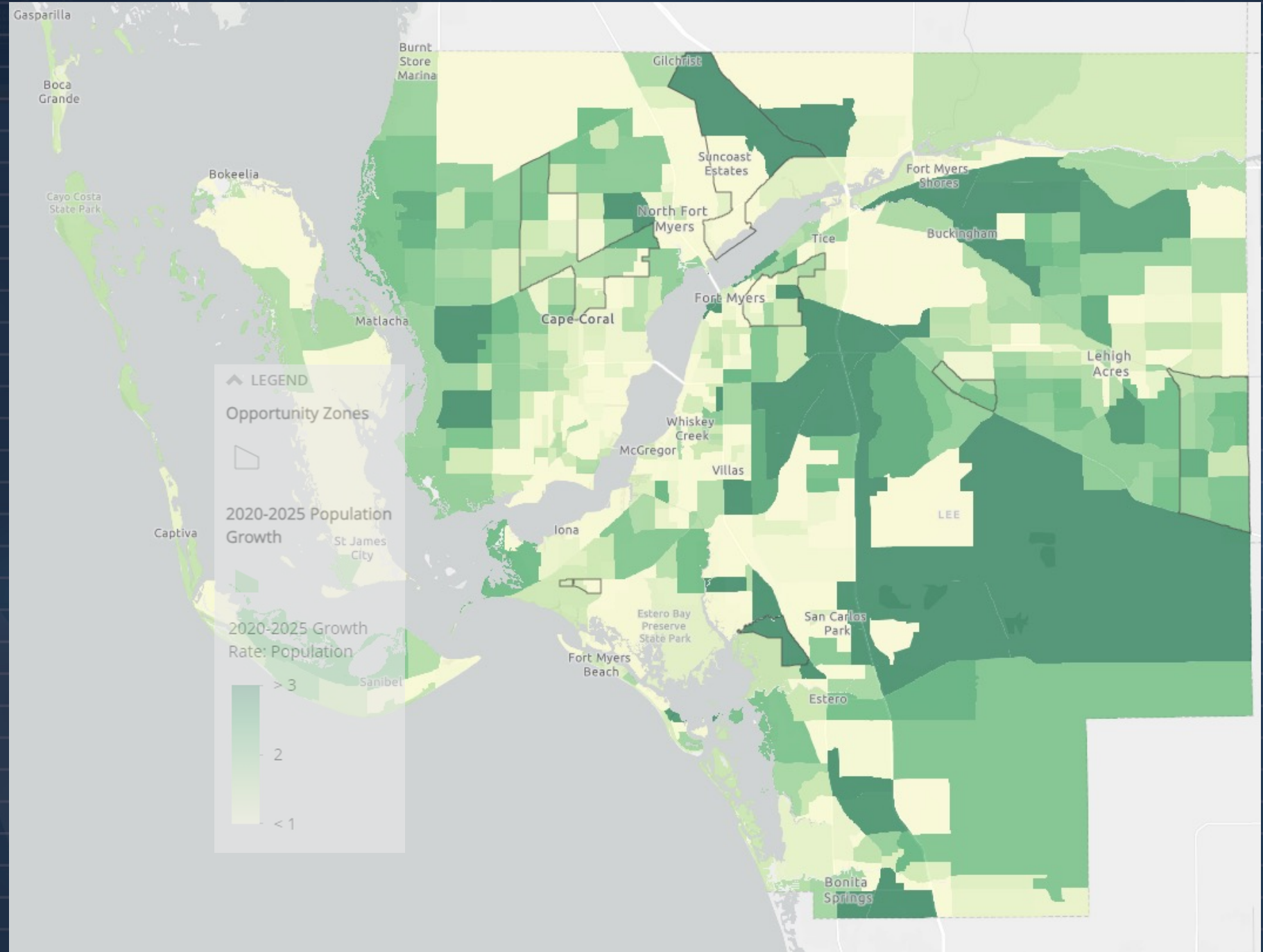




Lee County  
*Southwest Florida*

# 2022 Economic Development Update

# Population Growth Areas in Lee County



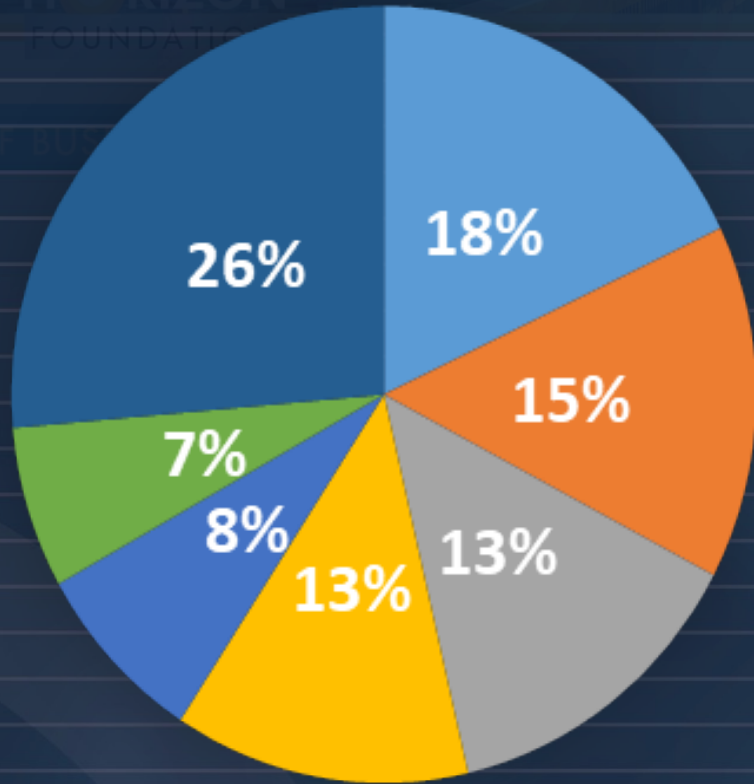
- CoreLogic released their 2020 Hottest Cities for Homebuyers Report which ranked the Cape Coral-Fort Myers MSA as #12 in their Top 15 Metros with the highest In-Migration.
  - In a recent LinkedIn ranking of the top 20 cities for remote work, **Cape Coral, Fla.**, took the #1 spot among major metros.
  - Emsi Burning Glass recently released their annual Talent Attraction Scorecard, where Lee County, FL (Fort Myers) was listed as #10 on their Top 10 Large Counties list.
  - Mayflower shared the results with Fort Myers-Cape Coral ranked #3 among top inbound MSAs of its new “Finding Home” data, indicating the top states and cities Americans moved to throughout the past two years.
    - In their 2020 National Mover’s Study, United Van Lines reported Fort Myers-Cape Coral, FL was #5 in their Top 25 cities for inbound migration.
    - The most recent Redfin report tracking movers listed Cape Coral, FL as #7 in their Top 10 Metros by Net Inflow. Redfin also listed Downtown Fort Myers as #10 on their list of America’s 10 Hottest Neighborhoods of 2022.

- Cape Coral #2 on most up and coming cities in the United States – Fed 2021 According to The Neighbor
