walkable Mixed-Use Retail/Residential-Coconut Point



Comparative Developments

Walkable Mixed-Use



Walkable Residential-
Coconut Point

Comparative Developments

Walkable Mixed-Use

COMMERCIAL
OUTPARCELS HWY 41

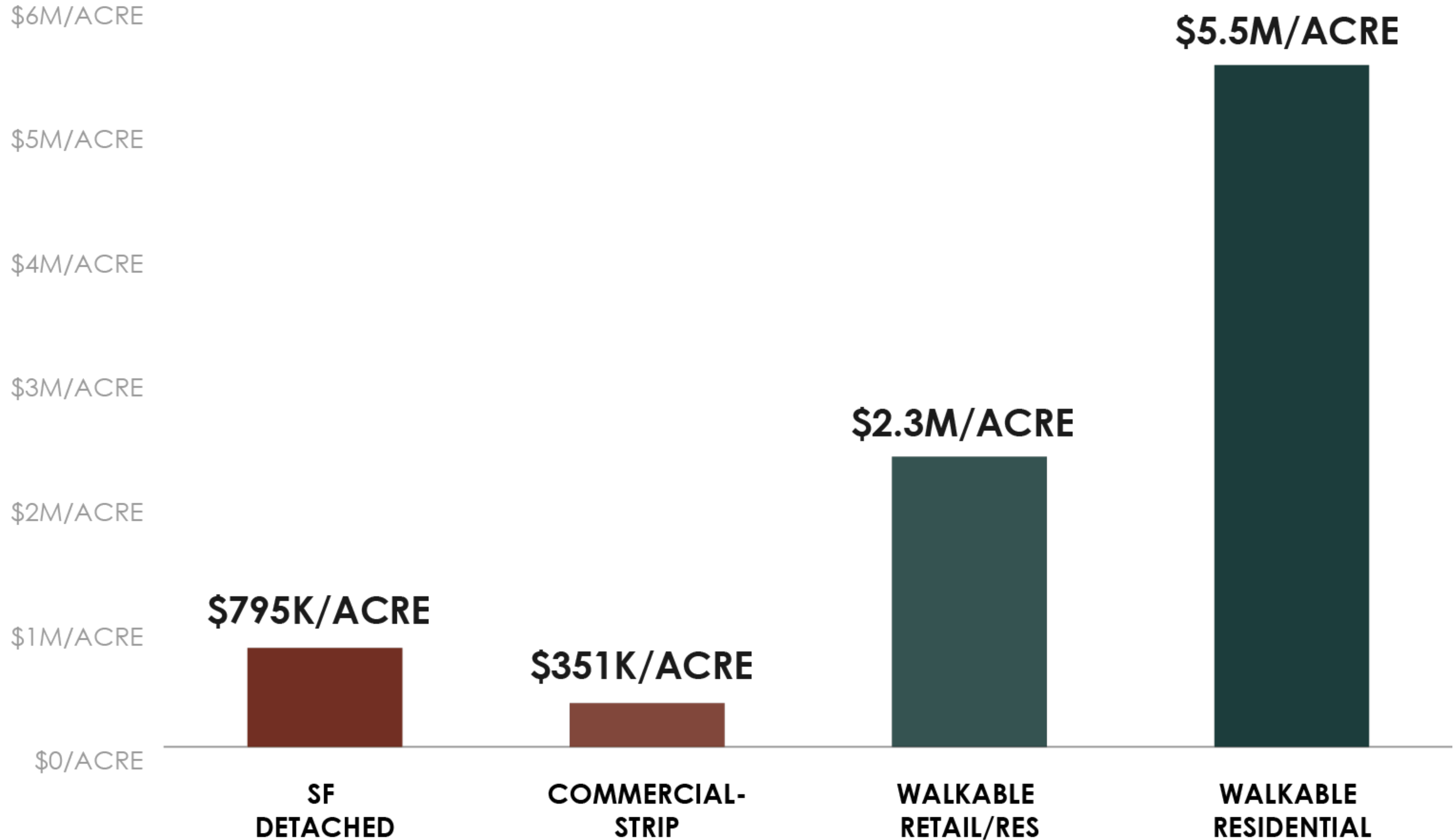


CORKSCREW VILLAGE



Building Value per Acre

Comparative Building Types



Annual City Tax Production

Full Buildout

\$10M

\$8M

\$6M

\$4M

\$2M

\$0

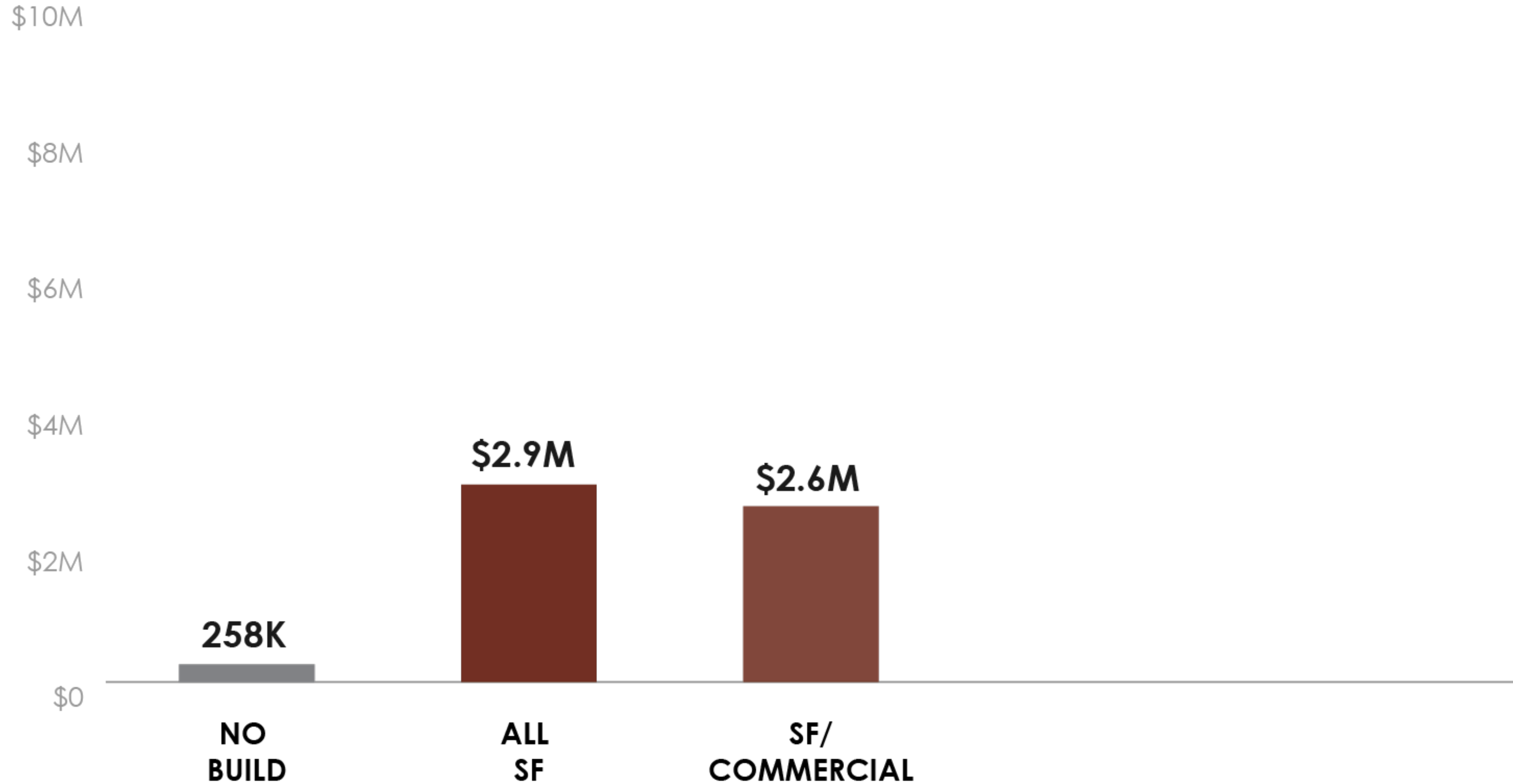
258K

**NO
BUILD**



