



COAST LIFE

Companies

LUCRATIVE INVESTMENT OPPORTUNITY

**Entitled Land with Approved
Architectural Plans for Workforce
Housing & Commercial Space**



Kyle Doyon, Broker

Coast Life Properties LLC

✉ KD@CoastLifeCompanies.com

☎ (239) 402-5581

🌐 www.CoastLifeCompanies.com



OFFERED AT
\$2,200,000



📍 3727 SE 15th Place, Cape Coral, Florida 33904

FOR SALE

**ENTITLED WORKFORCE HOUSING
AND COMMERCIAL SPACE**

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INVESTMENT

PROPERTY HIGHLIGHTS

- 70 Modern Workforce Housing Units: Perfectly designed to meet the growing need for affordable housing. Each unit offers modern amenities and optimal space.
- 8,300 Sq Ft of Versatile Commercial Space: Ideal for various businesses, with excellent accessibility.

- Strong Demand: Workforce housing ensures a stable rental market, with commercial space offering long-term lease potential.
- Community Impact: Provides affordable housing and supports local businesses, fostering a vibrant community.
- Growth Potential: Strategic location and mixed-use property provides potential for appreciation as the area develops.

- Note: Deed restricted property through the Live Local Bill, requiring 40% of units to be rented to renters earning less than 120% of the AMI.
- **Seller Financing Available!**

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• **SITE LOCATION**

3727 SE 15th Place, Cape Coral, Florida



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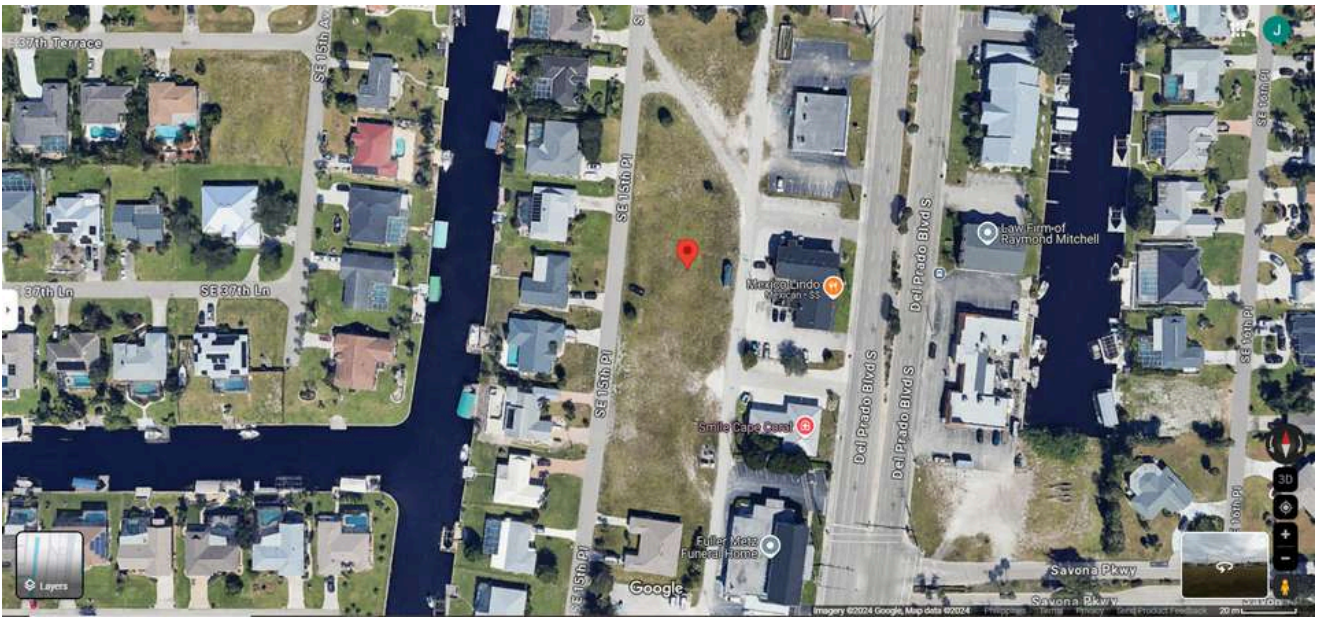
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EXTERIOR