- U.S. News & World Report’s 2021-2022 Best Places to Live in the United States. Fort Myers is up from number 58 to number 43. based on affordability, job prospects and desirability.
- Florida ranks 3rd in U-Haul one way migration
- U.S. Real Estate News ranked Fort Myers #3 in their list of 25 Fastest-Growing Places in the U.S.
- Business Insider listed Cape Coral-Fort Myers as #3 in their article, “Florida Cities Where Everyone Is Moving To”, based on migration data.
- WalletHub lists Fort Myers as #1 in their list of Fastest-Growing Cities in the U.S.
- SmartAsset listed Lee County as number 8 in “Places with the Most Incoming Investments.”

# Real Estate Snapshot

- Homes stay on the market an average of 3 days before being sold. About 50% of new home sales paid in cash.
- LinkedIn reported Cape Coral is rated #1 on their larger cities list for remote workers in the country.
- According to the USPS's Change of Address data, Lee County experienced a net increase of 23,582 new residents in 2019, and 26,430 new residents in 2020.
- The total number of single-family building permits issued in Lee County have nearly doubled since 2020, with nearly 5,000 new single-family units (an 80.5% increase) built in 2021.
- There are approximately 50,000 residential units in the pipeline, with 26,906 units being planned and 22,662 residential units currently under construction.

