Development Projects Update
Village Council Workshop October 7, 2026



Village of ESTERO

PROJECTS

- RECENTLY COMPLETED
- UNDER CONSTRUCTION
- NOT MOVING FORWARD
- PROPOSED PROJECTS
- COMPARISONS

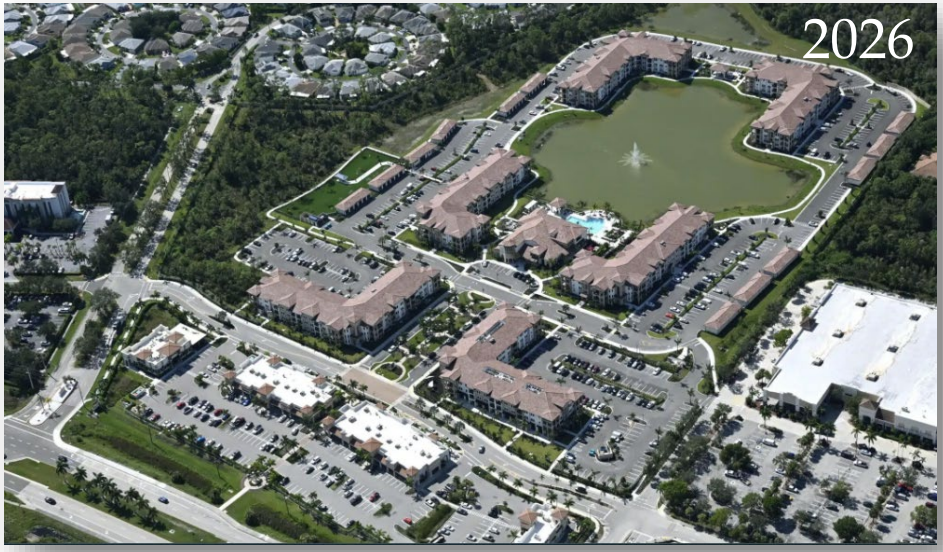




Village of ESTERO

Estero Crossings

- **43-Acre Site on Corkscrew Road**
  - Mixed Use Planned Development
  - 60,000 sq. ft. Commercial
  - 300+ Multi-Family Units
  - Outdoor Plazas & Paseo
  - Walkable between Commercial & Residential









Village of ESTERO

Rivercreek – East Corkscrew Road

- 554 Single-Family Homes
- Last Certificate of Occupancy issued in June 2026





Recreation Site



MarketPlace at Coconut Point / US 41

- **10 Acre Commercial Development walkable to Rapallo**
  - Piccolo Buco
  - Miller's Ale House
  - Starbucks
  - McDonalds









Village of ESTERO

Pruitt Professional Suites – Redevelopment

- **East Broadway**
  - Old Post Office Building



Complete

Before





Proposed

Village of ESTERO

Goddard School

- SE Corner of Quente Way & Three Oaks Parkway
- Early Development School
- 2-story
- 14,190 SF







Village of ESTERO

UNDER CONSTRUCTION

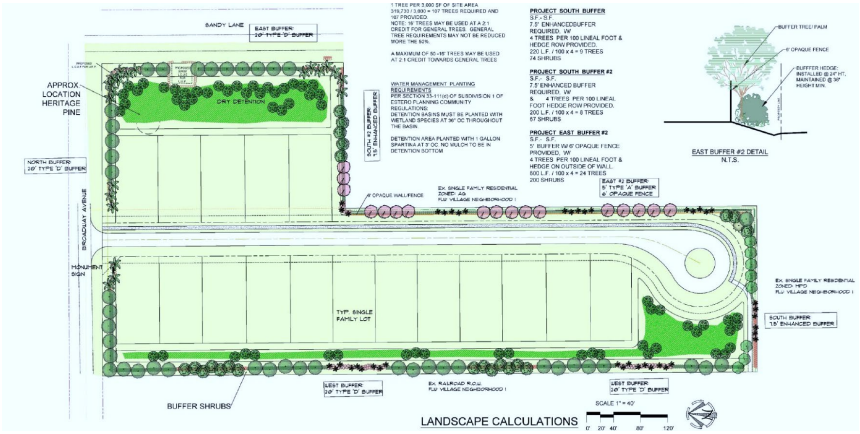
- Lumio
- Woodfield
- Downtown Estero
- West Bay
- Aldi
- Day Care
- Lyden Hotel
- Whataburger
- Brooks Town Center Apartments
- High 5
- Discount Tire
- Chick-fil-A
- Shadow Wood Lifestyle Center
- Summercrest
- Broadway Crossing
- Midgard Self Storage
- Shake Shack