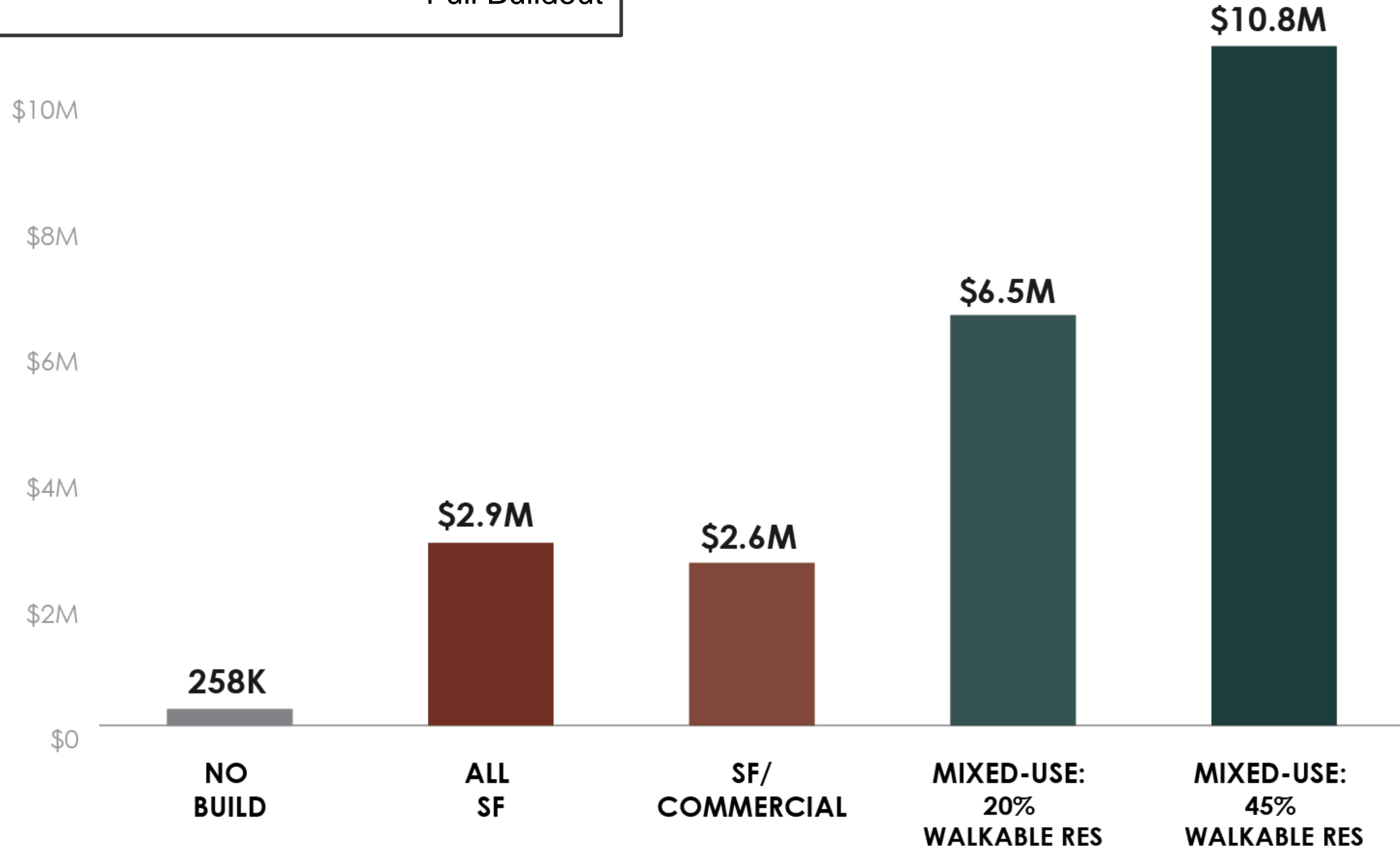
Annual City Tax Production

Full Buildout



Annual City Tax Production

Full Buildout



Cumulative City Tax Production

Total Estero Taxes over 35-Years

\$300M

\$250M

\$200M

\$150M

\$100M

\$50M

\$0

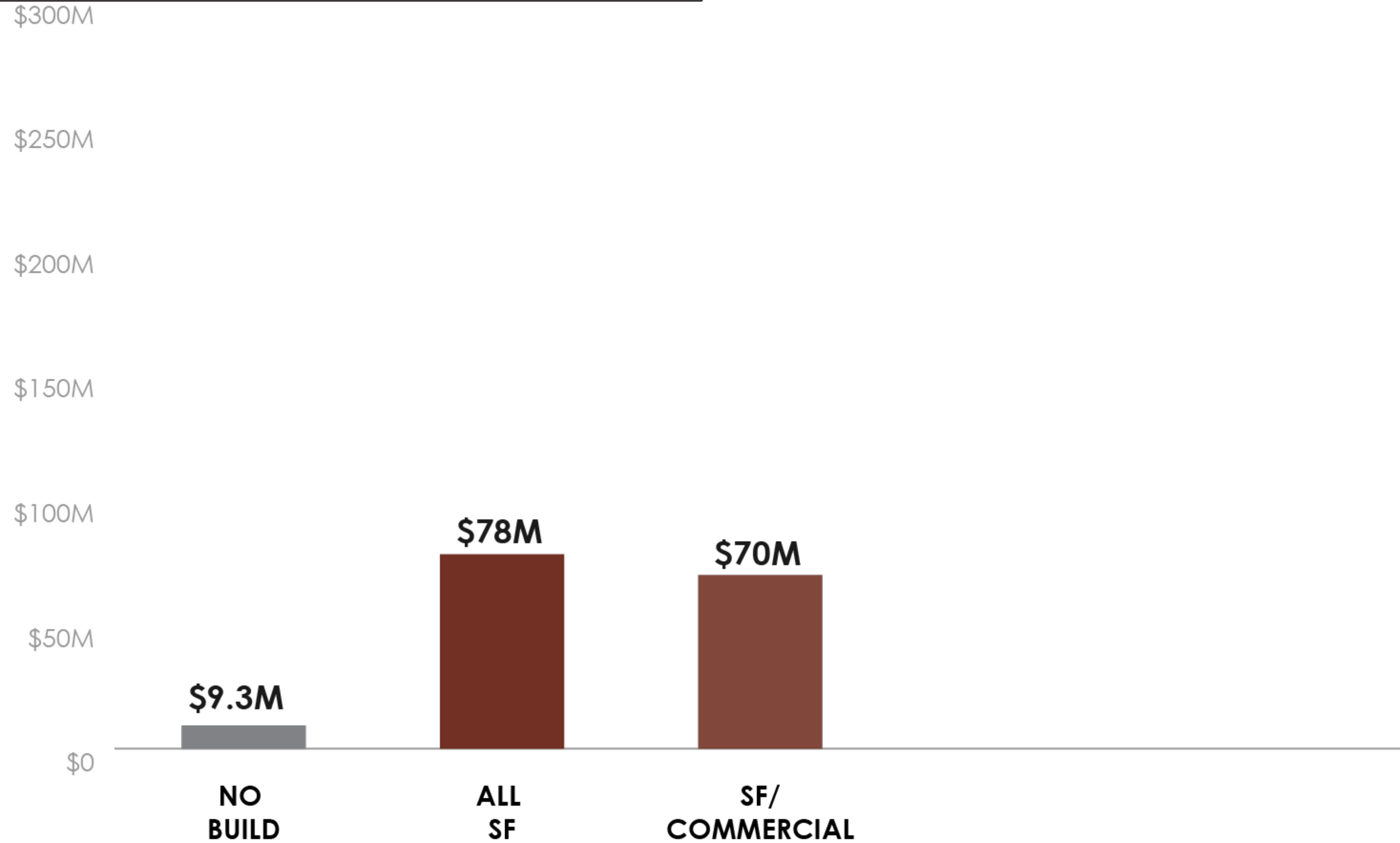
\$9.3M

**NO
BUILD**



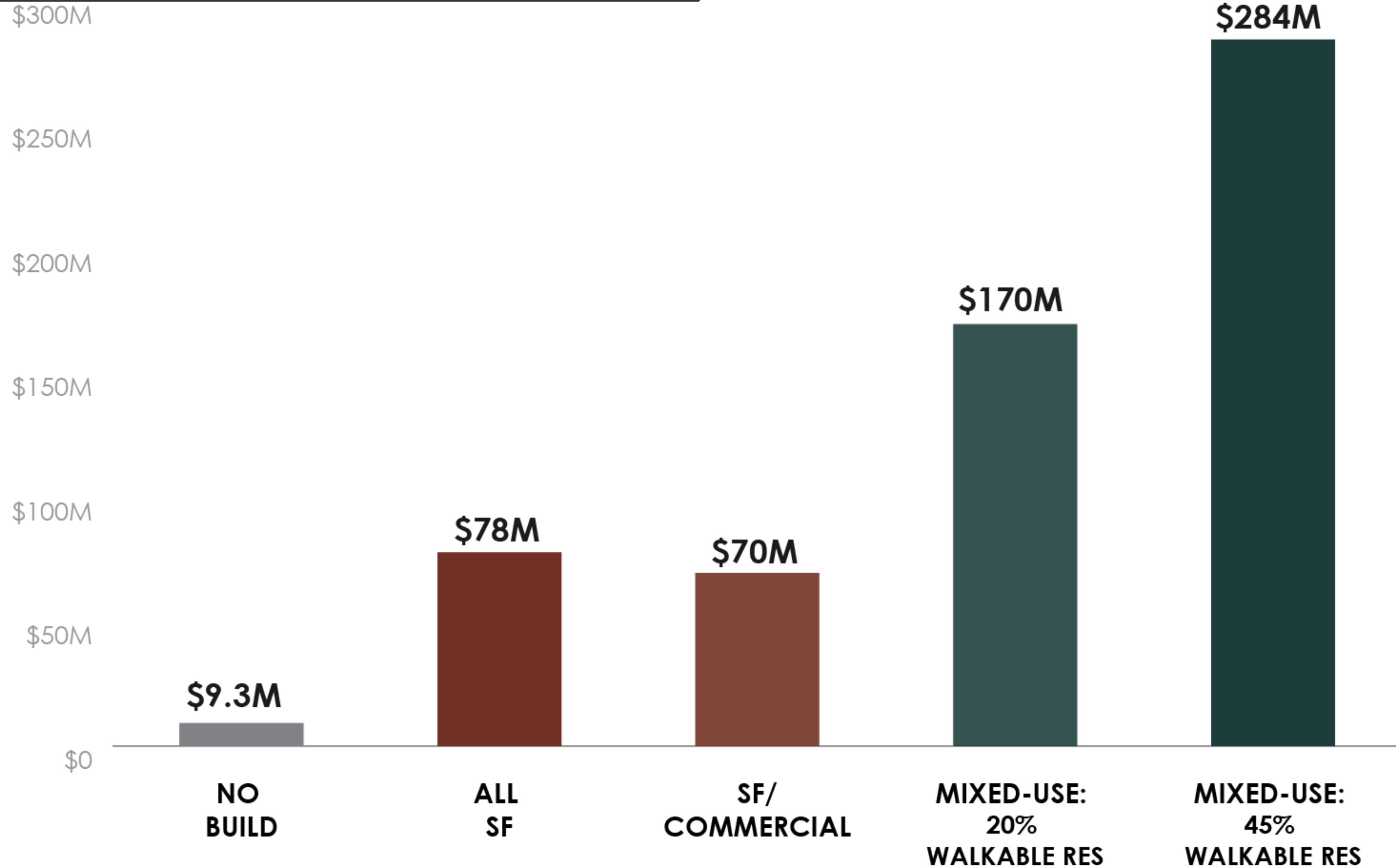
Cumulative City Tax Production

Total Estero Taxes over 35-Years



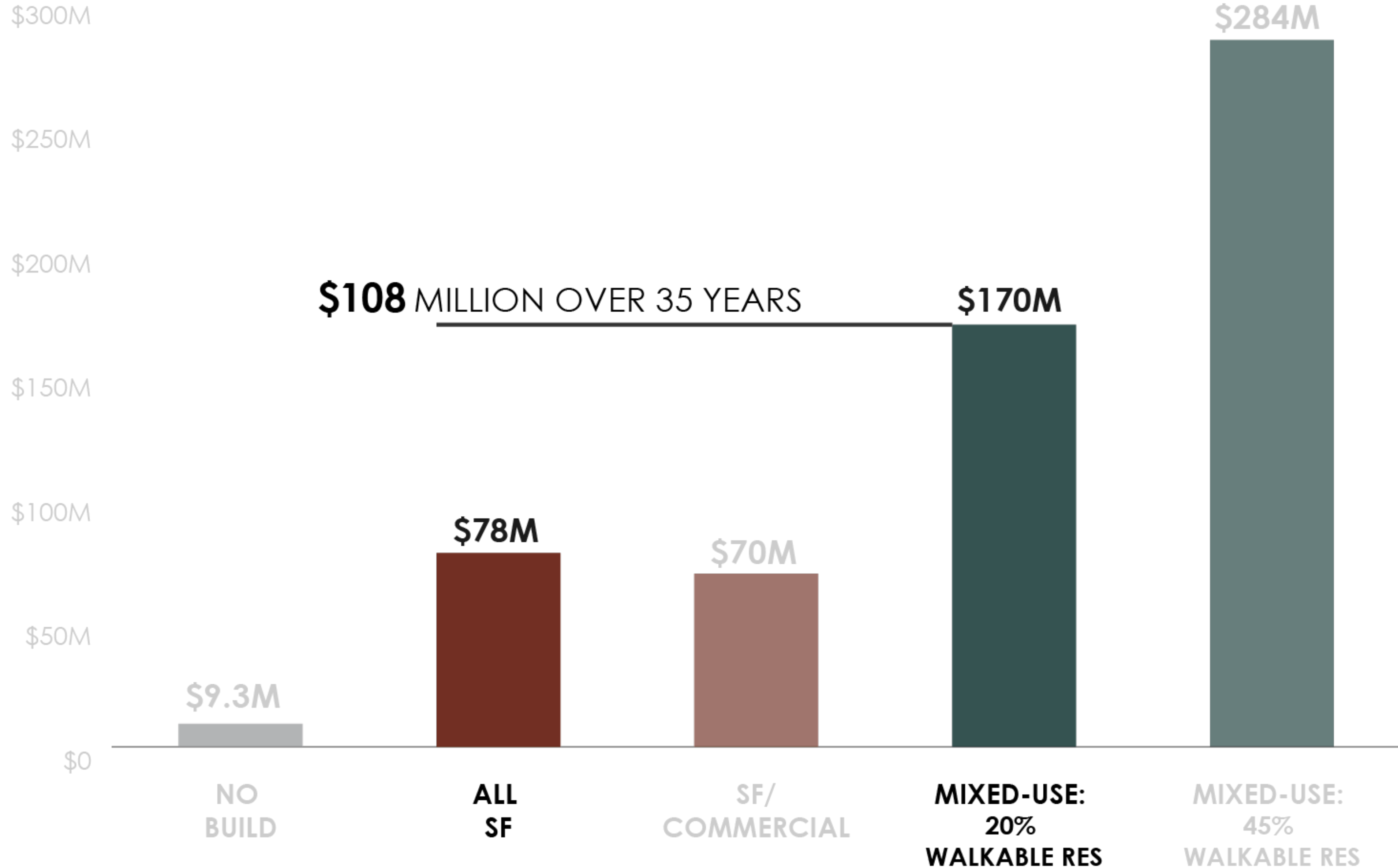
Cumulative City Tax Production

