



ESTERO COUNCIL OF  
COMMUNITY LEADERS

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GENOVA



TIDEWATER

## **FEATURE: Estero's Building Progress Remains Robust**

During the past decade, building and construction have been consistently on an upward trend in Estero. In 2018, residential building permits hit an all-time high while commercial permits continued a stable five-year pattern of robust development. Following is a recap of major developments currently under construction, or completed in the first quarter of 2019.



## RESIDENTIAL RECAP

Residential construction consists of a wide range of single family, upscale homes and condominiums, to well-designed apartments --- all within the Village limits. There has been a shift from single family residences to multi-family communities.

Some smaller residential communities are nearing build-out, like Pebble Pointe, Copper Oaks, and Oaks of Estero. Two larger developments – Genova and Tidewater -- are more than half-way completed. At the other end of the spectrum, land is being cleared for Estero Grande, a mixed-use development of apartments and retail, including the soon-to-open Starbucks and Verizon.



## COMMERCIAL RECAP

Commercial developments are widely diverse, with lesser dominance of retail investment in recent months. The most significant new property is a five-story Marriott extended-stay hotel within Corkscrew Commons. Nearby is Primrose School for preschoolers and day care, which is expected to open in the fall. Off Corkscrew Road, near Estero Park, the Corkscrew Palms office park is rapidly expanding its offering of office and medical businesses. New stand-alone facilities are emerging along U.S. 41, like the recently-opened Bassett Furniture and a new ABC Liquor store which is expected to open in early May. Outparcels at Shoppes at Grand Oak include a number of already-opened businesses: Dominos, Dunkin' Donuts, Valvoline Instant Oil Change

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and Heartland Dental. Finally, Miromar Outlets now includes an outparcel with a new Chase Bank.

## RESIDENTIAL UPDATES BY COMMUNITY

### Pebble Pointe



Located at the eastern terminus of Coconut Road, Pebble Pointe is a single family community which began in 2015 by Taylor Morrison. At this point, the community is almost built out with 86 of 90 homesites permitted. There are only about a dozen homes yet to be sold, ranging in price from the low \$400s to the mid \$500s. Square footage on these homes goes up to 2,300 square feet. The community includes a lake, a dog park, and a gazebo.

### Genova

A gated community with clubhouse, pool, fitness center, and a host of other amenities, Genova is comprised of luxury condominiums with “single family features.” Floorplans include two-, three-, and four-bedroom options from the \$300s to the \$700s. An estimated half of the 205 units are completed or under construction. Genova is located along Via Coconut Point, southeast of Corkscrew Road, and is built and developed by Jim Wallace who also developed Lighthouse Bay and Rappalo.

### Oaks of Estero

An upscale Neal Communities project, Oaks of Estero is a gated community of only 23 homes, 21 of them already sold. The estate-size, single family homes list in the \$600s. Oaks of Estero is accessed off Block Lane which is west of River Ranch Road.

### Tidewater

A Del Webb development, Tidewater is an adult (55+) gated community encompassing single family and duplex homes. Approximately 75 percent of the 385

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homes are built or under construction. The residences have from two to five bedrooms, and prices range from the high \$200s to the \$700s. Amenities include a pool, clubhouse, and tennis courts. Tidewater is located on the southwest corner of Estero Parkway and Ben Hill Griffin.

### Copper Oaks



Already an established community, Lennar is constructing new single family and multi-family homes from 1,500 to 2,000 square feet. They are priced from the \$200s. Copper Oaks is located on the eastern side of Three Oaks Parkway, just north of Estero Parkway.

### Estero Grande



This is a mixed-use development which will be comprised of a 285-unit apartment complex and 100,000 square feet of retail space. The land is currently being cleared, and 200 units are already permitted. Located on the west side of U.S. 41 and Estero Parkway (across from Wal-Mart), the first of four outparcels includes a soon-to-be opened Starbucks and a Verizon store.

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## COMMERCIAL UPDATES

### Marriott Spring Hill Suites



Expected to open this fall, Marriott Spring Hill Suites is a five-story, 100 room/suite extended stay hotel. The hotel is located in Corkscrew Commons and may be accessed via Corkscrew or Three Oaks Parkway.

### Primrose School

A daycare and preschool, Primrose is also located in Corkscrew Commons and is accepting enrollment applications for this fall.

### Bassett Furniture

Open since last February, Bassett is a new retail furniture center located on Via Villaggio, a Coconut Point outparcel.

### ABC Liquor



ABC is a new store which is located immediately in front of the existing store on Tamiami Trail next to the Pelican Sound gate. They are expected to open the first week of May.

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## Shoppes at Grand Oak

Businesses which have already opened in the outparcels of the Shoppes at Grand Oak include Valvoline, Dunkin' Donuts, Dominos and Heartland Dental Care.

## Corkscrew Palms Office Park



This complex will house offices, retail and medical facilities, including a dialysis center. Located off Corkscrew next to the entrance to Estero Community Park, many are already open for business.

## Chase Bank

Chase is open in their new location on the outparcel at Miromar Outlets.

## **FUTURE EXPECTATIONS**

Although Estero is nearing “build-out,” home building and commercial construction will continue as new developments progress through various stages of review by Estero’s Planning and Zoning Board and the Village Council.

For more information on development in Estero, check the [Community Planning](#) section of our website.