Village of ESTERO

Broadway Crossing

- Broadway E & west of Sandy Lane
- Lennar Homes – 17 Single Family Lots











Village of ESTERO

Lumio Estero – Corkscrew Road & Via Coconut

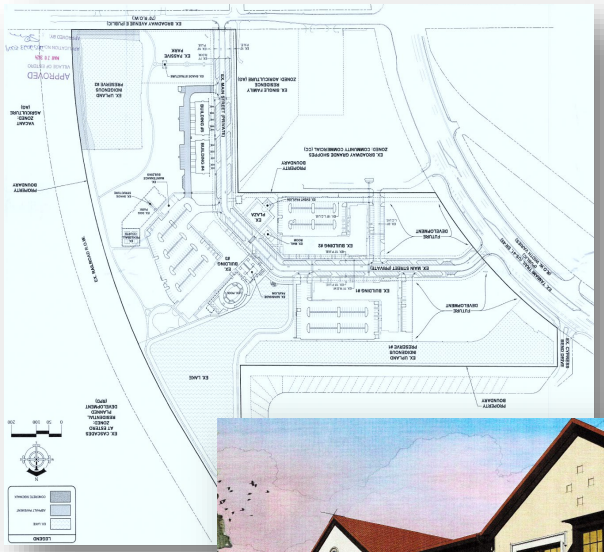
- **20-Acre Site**
  - 330-unit Luxury Community
  - Main Street Commercial Area
  - 1-acre Public Park
  - Dog Park
  - Fishing Pier on Lake
  - Future Commercial





Downtown Estero

- Located at US 41 & Broadway
- Infrastructure Under Construction
- 310 Residential Units
- Future Commercial parcel on US 41







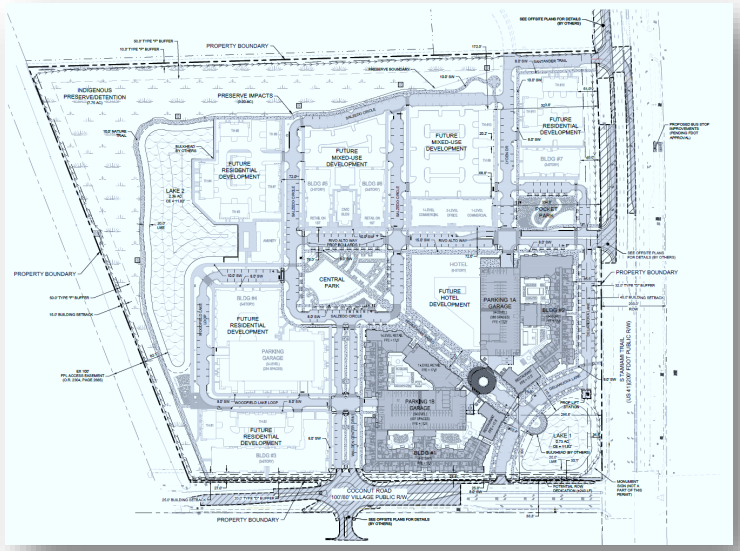


Woodfield – US 41 & Coconut Road

- **46-Acre Mixed-Use Development**
  - 42,000 SF Office
  - 62,000 SF Retail
  - 20,000 SF Dining
  - 260-Room Hotel
  - 596 Residential Units
  - Central Green & Park







Site Plan

West Bay

- Located at the end of Williams Road
- Luxury Waterfront Condos
- 23-Story High-Rise
- 88 Units





Village of ESTERO

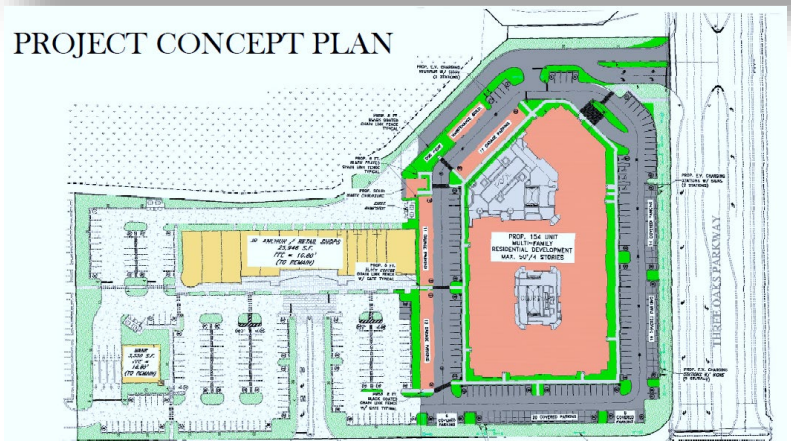
Coconut Pointe Residences at Brooks Town Center