Total Estero Taxes over 35-Years



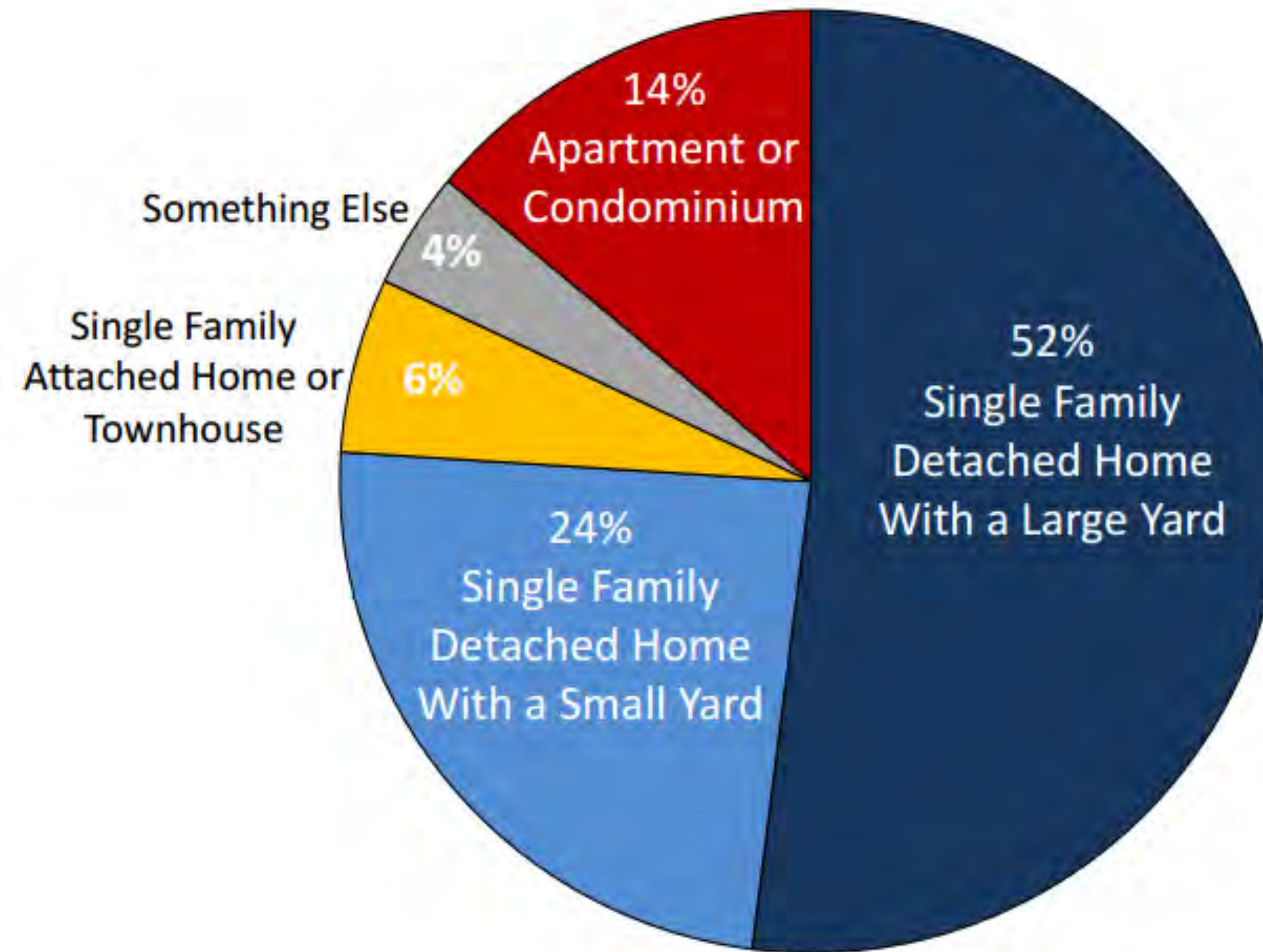
Cumulative City Tax Production

Total Estero Taxes over 35-Years



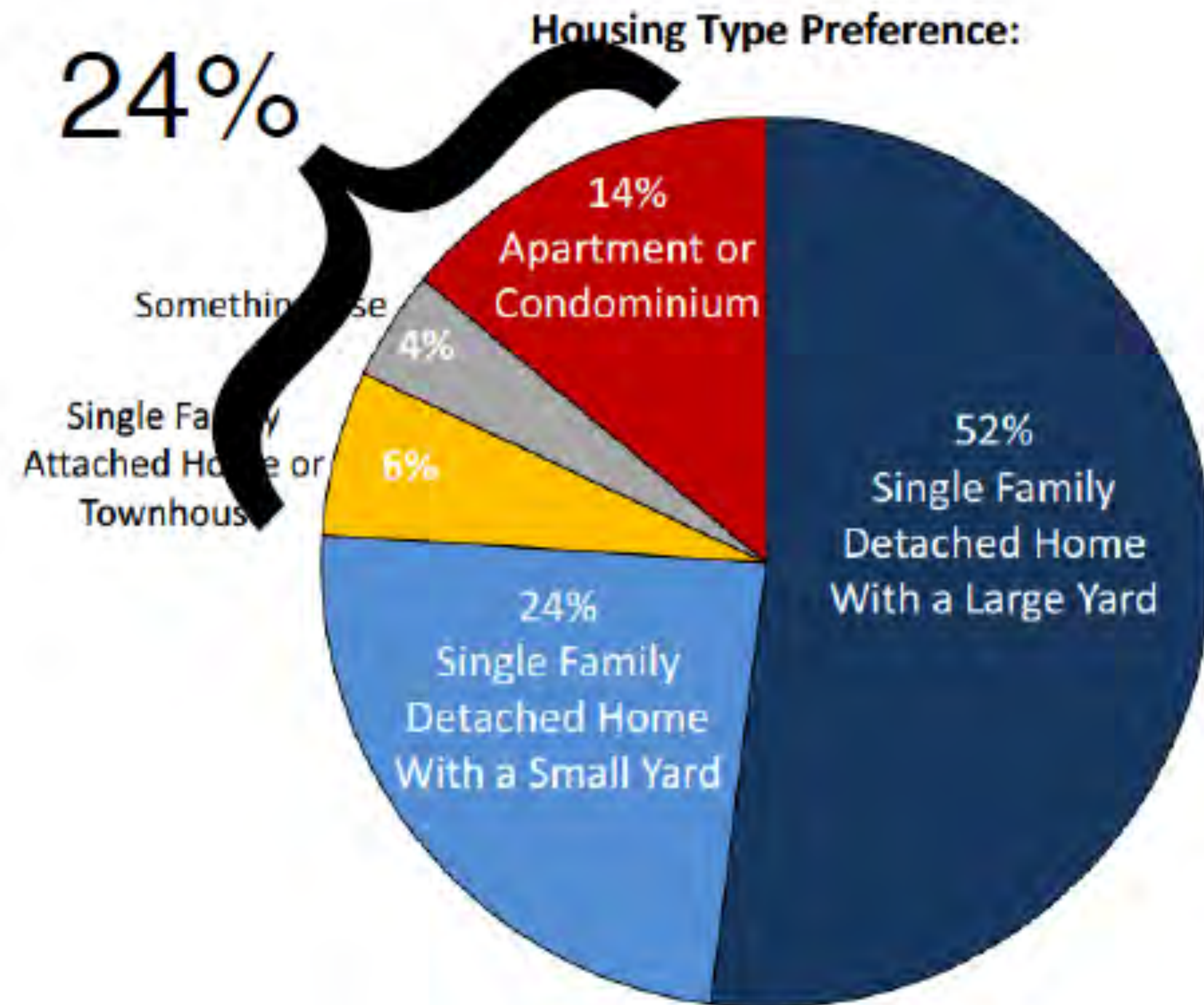
National Association of Realtors Data

Housing Type Preference:



Right now, if you could choose, which of the following would you prefer to live in:

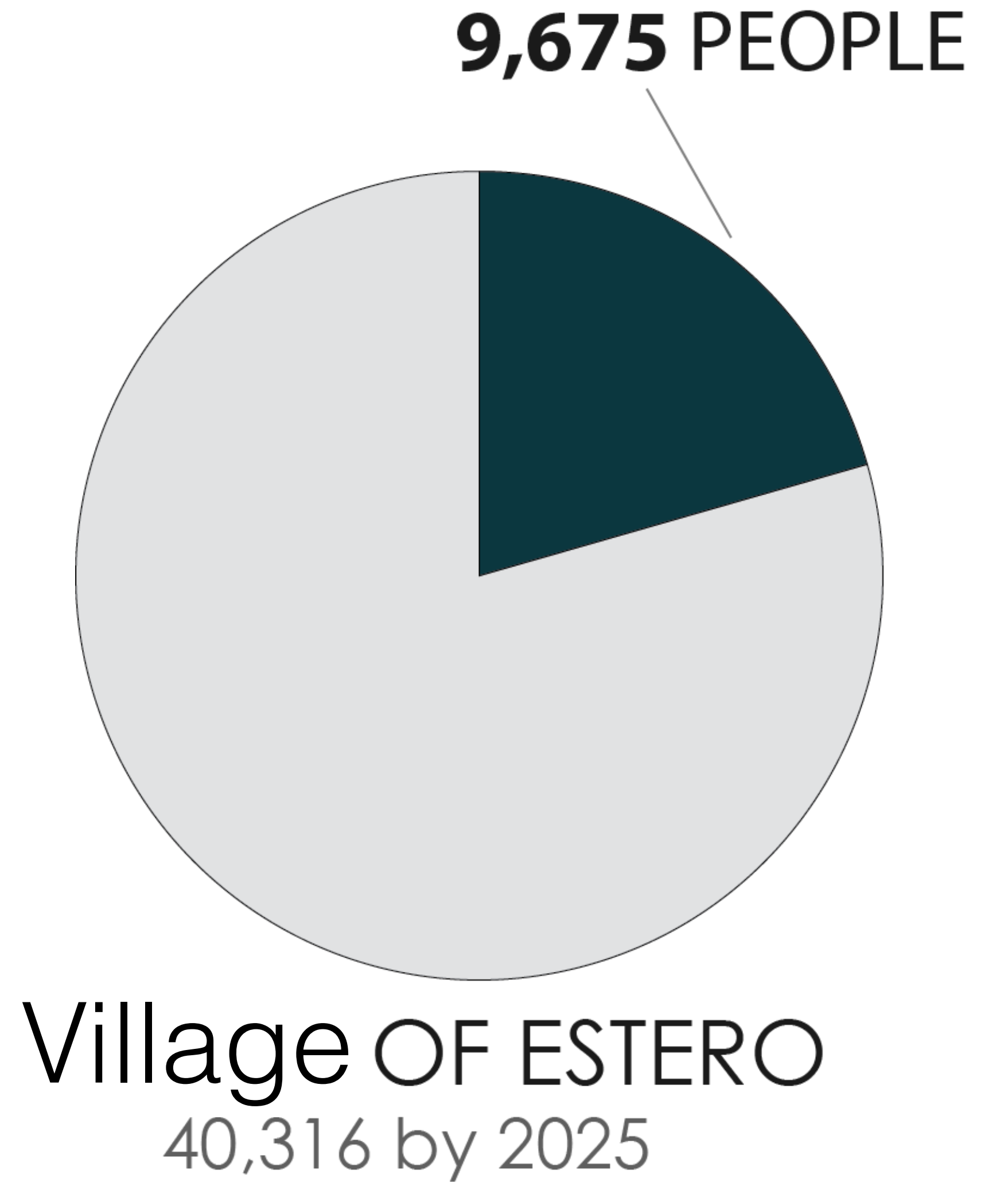
National Association of Realtors Data



Right now, if you could choose, which of the following would you prefer to live in:

