



UPDATE ON DEVELOPMENT PROJECTS

VILLAGE COUNCIL WORKSHOP

JANUARY 21, 2026

Agenda

- Projects Nearly Complete
- Projects Under Construction or Recently Approved
- Projects Stalled or not Proceeding
- Proposed Projects
- Signage
- Summary





PROJECTS NEARLY COMPLETE

Rivercreek

554 Single-Family Homes

GL Homes



- 400-Acre Site
- 200-Acre Preserve Area
- \$750,000 Environmental mitigation payment to Village
- Downzoned from Lee County approval

Estero Crossings

43 Acres located on Corkscrew Road west of I-75

Mixed Use Planned Development

- Stock Development
- 300 Multi-Family Residential
- 60,000 sq. ft. Commercial



Aerial view from Corkscrew Road looking south

- Outdoor Plazas and Paseo
- Walkable from Residential to Commercial



Development Projects Under Construction or Recently Approved

- **Via Coconut**
- **Woodfield**
- **Downtown Estero**
- **West Bay**
- **MarketPlace**
- **Toll Brothers**
- **Aldi's**
- **Day Care**
- **Pruitt Prof. Suites**

- **Starbucks**
- **Brooks Town Center Apts.**
- **Goddard School**
- **South County Regional Library**
- **High 5**
- **Discount Tire**
- **Chick-fil-A**
- **Shadow Wood Lifestyle Center**

Via Coconut

± 20 Acres

South of Corkscrew Road on Via Coconut
Across from Genova



330 units - "Super" Luxury Community
Main Street Commercial Area
Public Park Area – 1-acre

Via Coconut

New Name ~ LUMIO ESTERO



Woodfield 46-Acre Mixed-Use Development



US 41 & Coconut Road
Across from Coconut Point
Mall

Mini Mercato
Activities for all residents



- 42,000 sq. ft. of office, including medical office
- 62,000 sq. ft. of retail
- 20,000 sq. ft. of dining
- 3,000 sq. ft. of civic space
- 260-room hotel
- 596 residential units

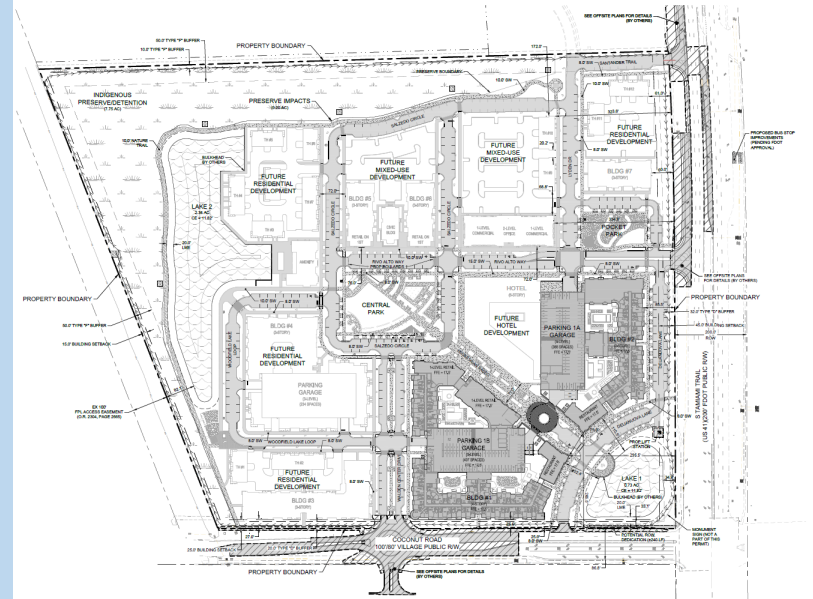
Woodfield

Phase 1 Under Construction



1st Phase includes 300 multi-family units (on East half of site), 2 parking garages, roads, utilities, landscape buffers, central green, neighborhood park, restaurants & roundabout on Coconut Road.