- **5.3-Acre Site – Coconut Road & Three Oaks Parkway**
  - 4-Story Multi-Family Residential
  - 137 Luxury Units
  - Former Winn-Dixie Site



September 2026





Village of ESTERO

Summercrest by Toll Brothers – Corkscrew Road

- **20-Acre Site**
  - 154 Townhome Units
  - Public Plaza at the Southwest corner of the site
  - Model Homes Open



Site Plan





September 2026

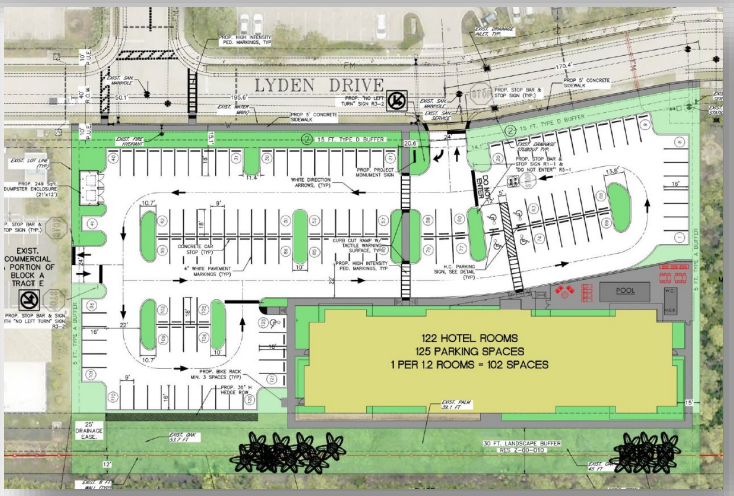
Lyden Drive Hotel StudioRes

- **Across from Coconut Point adjacent to Marsh Landing**
  - 4-story
  - 122 rooms
  - Under Construction



Concept Photo





Site Plan

Village of ESTERO

Shadow Wood Lifestyle Center

- Adjacent to Existing Clubhouse
- 6 Indoor Pickleball Courts & Restaurant
- Outdoor Pool & 2,400 SF Bathhouse







Aldi

- Corner of Corkscrew Road & Stoneybrook Golf Drive
- 21,750 SF Grocery Store



PZDB Approved



Village of ESTERO

Midgard – Corkscrew Pines

- Located at Corkscrew Road, east of Stoneybrook Golf Drive & Aldi
- Self- Storage Units



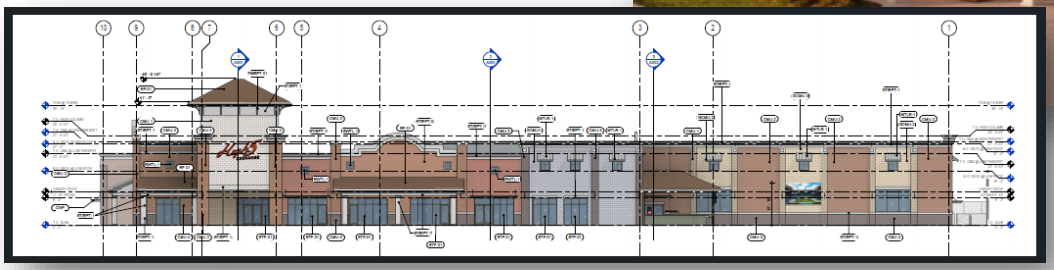




High 5

- North of Williams Road & East of Via Coconut
- Indoor & Outdoor Pickleball
- Restaurant
- Miniature Golf
- Entertainment Uses









Village of ESTERO

Day Care & Office Project

- 4.2-acre site
- West of US 41 & north of Estero Parkway
- Adjacent to Breckenridge Development