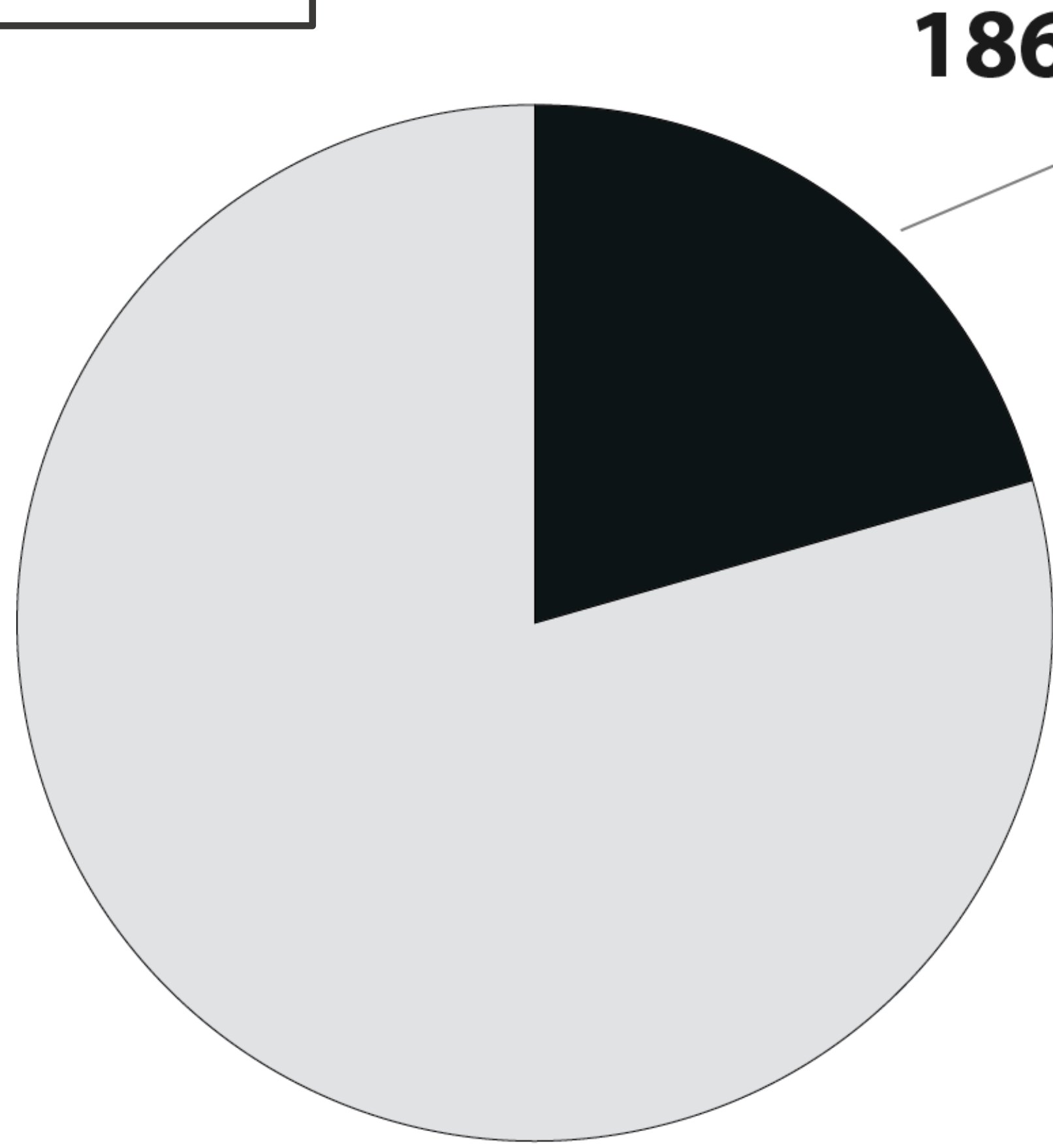
Market Potential

Urban Housing

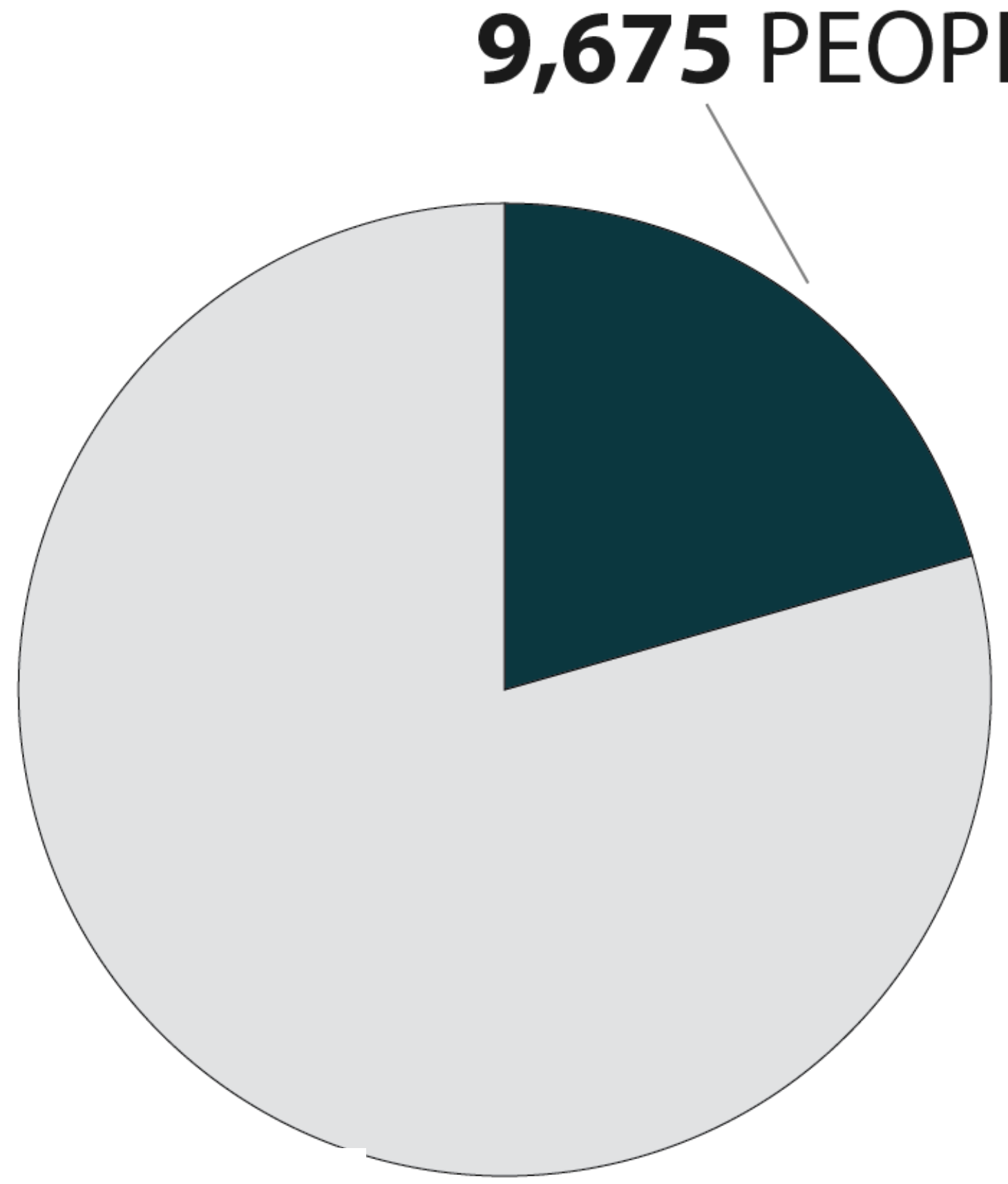


Market Potential

Urban Housing



LEE COUNTY
775,001 by 2025



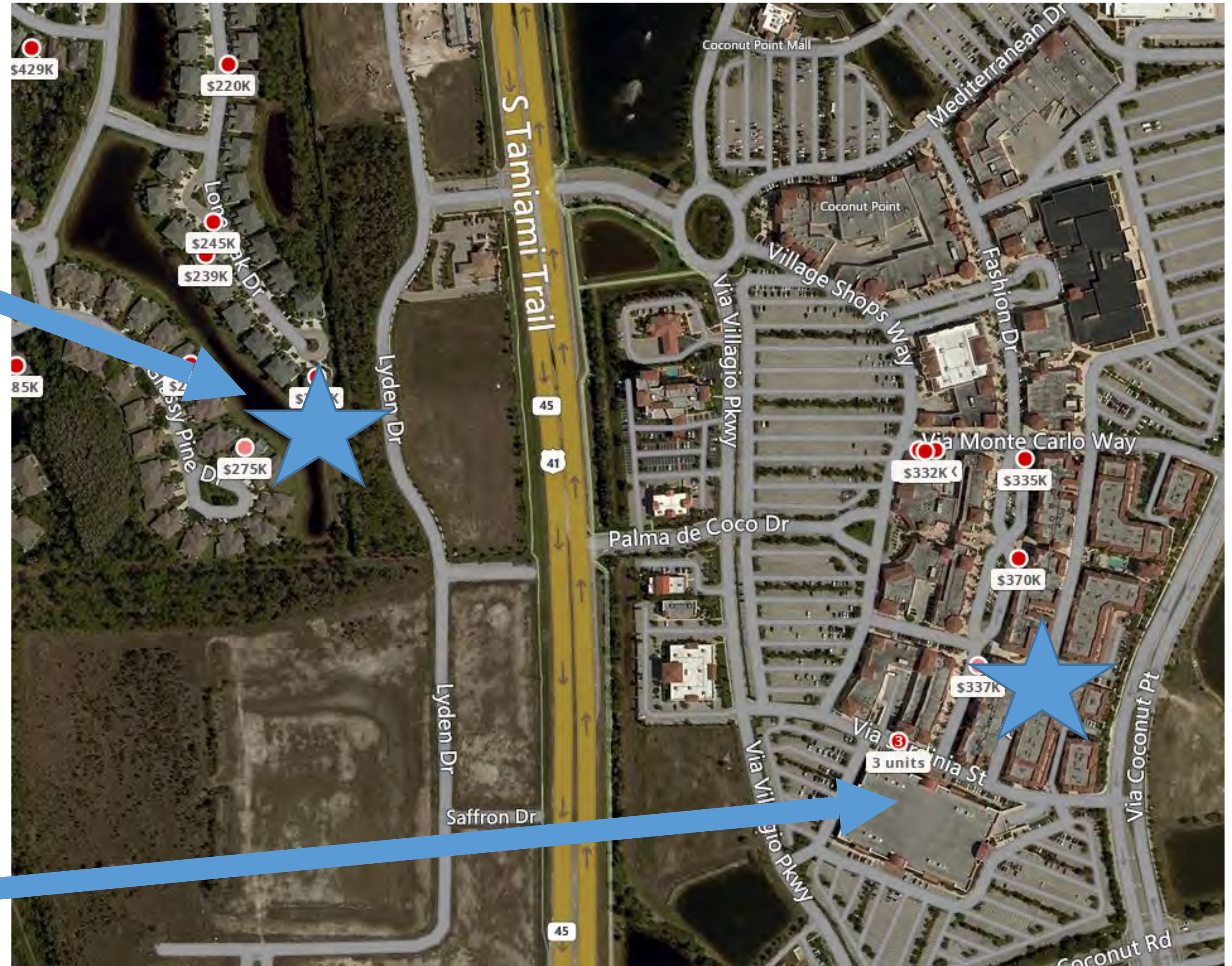
Village OF ESTERO
40,316 by 2025

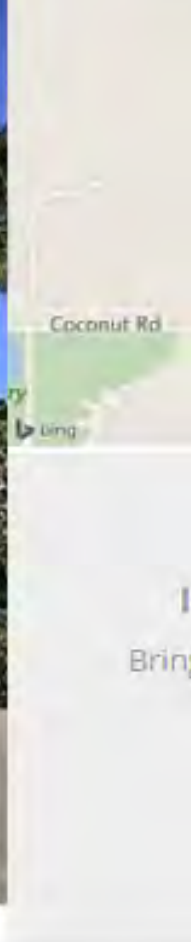
Market Potential

Urban Housing

Grassy Pine Dr

**Coconut Point
Condos**





RWFL AMI 9

23022 Grassy Pine Dr, Estero, FL 33928

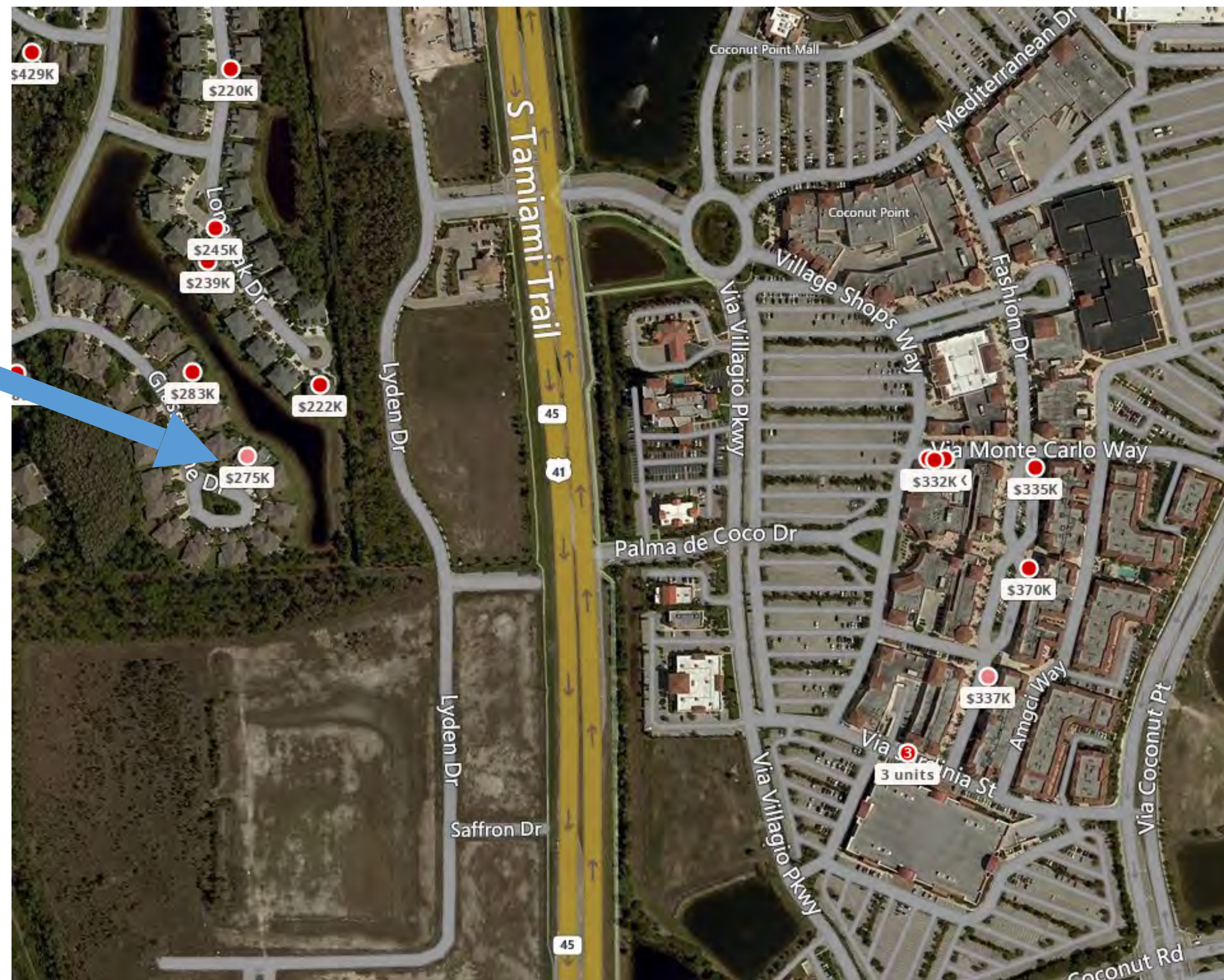
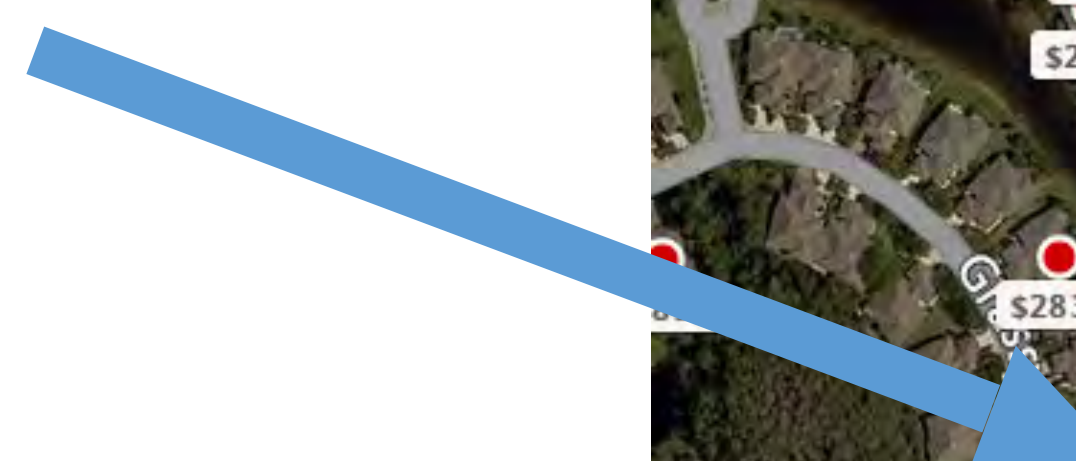
2 beds • 2 baths • 1,660 sqft

Well kept attached villa with a lake view. This home, right across 41 from Coconut Point Mall and the new Hertz World headquarters, has much to offer the new