2nd Phase includes 296 remaining residential units, commercial, hotel & park areas



SITE PLAN

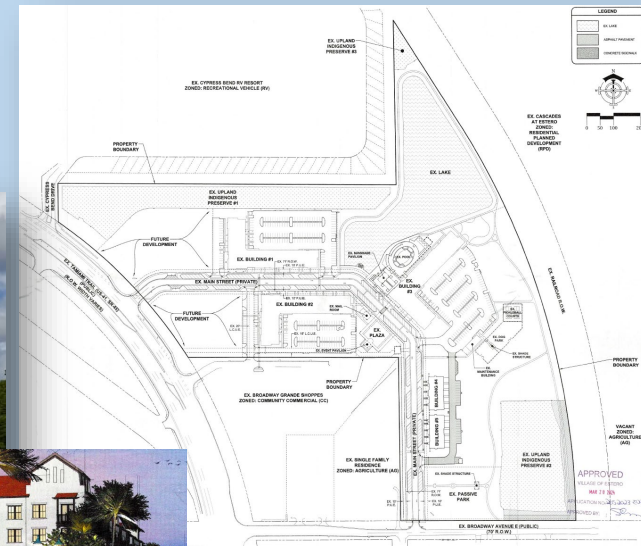
Downtown Estero

US 41 & Broadway

Infrastructure Under Construction



310 Residential Units
Commercial Parcel on US 41 –
Initially approved by Lee County for more intensity



West Bay

West of US 41 – End of Williams Road



Vertical Construction Now Underway



**23 Story High-Rise
88 Units**

LUXURY
WATERFRONT
CONDOMINIUMS
ON ESTERO BAY

MarketPlace

Part of Coconut Point Development

US 41 by Rapallo



Miller's Ale House
McDonalds
Starbucks
&
Piccolo Buco
(Cooper's Hawk Subsidiary)



MarketPlace

Miller's Ale House



NOW OPEN

MarketPlace

Piccolo Buco

Located across parking lot from Miller's Ale House



OPENING SOON



Approved Amendment for color change
to match business branding

MarketPlace

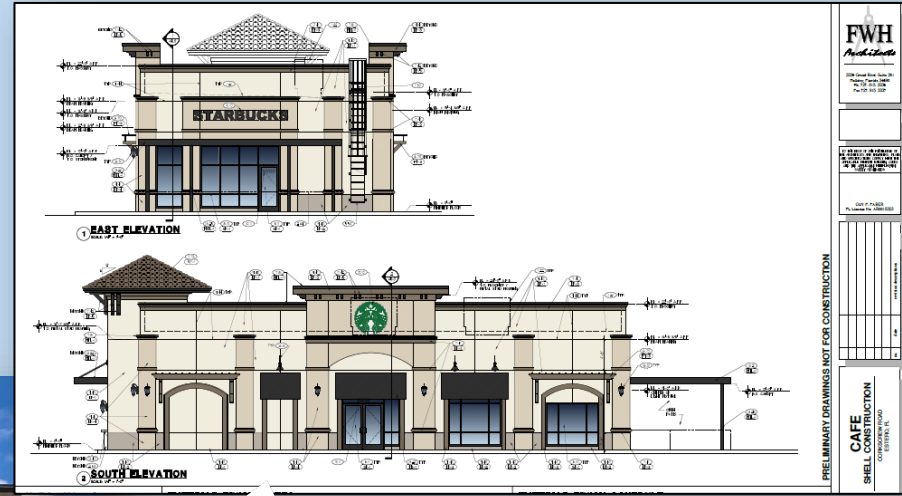
McDonald's



NOW OPEN

Starbucks

On Corkscrew Road west of
Wawa in Lowe's Plaza



NOW OPEN



Goddard School

EARLY DEVELOPMENT SCHOOL



2-STORY - 14,190 S.F.



