

REDFISH POINTE

**EXCEPTIONAL WATERFRONT PROPERTY FOR SALE
350 ACRES GULF ACCESS, SW CAPE CORAL FL 33914
MASTER LAND USE PLAN FILED FOR MIXED USE DEVELOPMENT**



- **Future Land Use Text Amendment Filed and In Progress**
- **Master Plan Calls For 800 Multi-Family Units, Resort Hotel 300 rooms
Restaurants, Retail Shops & Offices 1 FAR Collectively**
- **Seeking Qualified Buyers - File CA for Offering Memo & Materials**

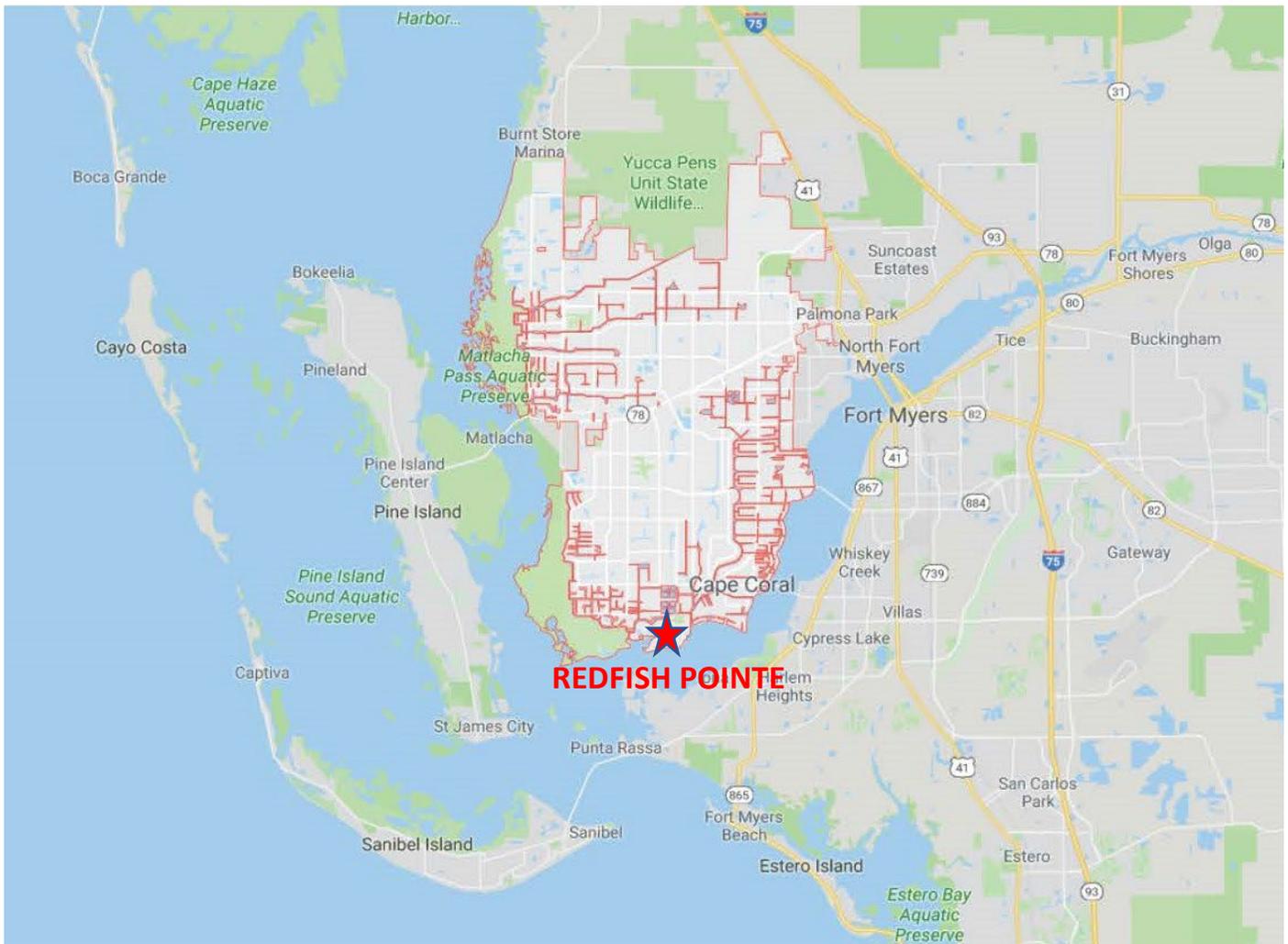
Exclusively Offered by Annette M. Barbaccia, Commercial Manager

Tel. 239.850.8301 abarbaccia@ambpl.com

Miloff Aubuchon Realty Group Inc.