owner. Some of the outstanding features include an extended lanai, 10 foot ceilings throughout, storm shutters, brand new air conditioner and refrigerator, raised panel cabinet doors, new shower floors and doors in both bathrooms, plantation shutters, new front screen along with all new faucets. Kitchen range has hardly been used. Both...

[More](#) ▾

● FOR SALE
\$275,000
Zestimate®: \$288,174

EST. MORTGAGE
\$993/mo ▾
[See current rates](#)



Market Potential

Urban Housing

Evidence of the market for urban housing from Zillow. Less square footage/smaller condo selling for ~60K more



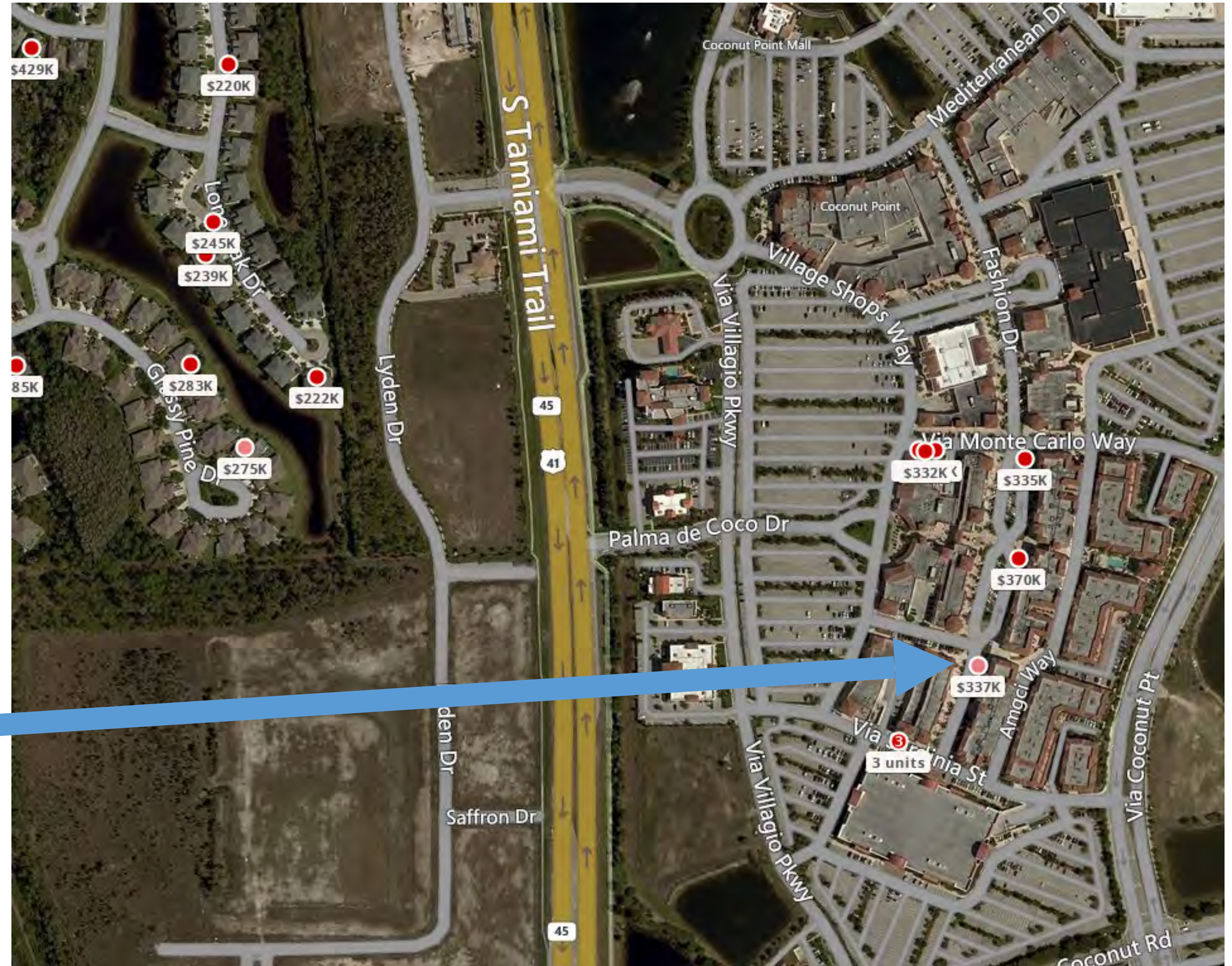
23191 Fashion Dr UNIT
305,
Estero, FL 33928
2 beds · 2 baths · 1,476 sqft