SE Corner of Quente Way & Three Oaks Parkway



South County Regional Library

Three Oaks Parkway, north of Corkscrew Road

Recent Grand Opening



Interior remodel included a
new arrival at pedestrian plaza



Pruitt Professional Suites

East Broadway – Old Post Office Building



Nearing Completion

Photo taken 1/6/2026

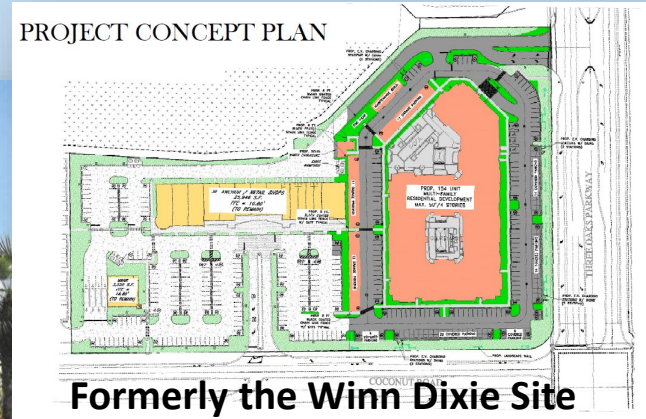


NEW NAME

Coconut Point Residences at Brooks Town Center



NW Corner Coconut Road & Three Oaks Parkway



137 Unit, 4-Story Multi-Family Building – Under Construction

Coconut Point Residences at Brooks Town Center



Photos taken 1/6/2026



View from the Brooks Town Center

SHADOW WOOD C.C. Lifestyle Center

Community Entrance off Coconut Road - Clubhouse Central to Community UNDER CONSTRUCTION



Shadow Wood[®]
COUNTRY CLUB

- 6 Indoor Pickleball Courts & Restaurant - 33,676 S.F.
- Outdoor Pool & 2,400 S.F. Bathhouse



Development Order approved August 2025

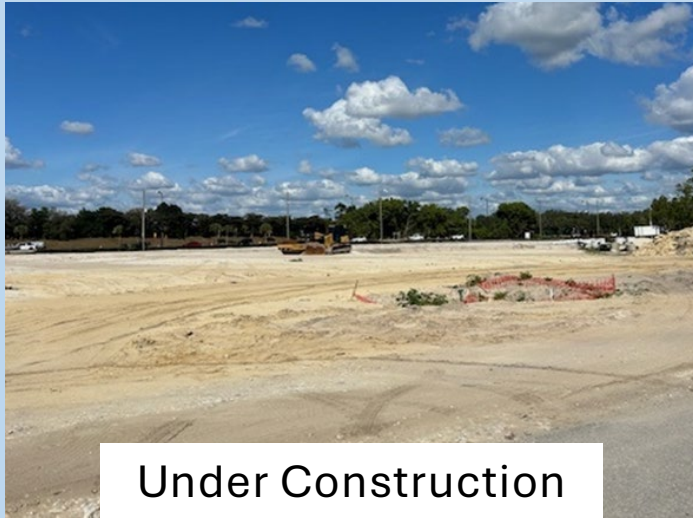
Aldi

21,750 S. F. Grocery Store

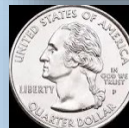
Development Order & Building Permit Approved