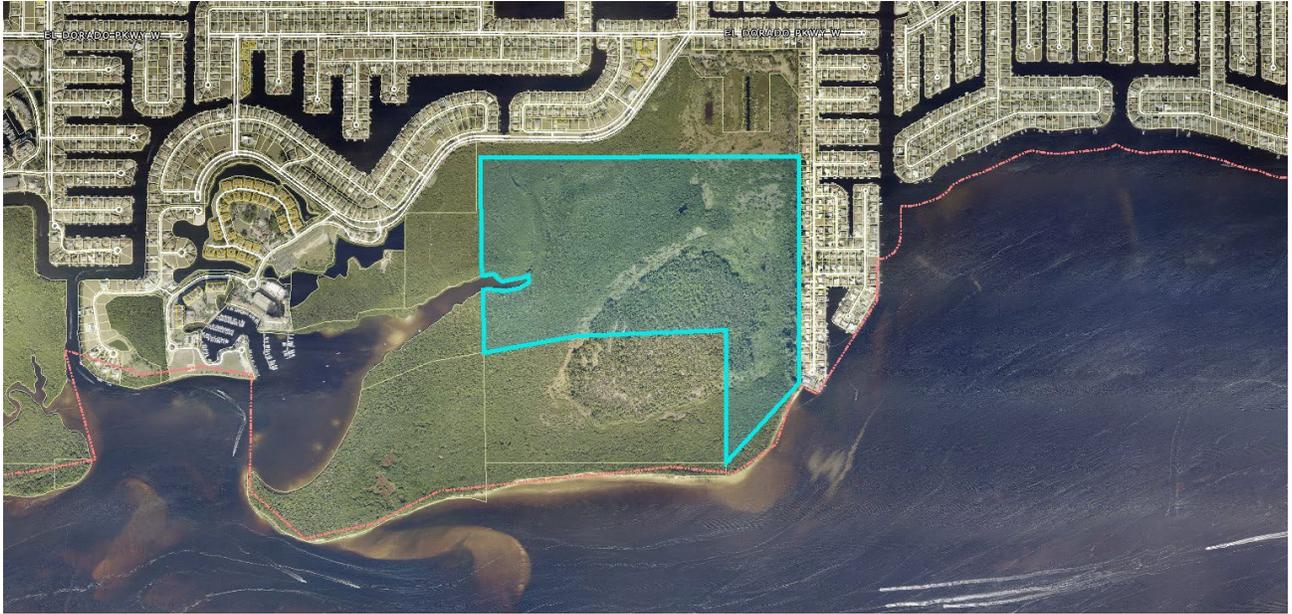
4707 SE 9th Place, Cape Coral, FL 33904

PROPERTY LOCATION



- City of Cape Coral is one of the fastest growing boating communities in the State of Florida. 115 Square Miles with 400 Miles of Canals, Permanent Population in Excess of 200,000
- The household income in the southwest section of Cape Coral continues to rise significantly. Within a 1 to 3 mile radius of the Property, the average household income exceeds \$100,000 with an estimated population of 52,000. Within a 5 mile radius, the population is estimated at 127,533.
- The Property is comprised of three parcels as shown below:
 - Tax Strap#: 23-45-23-C1-00005.0000
 - Tax Strap#: 23-45-23-C4-00004.0000
 - Tax Strap#: 26-45-23-C1-00001.0000

TAX PARCEL#: 23-45-23-C1-00005.0000



TAX PARCEL#: 23-45-23-C4-00004.0000



TAX PARCEL#: 26-45-23-C1-00001.0000



OVERVIEW: Working closely with the City of Cape Coral, the Redfish Pointe Mixed Use Preservation Future Land Use District has been filed to enable development and improvement to approximately 110 acres, while preserving the remaining 240 acres (2/3rd's) of the Property. A natural resource assessment of the Property was used to design the most suitable areas for development. See Redfish Pointe Master Plan. Boat slips would be permitted subject to approvals by applicable agencies.

Access to Redfish Pointe is proposed at the northwestern portion of the Property to Rose Garden Road. The 100' connecting roadway, located on 2.26 acres of City owned property would be landscaped with bike and pedestrian paths. The roadway would connect to the center of the site, 90+ acre mixed use development area, and the 120 space public parking lot that would allow the public access to both the development center and the waterfront along a 20' wide boardwalk. Observation decks would be located along the Boardwalk enabling both future residents and the public to appreciate and enjoy the waterfront views, natural resources and wildlife. As part of this connection, 54 acres of pristine habitat located on the northwestern section of the Property would be conveyed to the City of Cape Coral for permanent preservation.