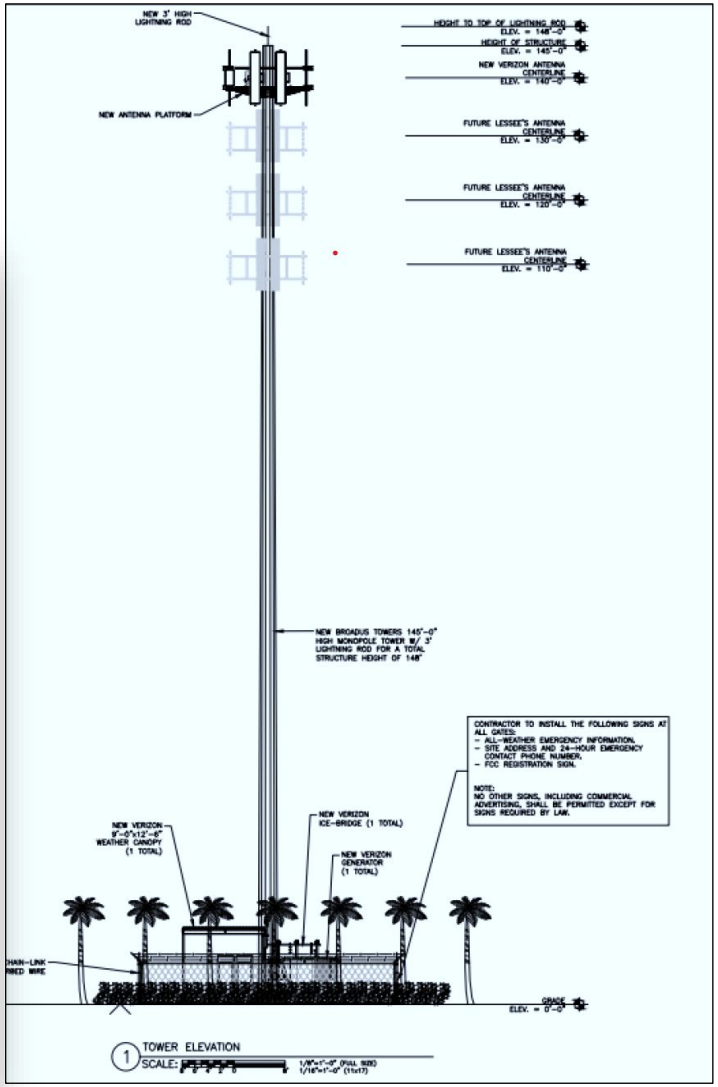


Village of ESTERO

Bella Terra Cell Tower

- Property owned by Bella Terra
- Currently 1 of 2 providers operating





Village of ESTERO

Discount Tire

- North side of Corkscrew Road
- Entrance off Corkscrew Commons Drive
- Next to Rib City
- 7,020 SF Building
- Building Permit waiting pick-up





Village of ESTERO

Chick-fil-A

- 2-acre site at NE Corner of Corkscrew Road & Ben Hill Griffin Parkway
- Previously Perkins Restaurant
- 5,695 SF Restaurant
- Dual Drive-Thru







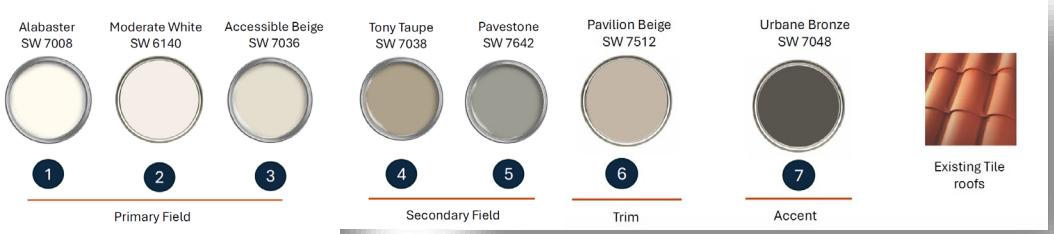
Village of ESTERO

Coconut Point Repaint

- Supplement to the Coconut Point Design Review Guidelines – Color Palette
- PZDB Approved



existing





proposed



existing



proposed

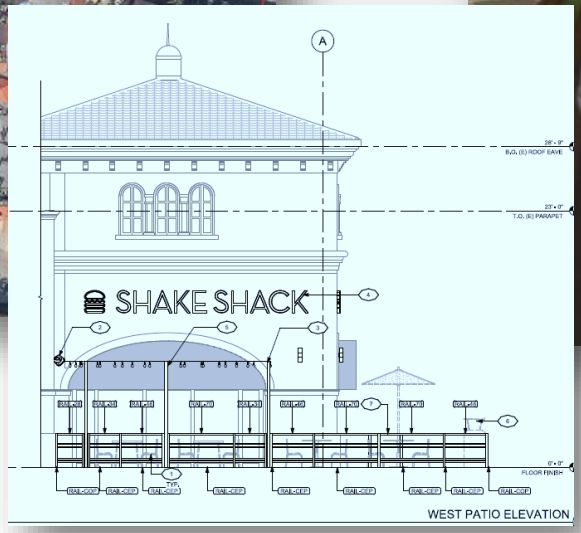
Village of ESTERO

Shake Shack

- Coconut Point Mall
- Former Talbots Location
- Corner of Village Shops Way & Via Venezia Street