● FOR SALE
\$337,000
Zestimate®: \$322,156

EST. MORTGAGE
\$1,217/mo
[See current rates](#)

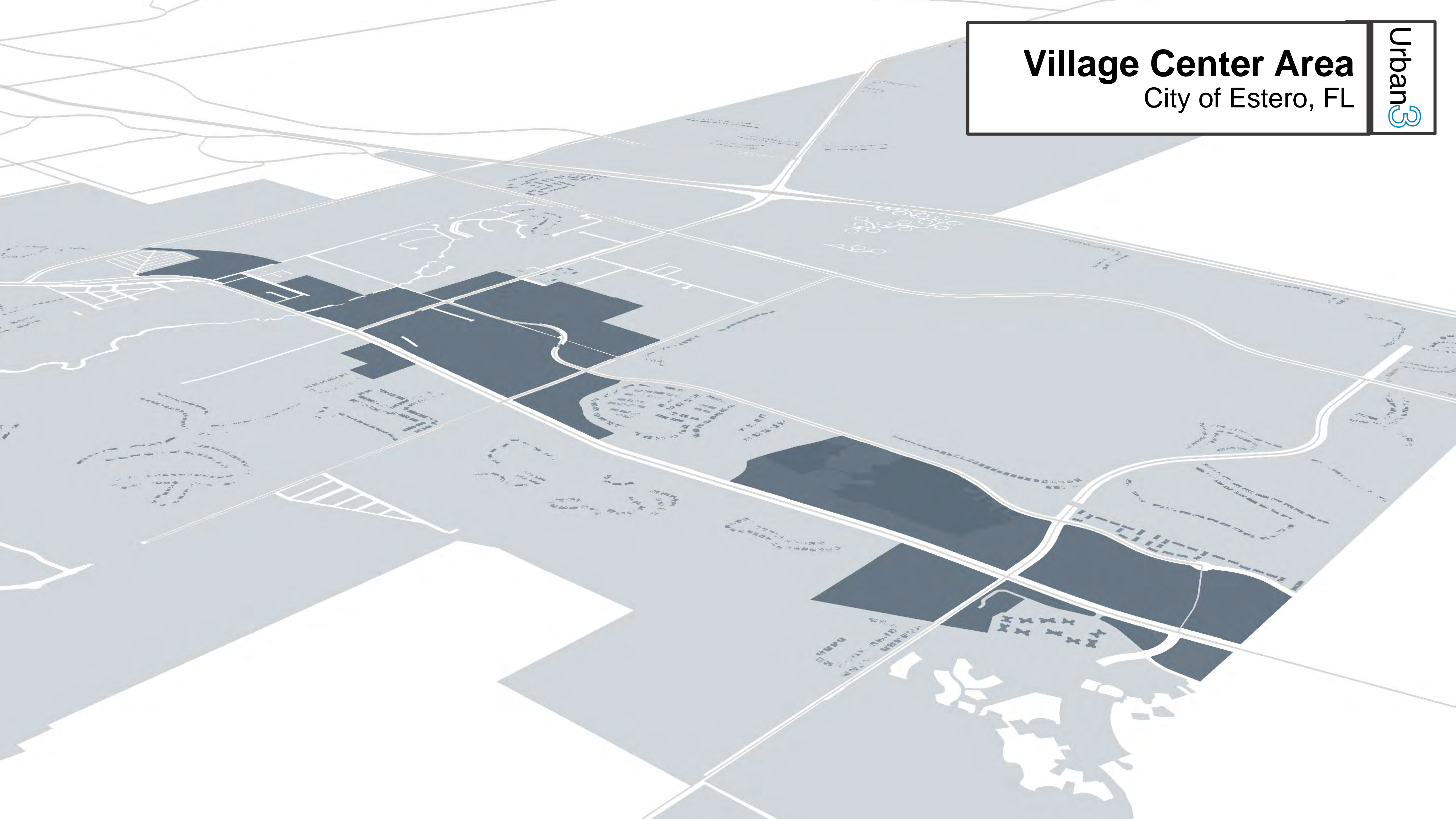
This Fashion Drive Penthouse affords all the benefits of city living without the traffic or hassle! Walk to shopping, movies, 20+ restaurants, the shops of Fashion Drive and even the Apple Store! This desirable, third floor, end unit, west-facing condo features fabulous sunsets, wonderful views up and down Fashion Drive and even distant Gulf views! Upgrades include wood flooring in the great room and den, berber carpet in the bedrooms, crown molding throughout, stainless appliances and granite...