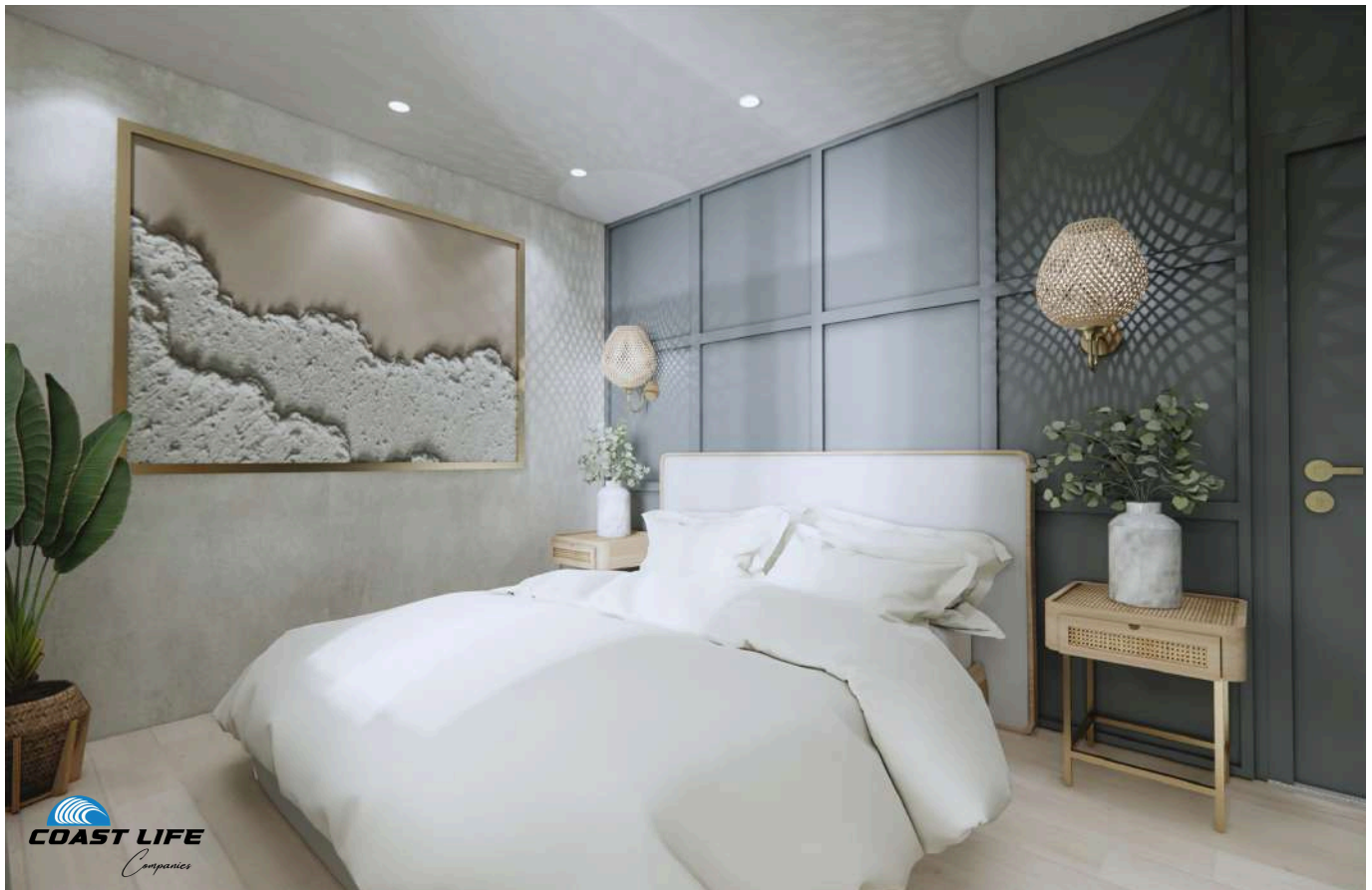
- A modern masterpiece in every detail—where form meets function.