Corkscrew Road & Stoneybrook Golf Drive

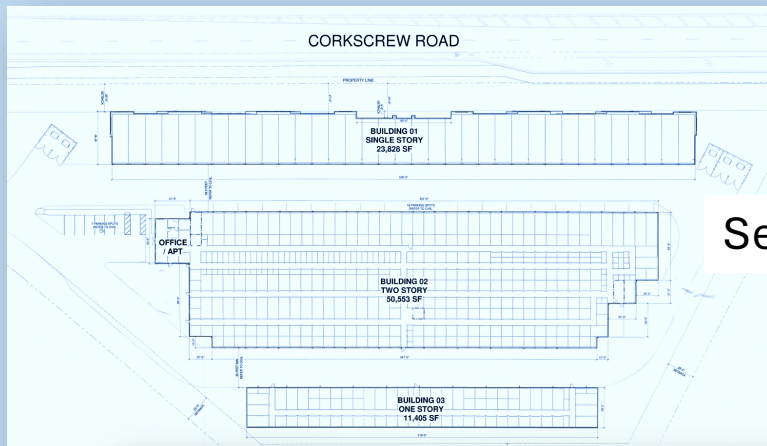


Under Construction



MIDGARD - CORKSCREW PINES

CORKSCREW ROAD & STONEYBROOK GOLF DR
ESTERO, FL

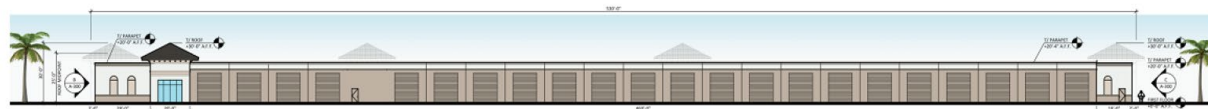


Self-Storage

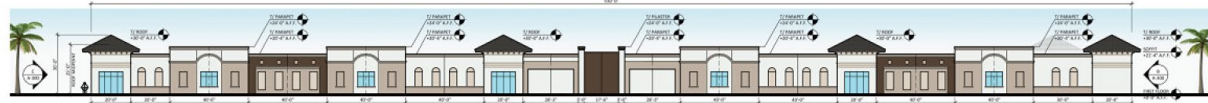


ENLARGED ELEVATION

MATERIAL LEGEND	
ROOF	SHIMMER WILLOW "TERRA ROSSA" KERATOON
WALLS	SHIMMER WILLOW "TERRA ROSSA" KERATOON
WALLS	SHIMMER WILLOW "TERRA ROSSA" KERATOON
WALLS	SHIMMER WILLOW "TERRA ROSSA" KERATOON
WALLS	SHIMMER WILLOW "TERRA ROSSA" KERATOON
WALLS	SHIMMER WILLOW "TERRA ROSSA" KERATOON



SOUTH ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

ROOF MATERIAL
TILCOR, ANTICA
CEDAR

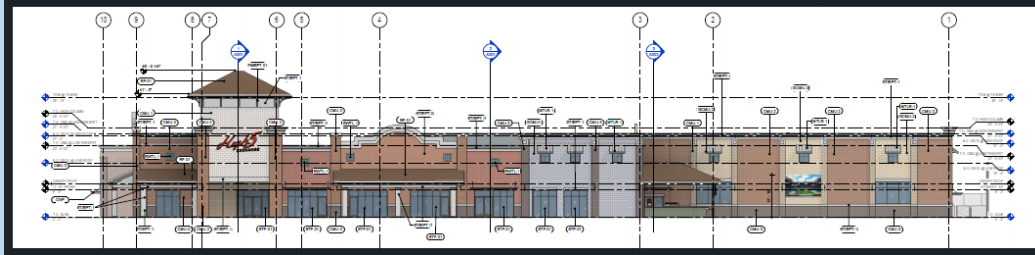
EXTERIOR PAINT
NATURAL TAN
SW 7567

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

HIGH 5

North of Williams Road &
East of Via Coconut



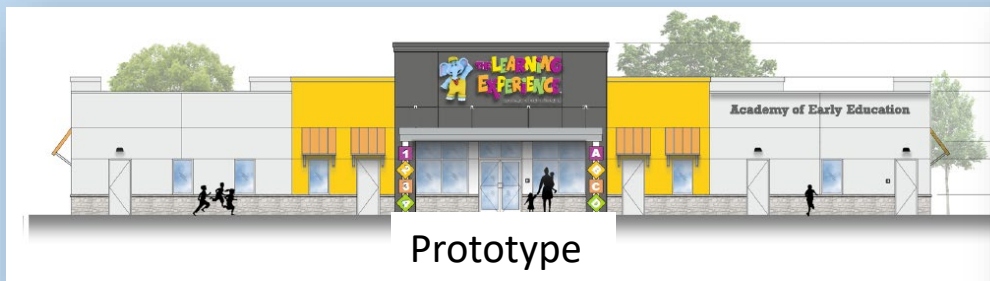
- Indoor & Outdoor Pickleball
- Restaurant
- Miniature Golf
- Entertainment Uses



Day Care & Office Project



4.2-acre site - west of US 41, north of Estero Parkway
Adjacent to Breckenridge Development