[More](#) ▾



Village Center Area

City of Estero, FL

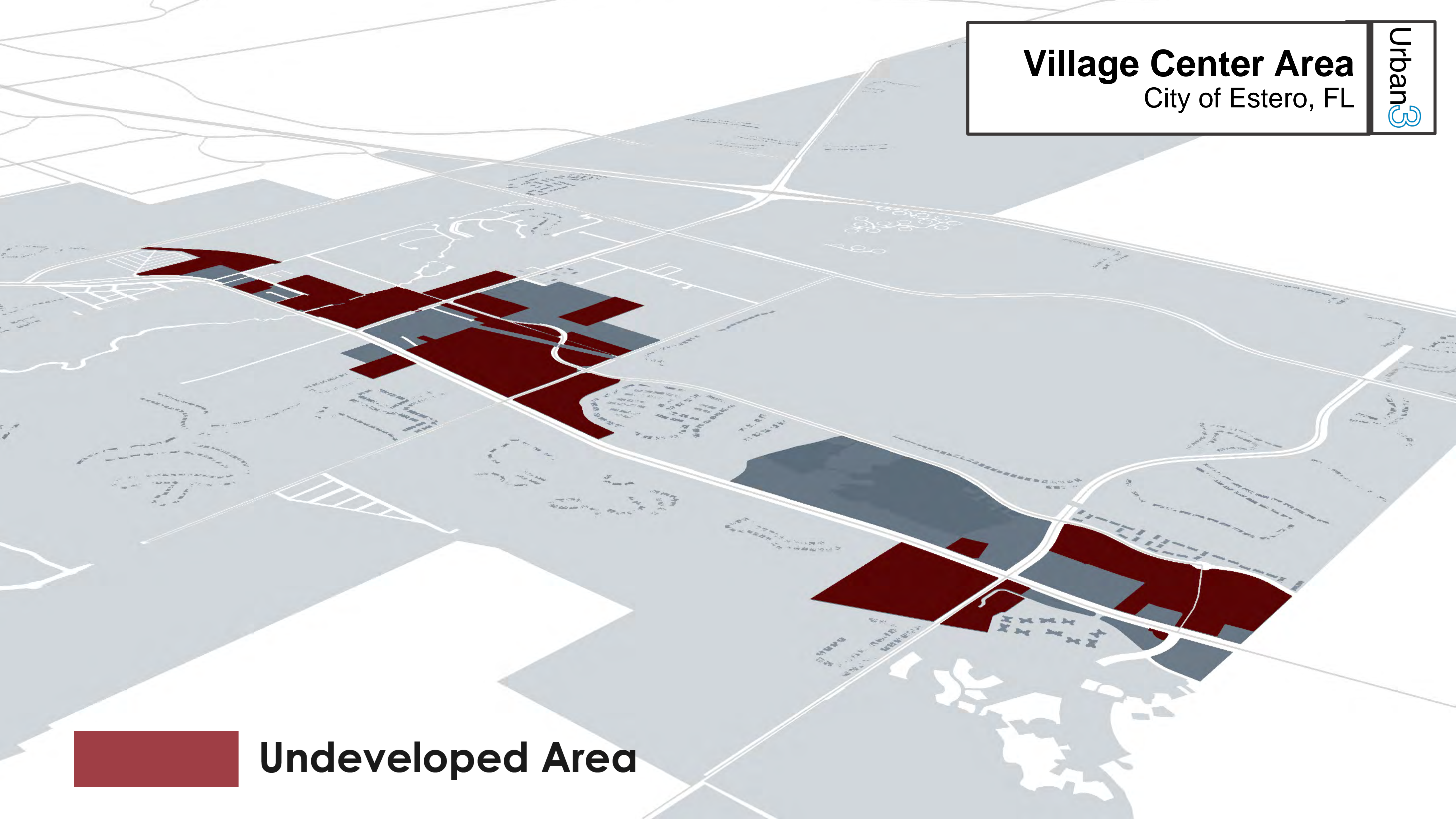


Village Center Area

City of Estero, FL

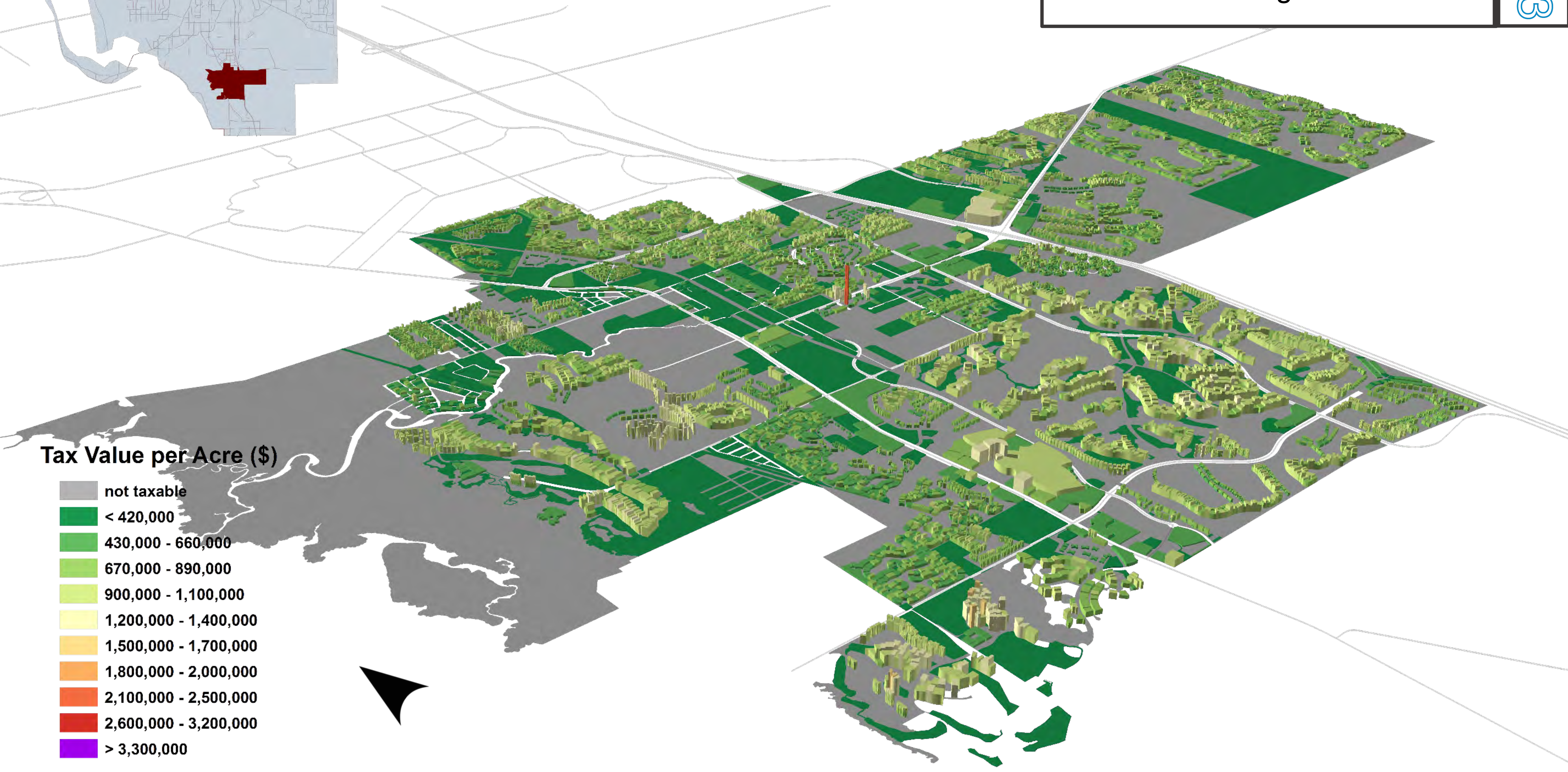
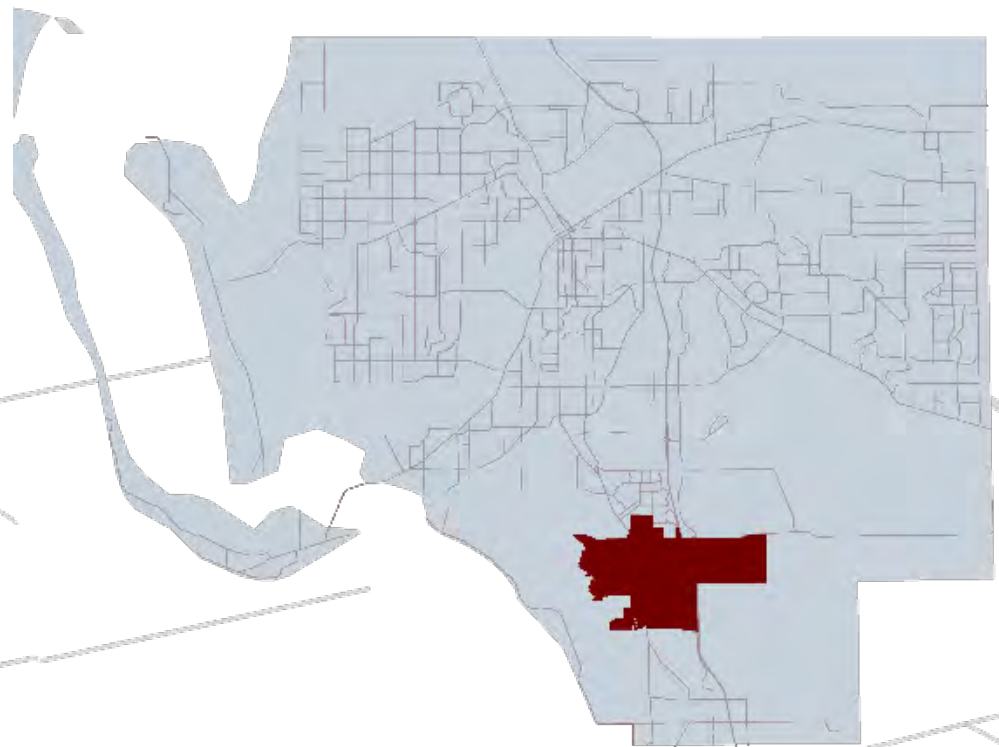


Undeveloped Area



Tax Value per Acre

Village Center Area

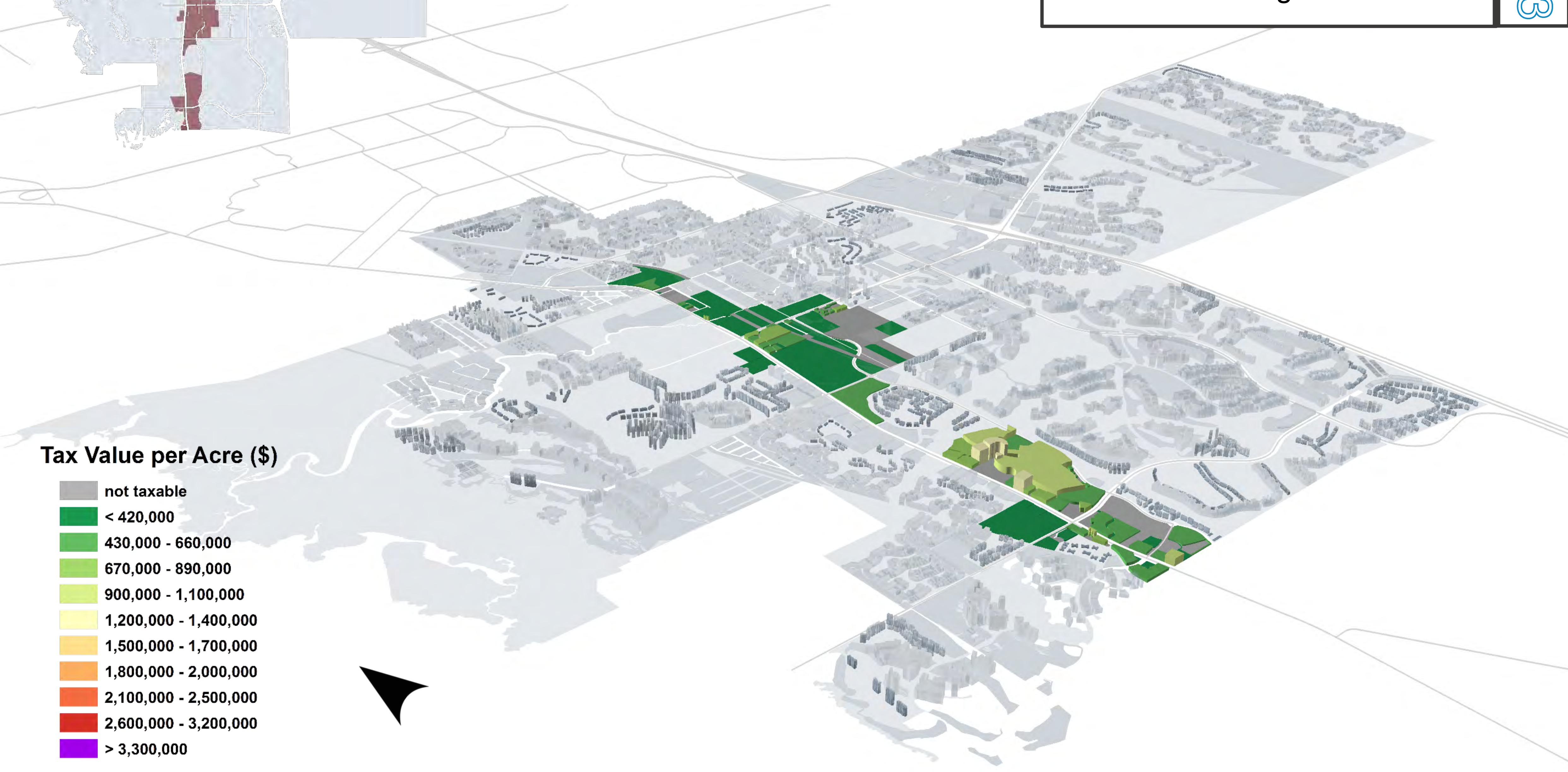
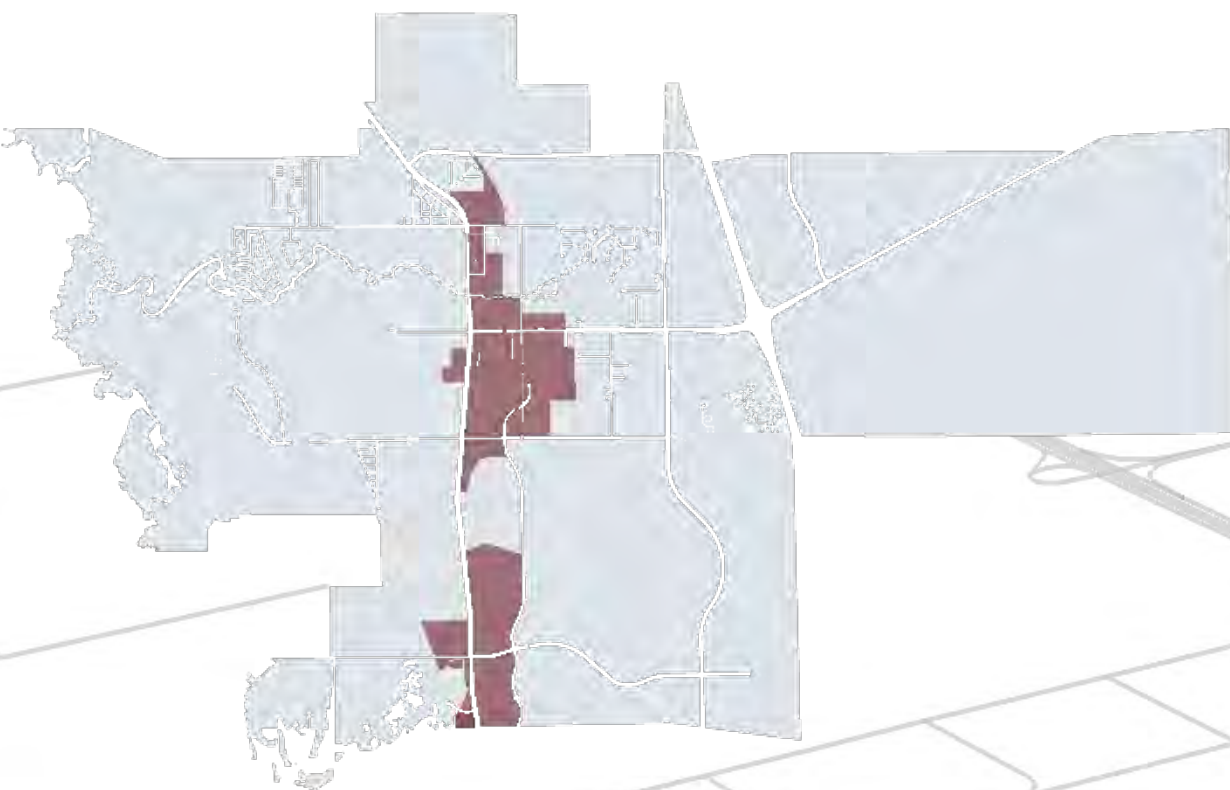


Tax Value per Acre (\$)

- not taxable
- < 420,000
- 430,000 - 660,000
- 670,000 - 890,000
- 900,000 - 1,100,000
- 1,200,000 - 1,400,000
- 1,500,000 - 1,700,000
- 1,800,000 - 2,000,000
- 2,100,000 - 2,500,000
- 2,600,000 - 3,200,000
- > 3,300,000

Tax Value per Acre

Village Center Area



Tax Value per Acre (\$)