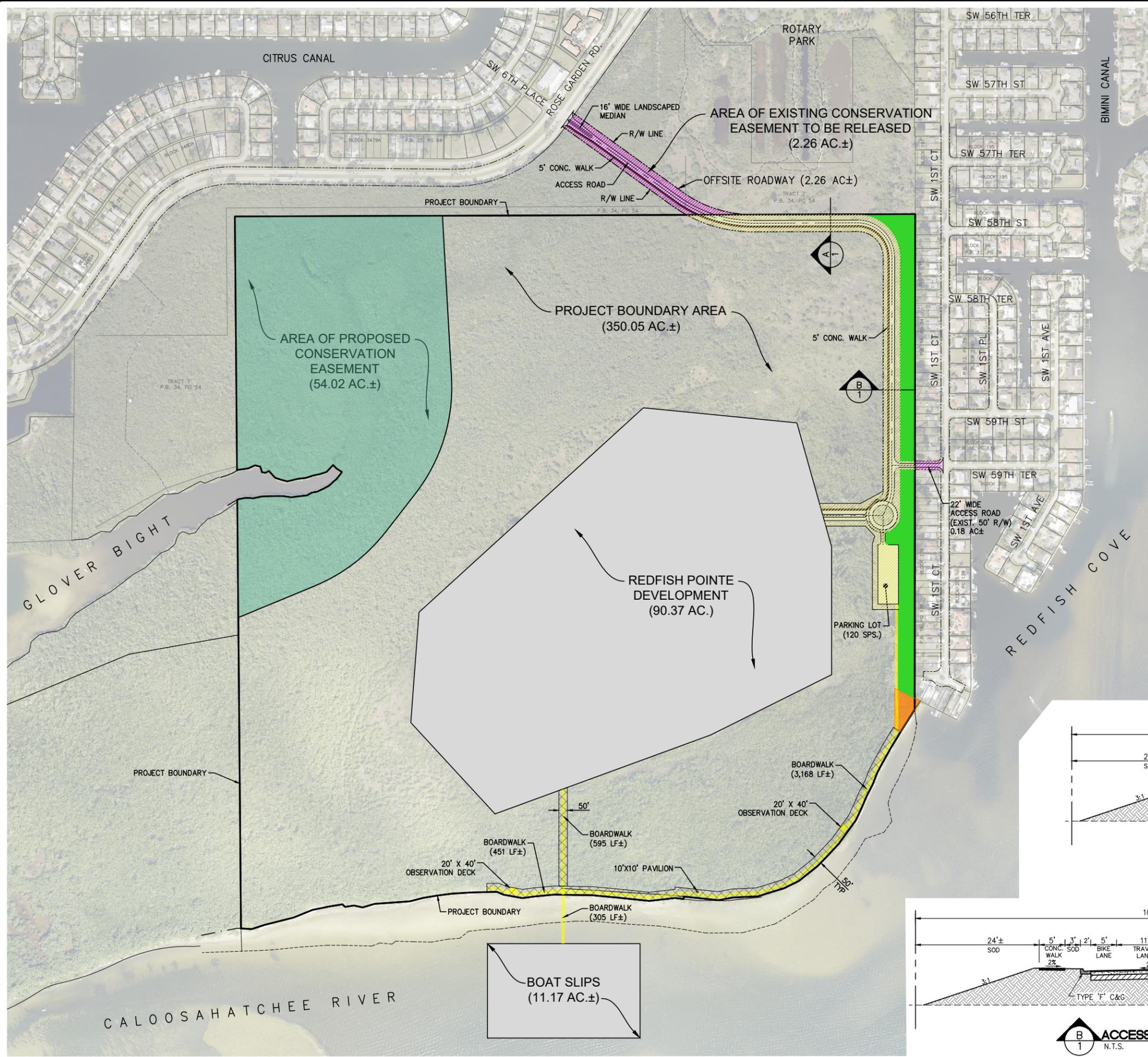
It is envisioned that the mixed-use development would be a walkable community with restaurants, retail shops, offices, resort hotel and mid to high rise luxury multi-family development featuring stellar views of the surrounding bays and waterways. The District would permit a maximum height of twenty story buildings, fifteen stories of habitable floors above structured parking.

The District was designed to enable flexibility of project design. Once adopted, a future Developer would be able to create a Mixed Use Planned Development (MPD) that would allow creativity and meet market demand while keeping within the template of District objectives and requirements.