KITCHEN AND DINING



- Modern design meets functionality.

BED AND BATH



- Modern designs, clean lines, & sleek finishes.

Kyle Doyon

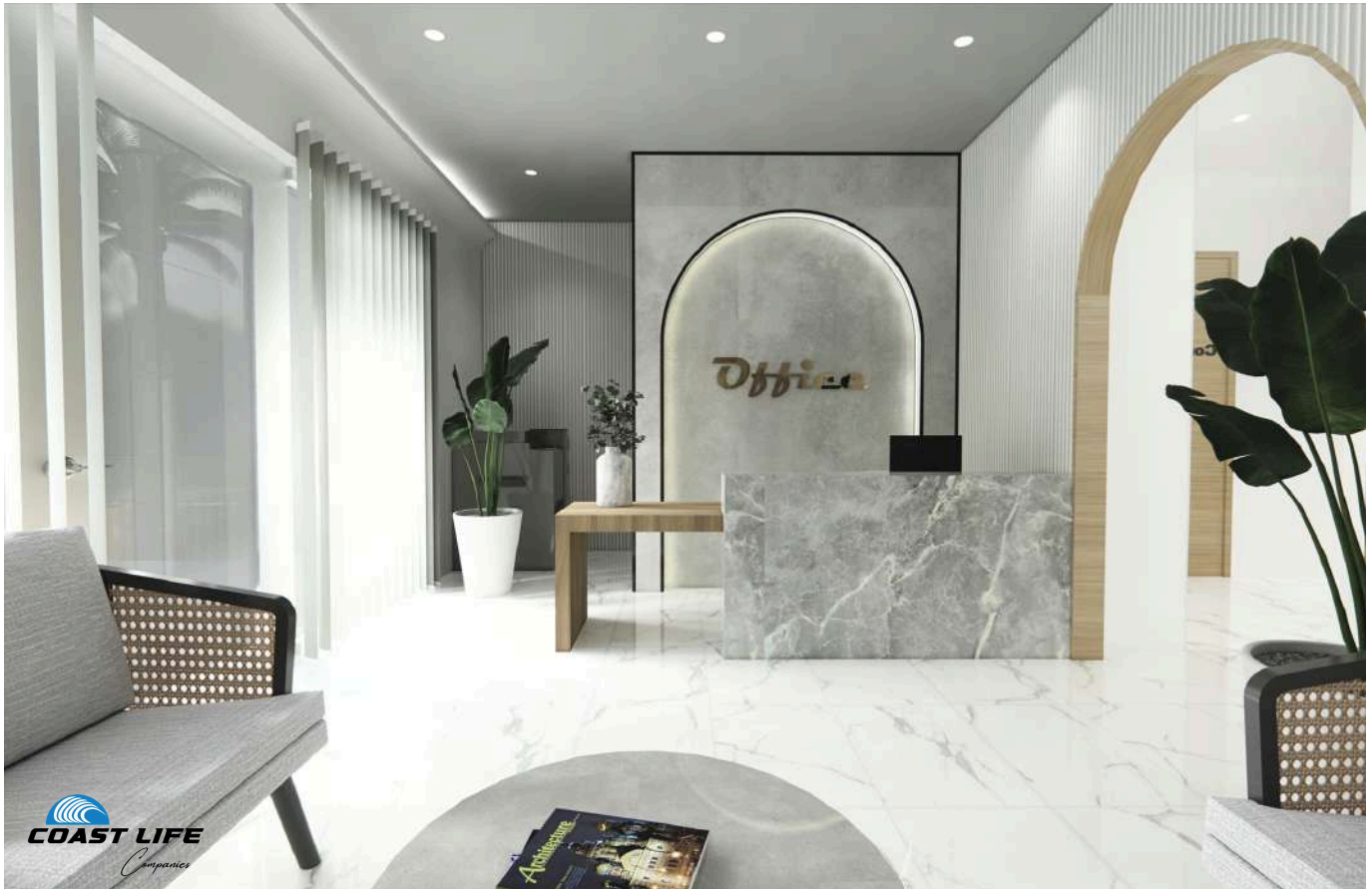
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COMMERCIAL SPACES



- Sleek, modern workspaces featuring ample light and cutting edge design

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COMMERCIAL SPACES



- His and hers salon design with contemporary and tailored spaces.