Approved Plans – Property Under
Construction

Property owned by Bella Terra



Status: Building Permit Approved 2025

Summercrest TOLL Brothers

NE Corner of Corkscrew Road &
Sandy Lane



Small public park at the corner

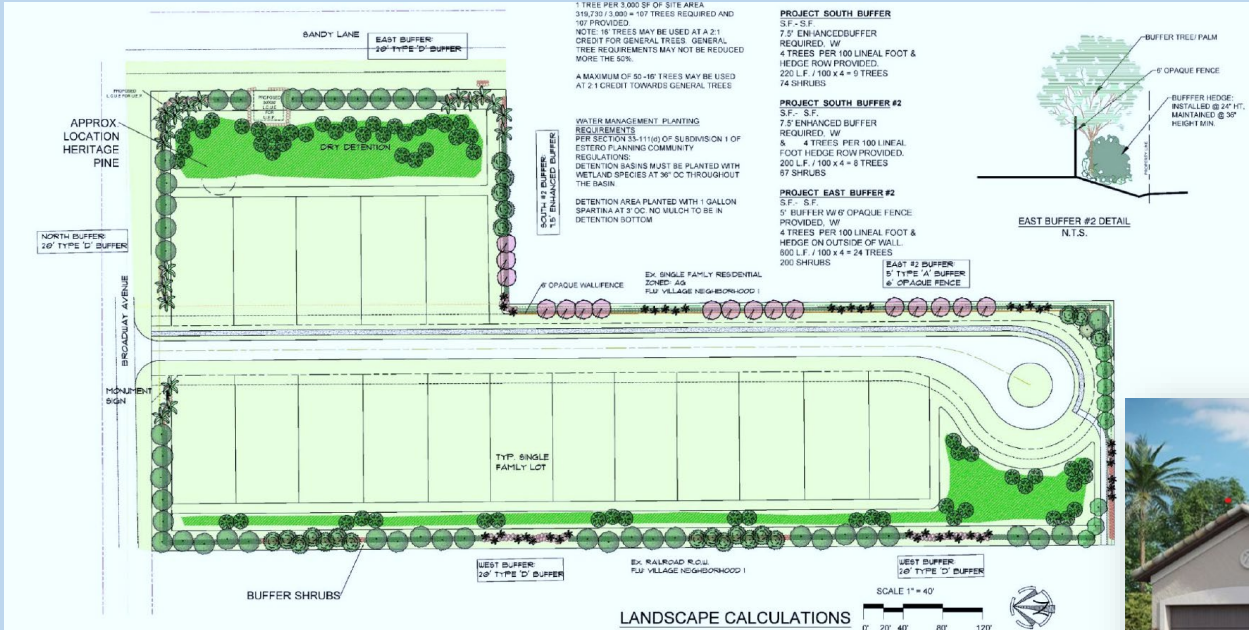


154 Townhomes



Broadway Crossing - NEW NAME

(Formerly Mayfair Village)



Lennar Homes – 17 Single-Family Lots



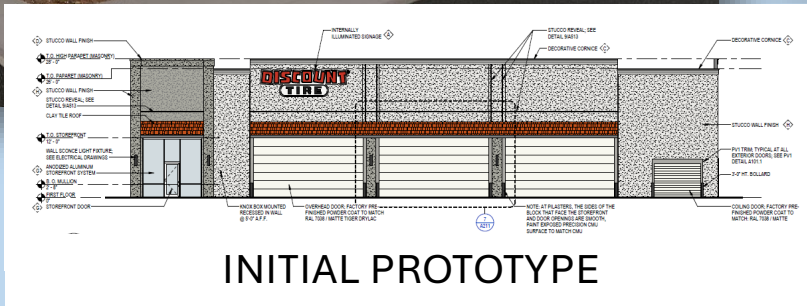
Broadway E. & west of Sandy Lane

Discount Tire

Fronts Corkscrew Road Entrance off Corkscrew Commons Drive
Next to Rib City



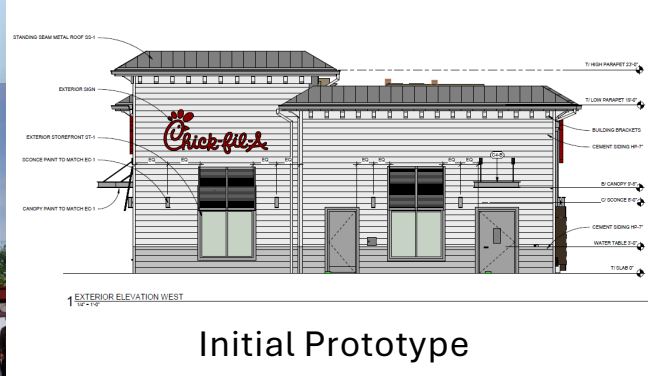
7,020 SF One-Story Building



Development Order approved
November 2025

Chick-fil-A

NE Corner of Corkscrew Road & Ben Hill Griffin Parkway
Previously Perkins Restaurant