Village of ESTERO

Coconut Point Apple Store

- Located in Coconut Point Mall on Fashion Drive
- 8,686. SF "New Store Construction"


Proposed Rendering



September 2026


September 2026

Spirit Halloween

- Coconut Point Mall
- Coming event …

  Tropical Holiday Celebration









Village of ESTERO

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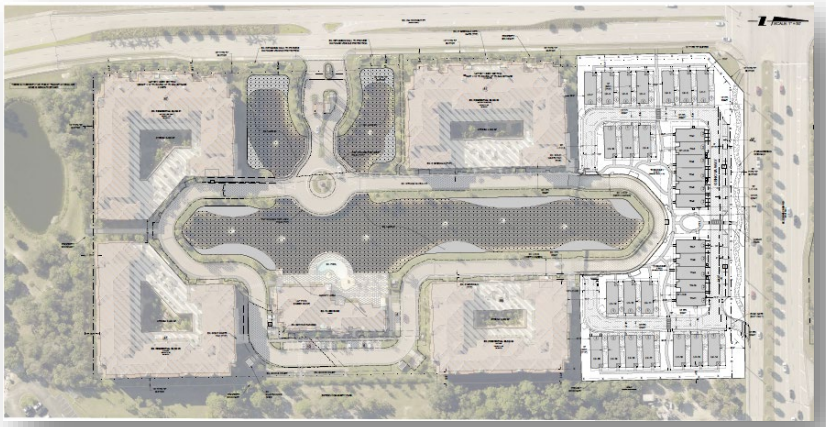




Village of ESTERO

Genova Residential Final Phase

- Corner of Corkscrew Road & Via Coconut
- 31 Townhomes & Villas
- Zoning Amendment Approved
- Development Order Approved 2025







Village of ESTERO

Home2 Suites

- 4-Story
- 111 Room Hotel
- 2.37-acres at Coconut Point Mall





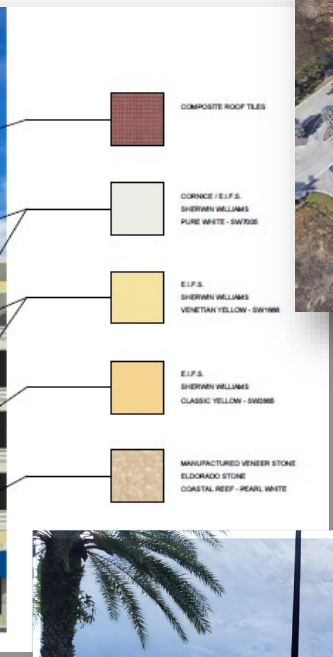


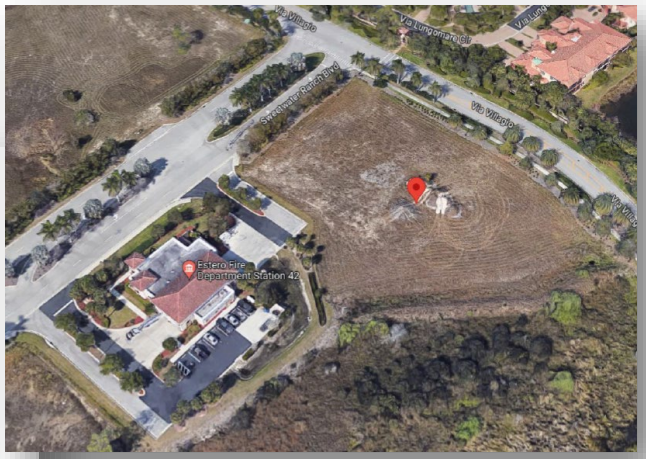
Village of ESTERO

Hilton Garden Inn

- 2.16-acre parcel southeast from the MarketPlace
- DO for 70,800 SF – 115 Room, 5-Story Hotel









Abbiati Dental Office Building

- US 41 & Fountain Lakes Boulevard
- Development Order approved for 10,000 SF Dental/Medical and 1,950 SF General Office