Work completed to date and ongoing with available information is as follows:

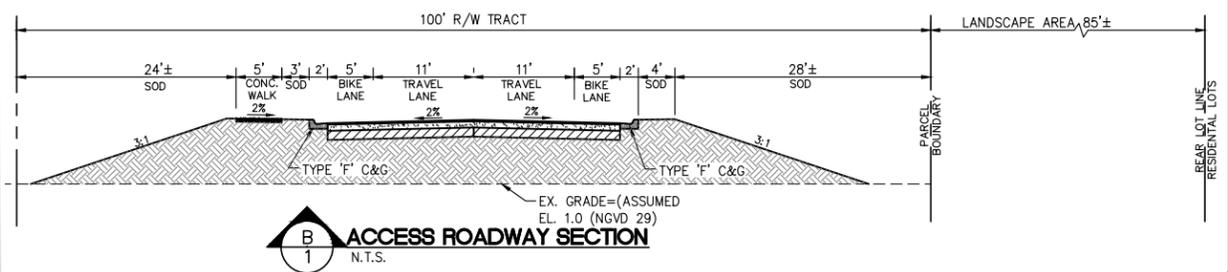
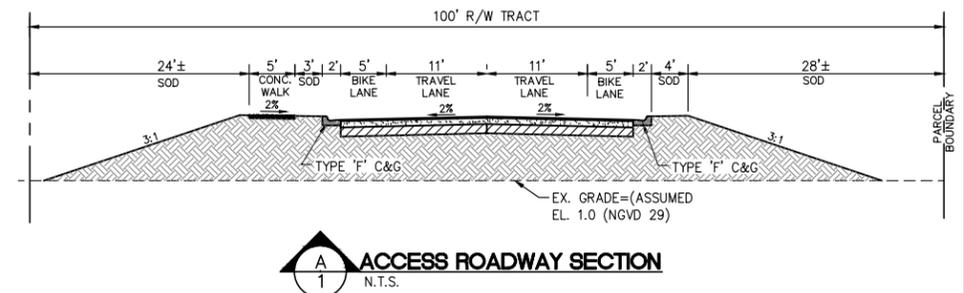
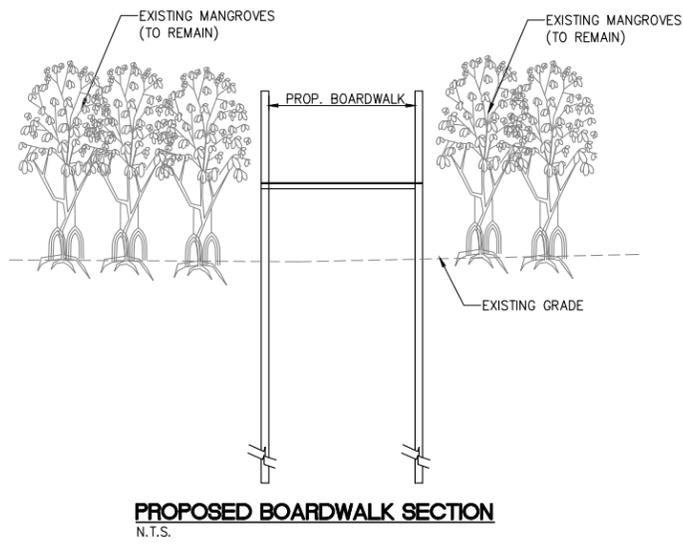
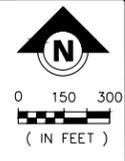
- Redfish Pointe Mixed Use Preserve Land Use District Submittal
- Completed Surveys with Sketches and Legal Descriptions
- Natural Resource Assessments
- Transportation Assessment
- Cultural Resource Assessment

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LEGEND

[Symbol]	PROJECT BOUNDARY AREA	(350.05 AC.±)
[Symbol]	AREA 1	
[Symbol]	REDFISH POINTE DEVELOPMENT	(90.37 AC.±)
[Symbol]	ON-SITE ROADWAYS/PARKING LOT	(9.11 AC.±)
[Symbol]	BOARDWALKS	(0.23 AC.±)
[Symbol]	BOARDWALK ALONG SHORELINE/ DEVELOPMENT AREA TO SHORELINE	(3.98 AC.±)
[Symbol]	LANDSCAPE BUFFER YARD	(6.04 AC.±)
[Symbol]	BOARDWALK/BEACH LANDSCAPE BUFFER	(0.49 AC.±)
[Symbol]	AREA 2	(110.22 AC.±)
[Symbol]	PRESERVE AREA	(54.02 AC.±)
[Symbol]	OFF-SITE ROADWAYS	(2.49 AC.±)
[Symbol]	AREA 3	
[Symbol]	BOAT SLIPS	(11.17 AC.±)
[Symbol]	BOARDWALKS	(0.14 AC.±)
[Symbol]		(11.31 AC.±)



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004-FAC ON 1/20/2023

DATE	BY	REVISION DESCRIPTION
AUG/21	LM	SKETCH PLANNING

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

Mort Zemel, Herb Zemel, Marge Mulwick Trustees
Abraham and Rena Zemel Trust
5401 Collins Avenue, Apt 1419
Miami Beach, FL 33140

REDFISH POINTE MIXED USE DEVELOPMENT
(PART OF GOV'T LOTS 2 & 3)
CAPE CORAL - LEE COUNTY, FLORIDA

REDFISH POINTE

21-125/SKETCH

1 OF 1