5,695 SF Restaurant on a 2-acre site with Dual Drive-Thru

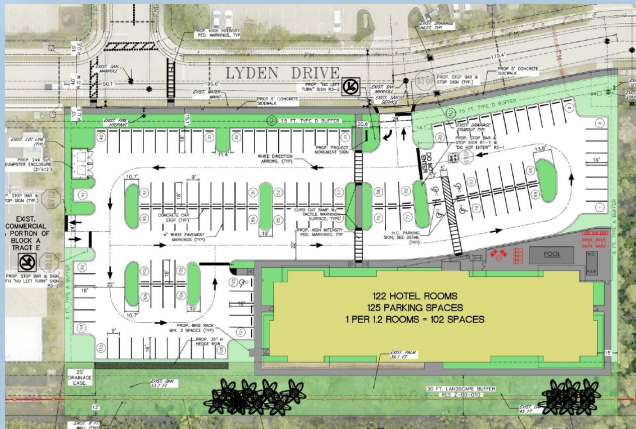


Development Order
Approved by PZDB December 2025

Coconut Trace Hotel 4-STORY

Across from Coconut Point Mall on Lyden Drive

122-Room Hotel
Development Order
Approved September 2025



New Owner

Bonita Smoke Shop & Cigar Lounge

Located in Coconut Point next to Five Guys Restaurant



Outdoor Consumption on Premises
approved by PZDB 1/13/2026



PROJECTS?

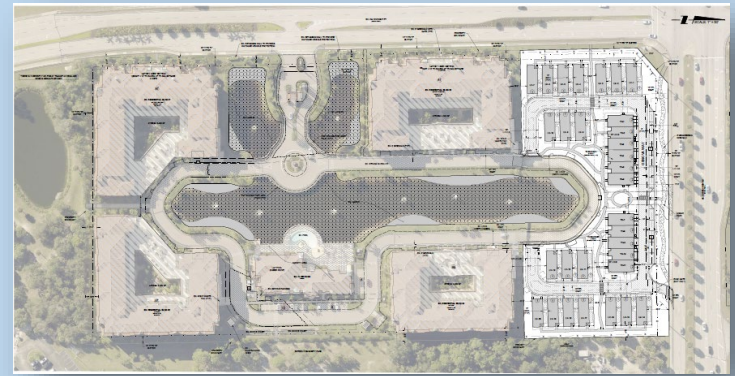
NO.	DATE
1	

PROPOSED 12' & NEW

Drawing Title: MAIN F PL

Genova Residential Final Phase

Corner of Corkscrew Road & Via Coconut



For Sale

31 Townhomes & Villas
Zoning Amendment Approved
Development Order Approved 2025



Home2 Suites 4- STORY, 111 ROOM HOTEL



2.37-acres at Coconut Point Mall between the cinema and Via Coconut

Hilton Garden Inn

2.16 - ACRE PARCEL Southeast from
the Marketplace



Development Order Approved for 70,800 square feet - 115 room, 5-story hotel

ABBIATI Dental Office Building

US 41 & Fountain Lakes Boulevard



Development Order approved for 10,000 Sq. Ft. dental/medical and 1,950 sq. ft. general office



PROPOSED PROJECTS



Coconut Point – Waypoint Residential

Demolish Coconut Point Theater and replace with 365 Unit Apartment Complex



Coconut Point – Repaint Request

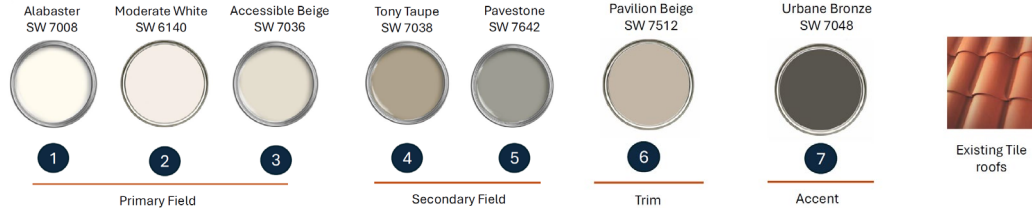
Supplement to the Coconut Point Design Review Guidelines – Color Palette