Village of ESTERO

PROJECTS

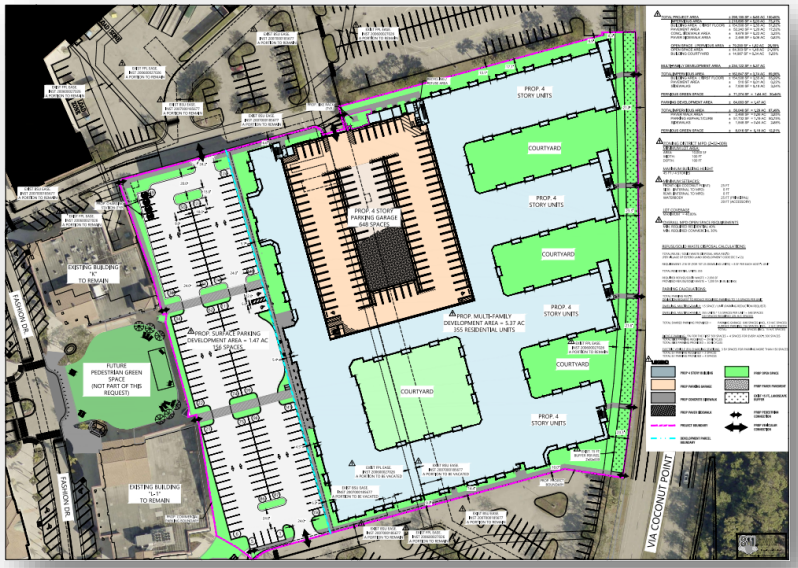
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Coconut Point Waypoint Residential

- Demolish Coconut Point Movie Theater and replace with 355 Unit Apartment Complex



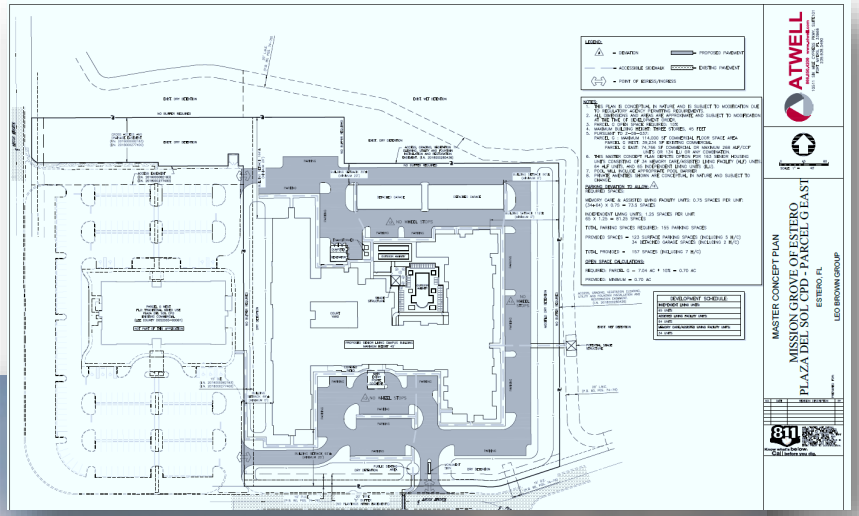




Leo Brown Group / Mission Grove of Estero

- 10251 Arcos Avenue – North of Culver's and Corkscrew Road
- Assisted Living Facility/Continuing Care on 7-acres







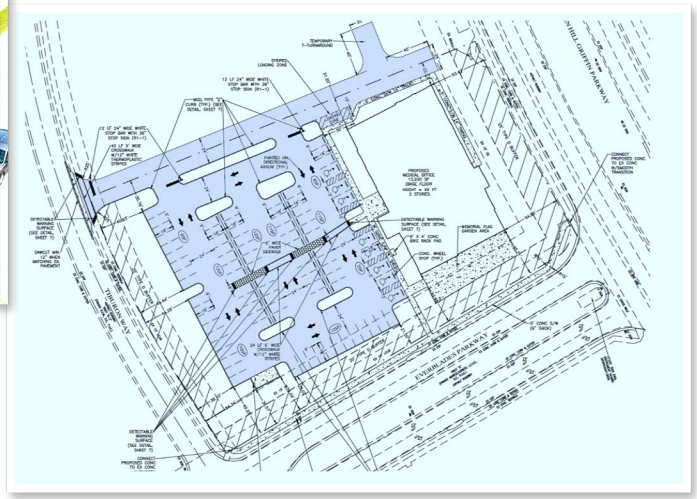
Village of ESTERO

Home Base Veterans

- Located northeast of Hertz Arena on Ben Hill Griffin Parkway
- Adjacent to Tidewater
- 26,000 SF Veteran's Clinic on 2-acres