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MARKET OVERVIEW

A large, white, arched welcome sign stands in front of a lush green hedge. The sign is set against a background of palm trees and a clear blue sky. The text on the sign is in a dark blue, serif font, arranged in three lines: "WELCOME TO", "THE CITY OF", and "CAPE CORAL".

WELCOME TO
THE CITY OF
CAPE CORAL

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MARKET OVERVIEW

Between 2010 and 2023, Florida experienced a population increase of 20.2%. Coast Life Companies plans to build 70 workforce housing units at 3727 SE Pl, Cape Coral, FL. The proposed rents of \$1400 - \$1600 per month for residential units are considered affordable, based on the average household income of \$61,000 in the Cape Coral sub-market.

Between 2020 and 2022, Florida experienced a steep rise in rents, which stabilized at higher levels in 2023. According to Apartment List, "median gross rents increased 41% between July 2020 and July 2022, nearly double the national average of 14.2%". By July 2023, the median rent was \$1693, marking a 2% decrease from 2022, but remaining significantly higher than levels seen from 2017-2021. Consequently, some Florida residents are contemplating relocating to more affordable regions. The state faces a severe shortage of affordable homes and apartments for low-income residents, with many spending more than 30% of their income on housing. Extremely low-income households struggle to find rentals within their budget, increasing the risk of displacement and homelessness. Despite potential signs of cooling in Florida's housing market, the affordability crisis for low and moderate-income residents remains a crucial issue.

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SUBMARKET: CAPE CORAL

Economic Benefits:

Investing in workforce housing has significant economic benefits for Cape Coral. It attracts and retains a stable workforce, which is crucial for local businesses and public services. Additionally, workforce housing developments can stimulate economic activity by creating construction jobs and increasing demand for local goods and services.

Addressing Housing Shortages:

The current housing market in Cape Coral has a limited supply of affordable rental units. Workforce housing developments can help address this shortage by providing more rental options at price points that are attainable for moderate-income households. This helps prevent displacement and ensures that the city remains inclusive and diverse.

Investment Opportunity:

Workforce Housing in Cape Coral, FL

Investing in workforce housing in Cape Coral, FL, represents a unique opportunity to capitalize on a growing market with a strong demand for affordable housing options. This investment offers a chance to contribute to the community's development while earning reliable returns in a thriving, resilient sector.

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DEMOGRAPHIC PROFILE



POPULATION

Total Population

234,132

2024 Florida Demographics



EMPLOYMENT

Employment Rate

53.3%

2022 American Community Survey 5-Year Estimates



HOUSEHOLDS

Total Households

84,698

2022 American Community Survey 5-Year Estimates



INCOME

Median Household Income

\$70,938

2022 American Community Survey 5-Year Estimates



HOUSING

Total Housing Units

100,492

2020 Decennial Census



RACE AND ETHNICITY

White (67.0%)

Hispanic (24.0%)

Black (4.1%)

2024 Florida Demographics



EDUCATION

Bachelor's Degree or Higher

24.8%

2022 American Community Survey 5-Year Estimates



HEALTH

Without Health Care Coverage

12.0%

2022 American Community Survey 5-Year Estimates

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INVESTMENT OVERVIEW

Coast Life Companies, LLC is offering a development opportunity for a Mixed-Use Development located at 15th Place in Cape Coral, FL.

3727 SE 15th Place is an Entitled 1.03 acre site with Approved Architectural plans for a 6-story mixed-use workforce housing and commercial development. Its prime location provides convenient access to the local economy and amenities, making it an ideal investment to meet the growing demand for quality workforce housing.

The property will feature 70 workforce housing units on the upper floors, and 8,300 SqFt of commercial space on the first floor. The first floor commercial area will include 8 units of office space.

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