Lee County  
2020



- Retail Trade (\$34,856)
- Construction (\$52,153)
- Accommodation and Food Services (\$23,994)
- Healthcare and Social Assistance (\$60,350)
- Administrative and Support Services (\$37,806)
- Professional and Technical Services (\$76,396)
- All Other Industries (\$60,625)

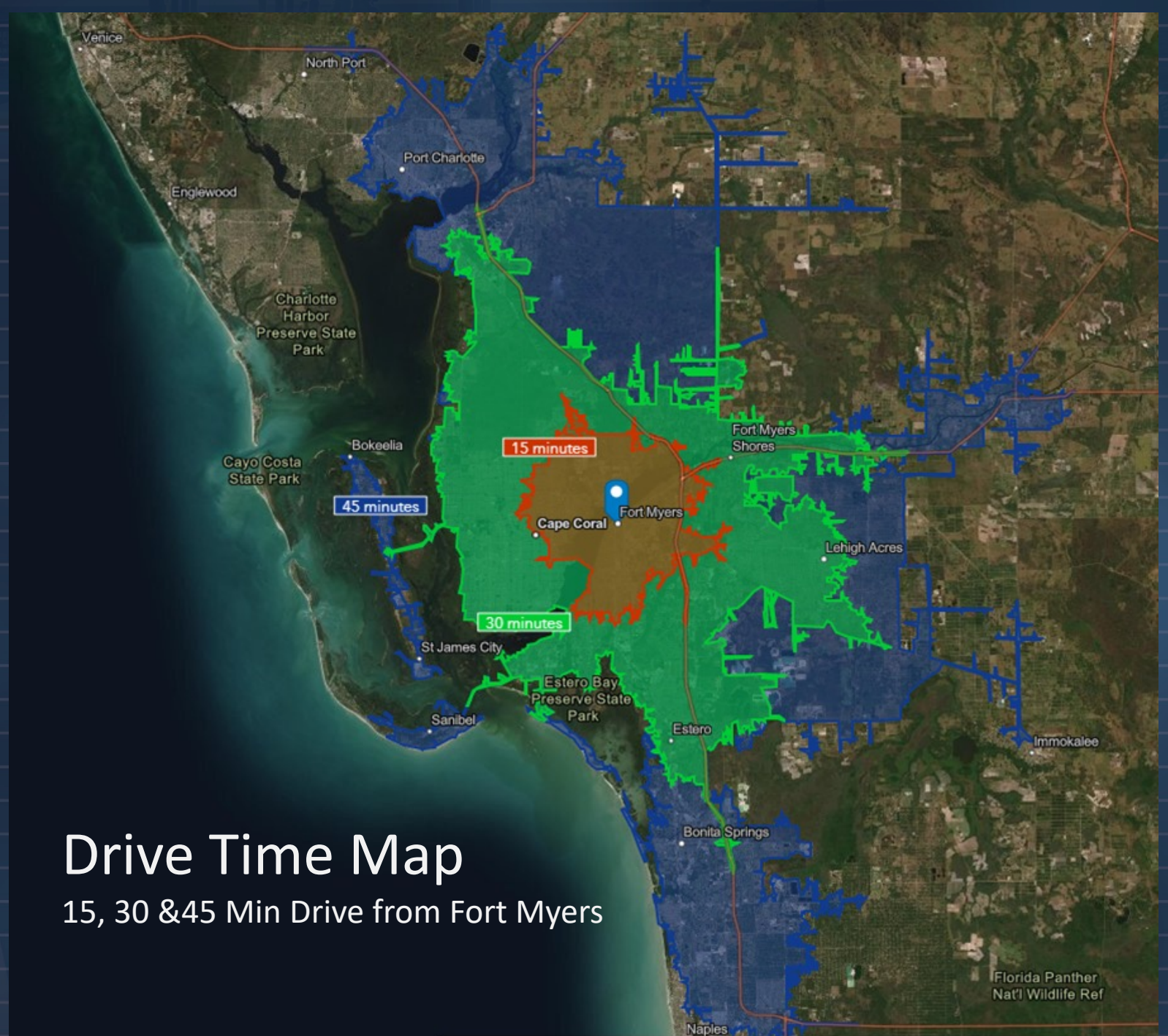
# Employment by Industry With Average Wage

# Available and Ready Workforce

Southwest Florida:

- 600,000+ Labor Force
- 70% Reside in Lee County

Source: CareerSource Southwest Florida



# Commercial Certificates of Occupancy

<b>Year</b>	<b>CO's Issued</b>	<b>Construction Value</b>
<b>2020</b>	<b>106</b>	<b>\$175,329,311</b>
<b>2021</b>	<b>156</b>	<b>\$295,866,025</b>
<b>% Change</b>	<b>+ 47%</b>	<b>+ 69%</b>