Village of ESTERO

TRG Estero MPD

- Located at the SW corner of Estero Parkway & Three Oaks Parkway
- Rezoning ± 31 acres to allow: 370 Multi-Family Units and 33,000 SF of Commercial Use



View looking Southeast





Village of ESTERO

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Village of ESTERO

Signage In the Village







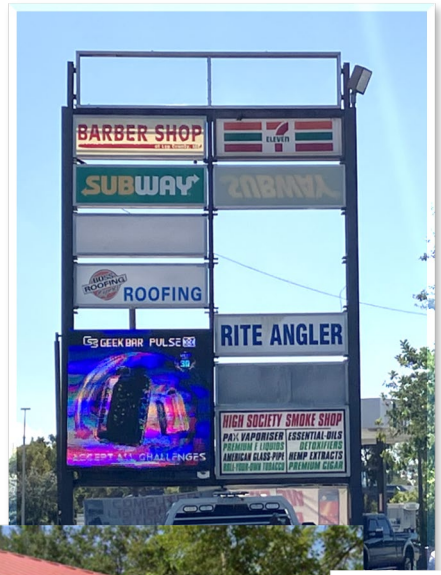






Village of ESTERO

Signage Outside of the Village











Village of ESTERO

Redevelopment Project

Outside the Village





Inside the Village



Village of ESTERO

Day Care & Office Project

PZDB Approved





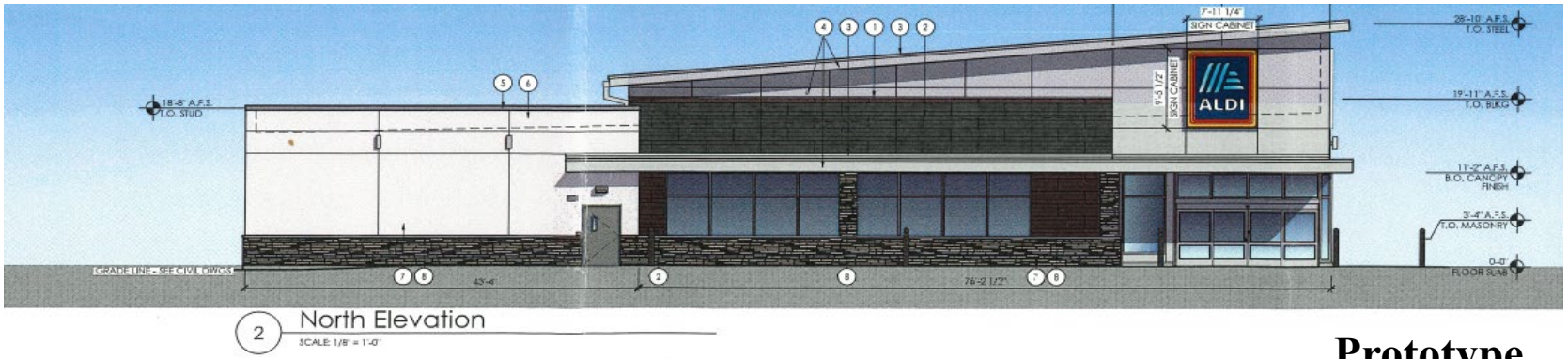
Prototype

Village of ESTERO

Aldi