existing



proposed



existing



proposed

Signage in Village



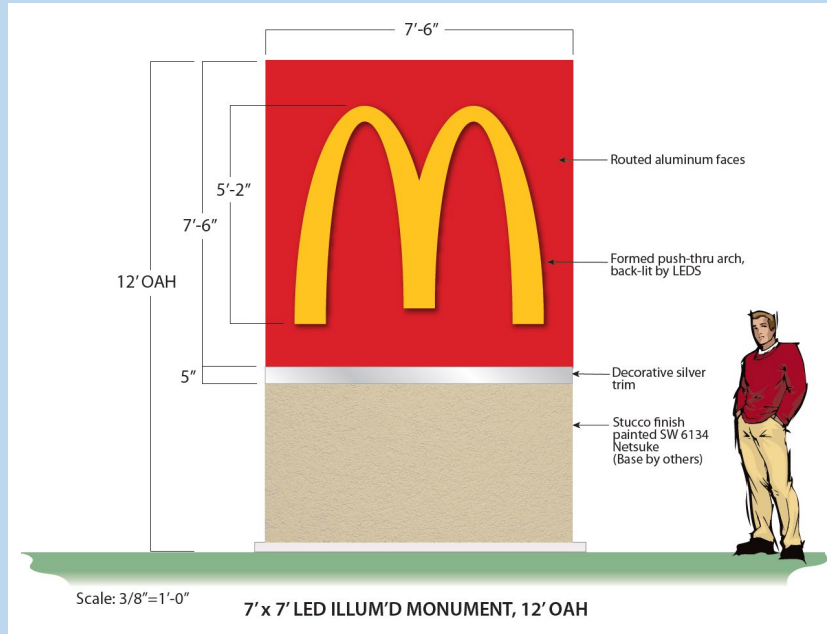
Signage Outside of Village



Village Signage Standards

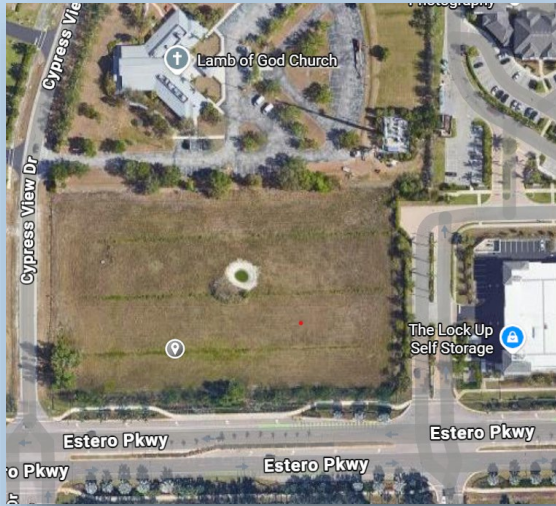
8001 Via Rapallo Drive – Monument Sign on US 41

Standard McDonald's signage initially presented



Monument sign meeting Village and Coconut Point Design Guidelines

Project Adjacent to Village



Estero Motorplex

A close-up photograph of several rolled-up architectural blueprints resting on a larger blueprint. The blueprints are white with black lines and text, showing various technical drawings and measurements. The rolls are arranged diagonally across the frame, with the foreground roll being the most prominent. The background is a soft-focus view of the blueprint they are lying on, which contains various lines, numbers, and text. A solid blue horizontal bar is positioned at the top of the image, and another solid blue horizontal bar is positioned below the section header.

PROJECTS IN PROCESS

- 2,500 New Residential Units
- 1 Hotel
- 23-Story Luxury High-Rise
- 300,000 S. F. Commercial Use
- Lifestyle Center
- Entertainment & Sports

VILLAGE CODE AND REVIEW BY PZDB AND COUNCIL

- Makes a Significant Difference
- Results in High Quality Projects
- Retains Village Character