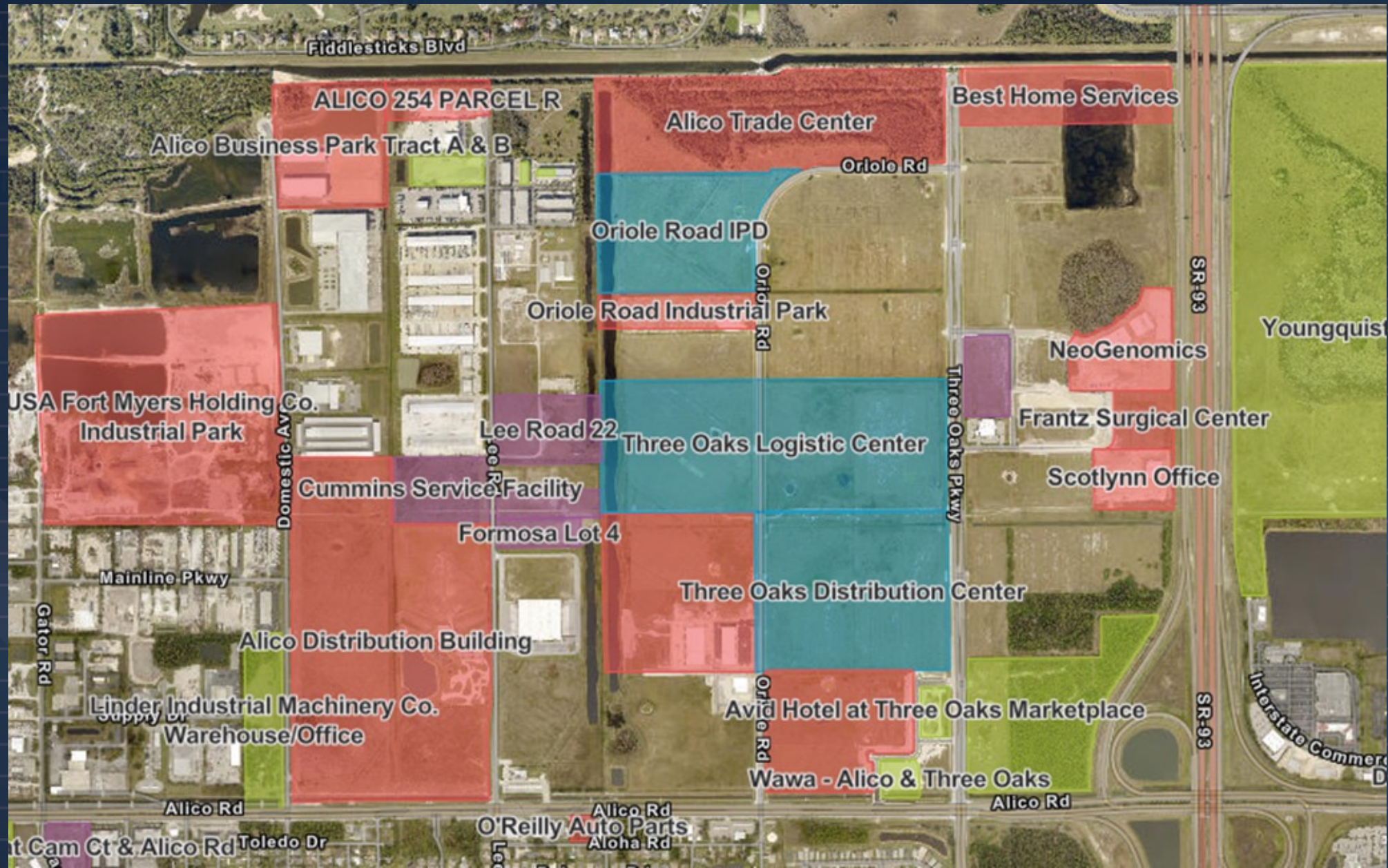
Source: Lee County DCD 2022



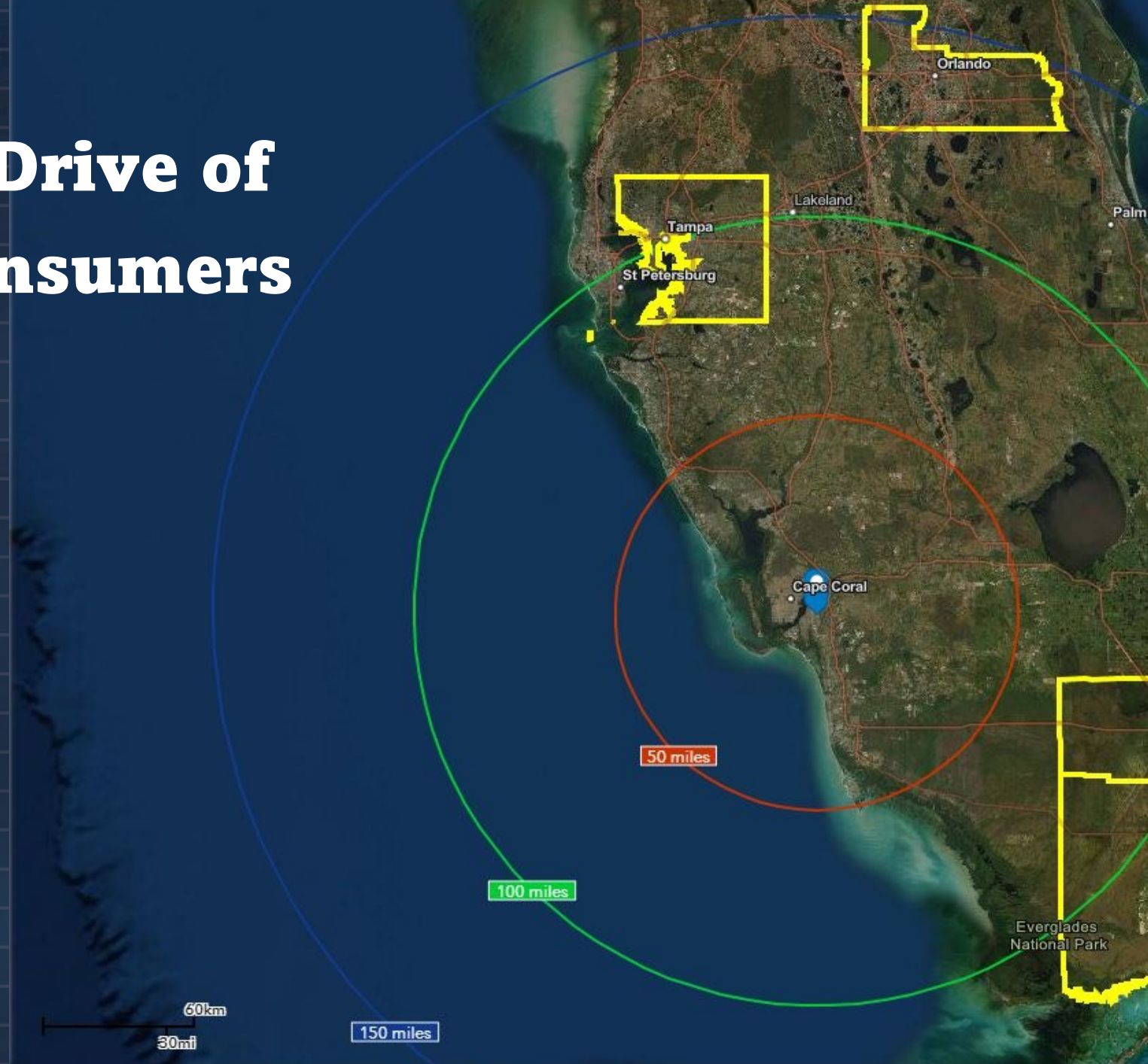
# New Developments and Expansions 2020-24



# Snapshot of Alico Road Developments



**Within a 3-hour Drive of  
12,027,000 Consumers**



# Lee County EDO Website

[www.leecountybusiness.com](http://www.leecountybusiness.com)

## Proposed Business Parks

Victory Park in Cape Coral

Terminal Access Park 270 acre site

Youngquist Trade Center 283 acre site

Treeline Assemblage 361,200 sf of buildings

Lockett Rd. Development – Approx. 106 acre site

FL Gulf Coast Tech Park – 1,000 acre site Hotel, Retail, Office & Industrial uses.

Geis Legacy Complex – 500 sf of buildings

Three Oaks Marketplace (Home Depot is anchor)

Alico Trade Center 40 acre site, 35,000 Rice Insulation & Glass HQ underway

## Additions to Existing Parks

Premier Airport Park

iTech Park

Meridian Center South 162,000 sf + Outparcels

Centerlinks Business Park 75,600 sf completed, 495,600 sf to be built

Alico Business Park 201,760 of proposed building, 85,360 sf completed.

Jetport Loop – Remaining parcels.

Suncoast Commerce Center at Laredo Additional 370,000 of light industrial space in 4 buildings along I-75)

Skyplex (Alta Resources 97,000 sf Building + New Development Manager contracted)



# Thank You!

## Any Questions?

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