PZDB Approved

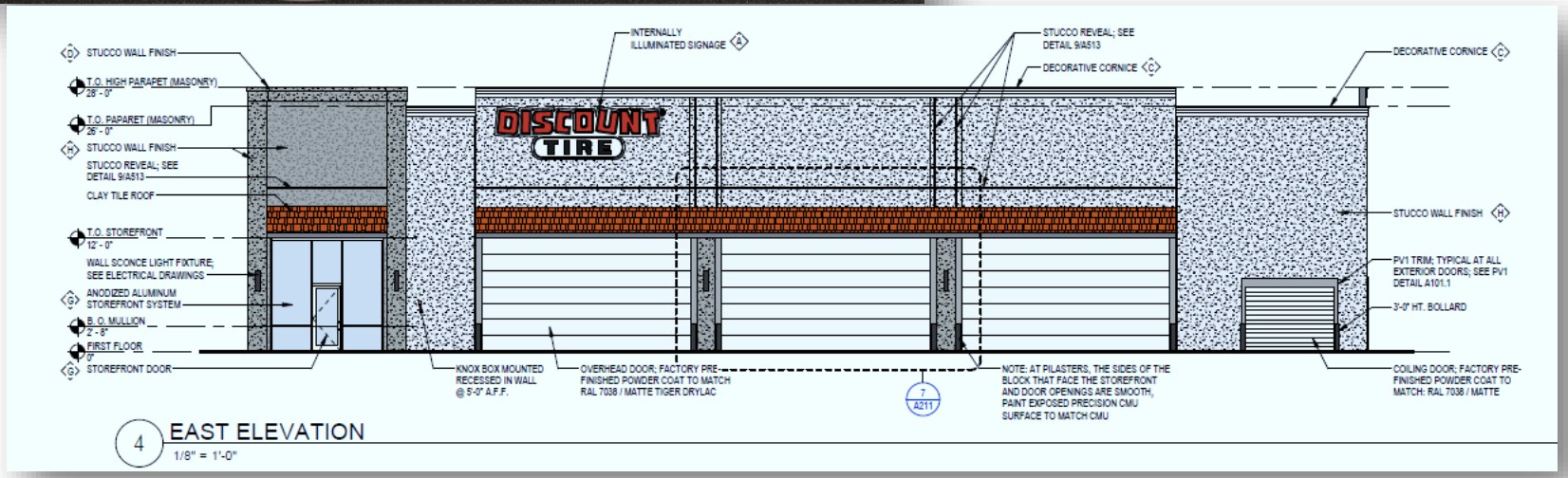


Prototype

Discount Tire



PZDB Approved



Prototype

Village of ESTERO

Project Adjacent to the Village

- **Estero Metroplex -** 5-acre site west of Three Oaks Parkway on Estero Parkway

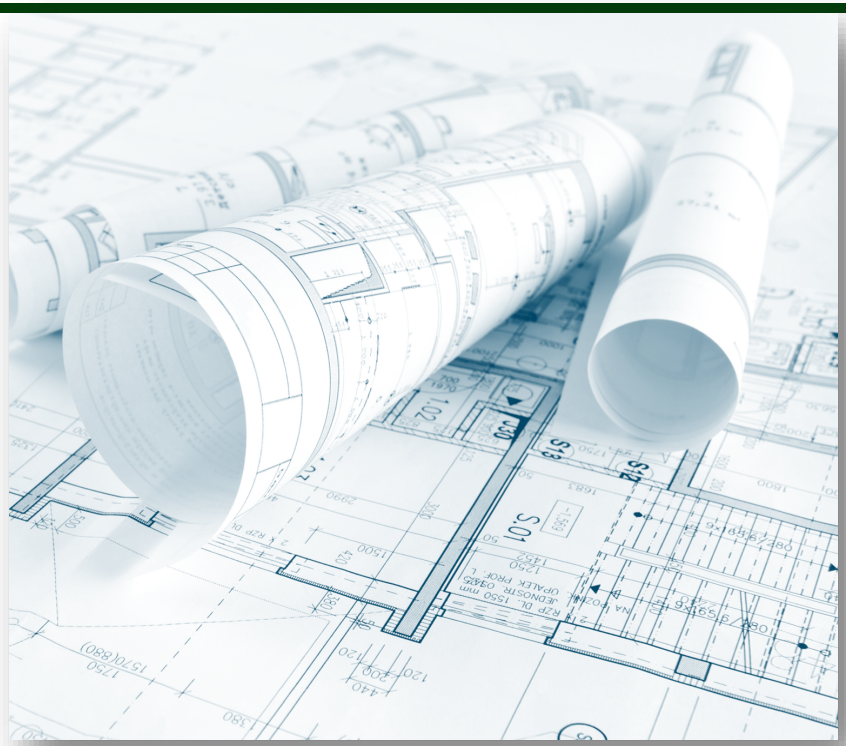






Projects In Process

- 2,900 New Residential Units
- 2 Hotels
- 23-Story Luxury High-Rise
- 300,000 SF Commercial Use
- Lifestyle Center
- Entertainment & Sports
- Assisted Living/Continuing Care



Village of ESTERO

VILLAGE CODE AND REVIEW BY PZDB AND COUNCIL

- **Makes a significant difference**
- **Results in high-quality projects**
- **Retains Village character**





Village of ESTERO