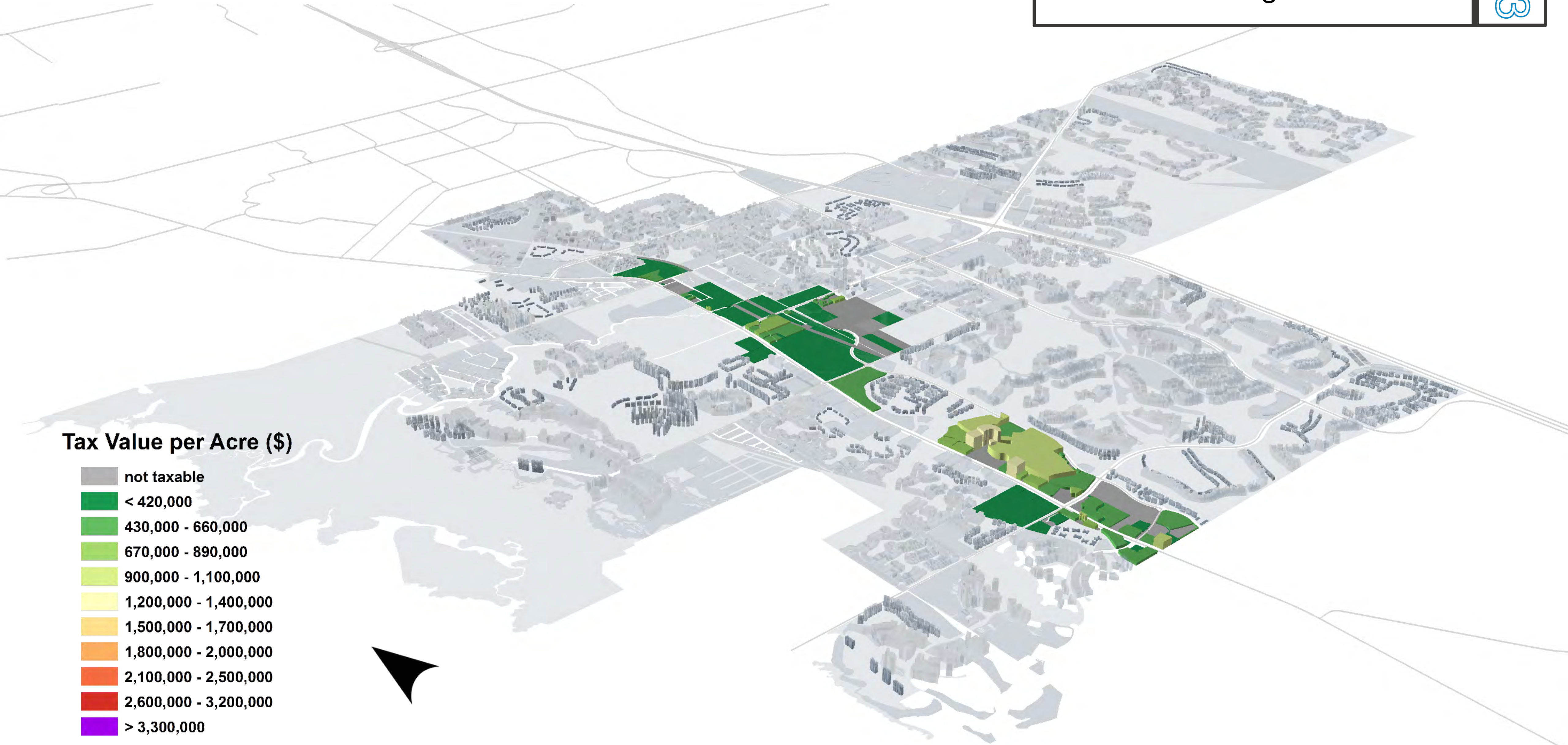
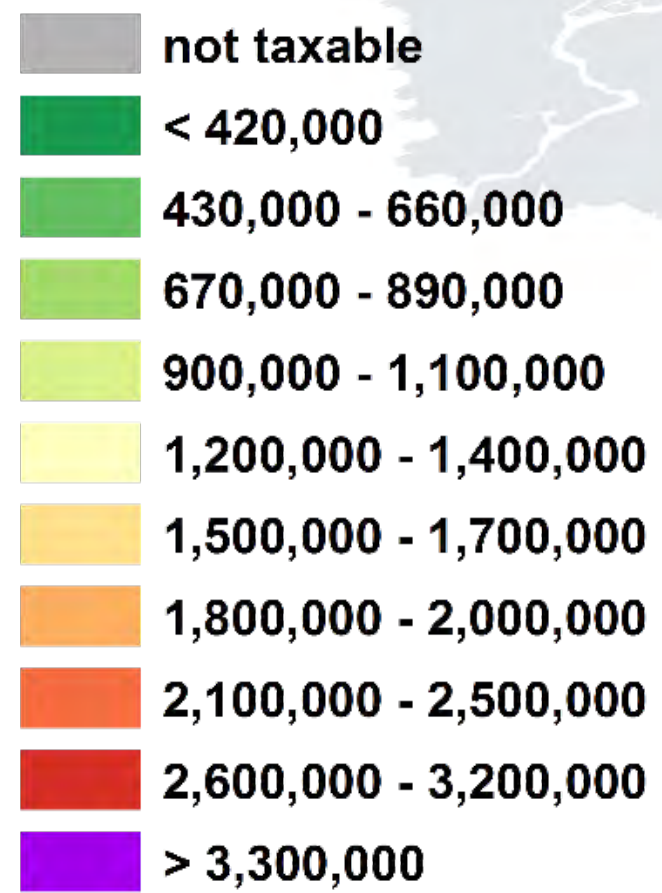
- not taxable
- < 420,000
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Tax Value per Acre

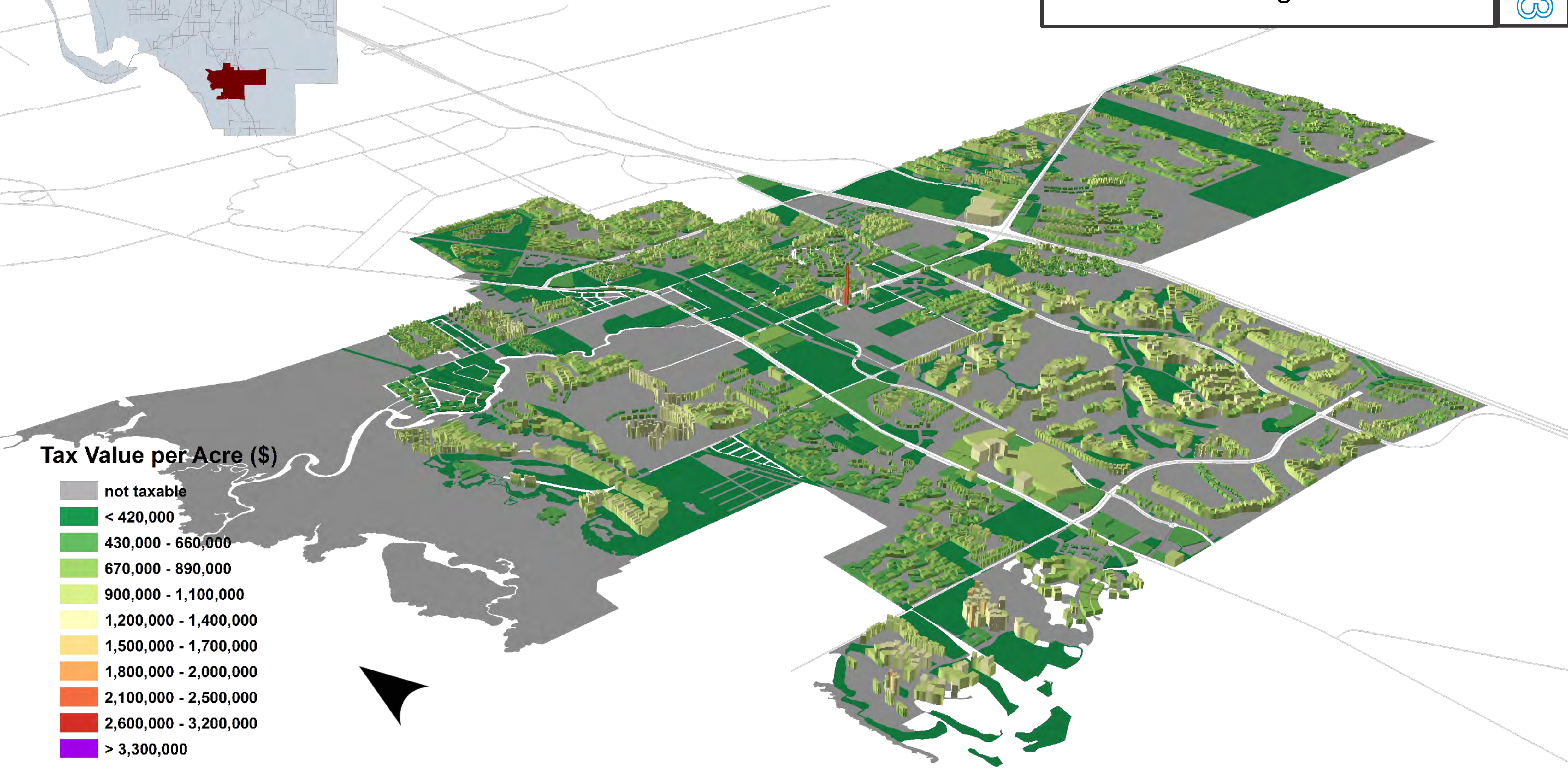
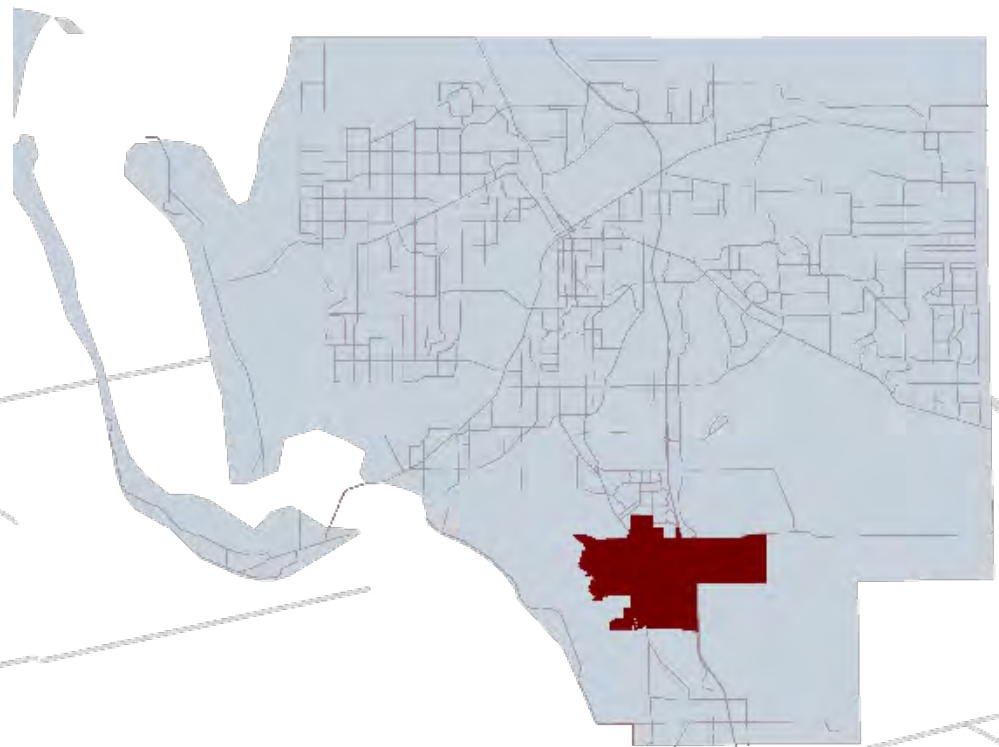
Village Center Area

Tax Value per Acre (\$)



Tax Value per Acre

Village Center Area



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