

BRAND NEW MEDICAL OFFICE

CAPE CORAL, FLORIDA



VICTORY PARK
Life Science Campus



Imagined and developed by



BLUE WATERS
DEVELOPMENT GROUP, LLC

BUILDING FEATURES



VICTORY PARK
Life Science Campus



- 126,000 Square Feet Within Two Class A Buildings
- Build-to-Suit opportunities
- Electric, Water & A/C Included in CAM
- Fiber optic available
- Industrial power backup generator
- Connectivity through public and private transportation options
- Electric charging stations
- Next to VA Healthcare Center with over 350,000 patients annually
- Near the Army Reserve Center and Hope Hospice
- Centrally located in the region

LIFE SCIENCE CAMPUS EXPERIENCE



Victory Park, a 140-acre master-planned development will revolutionize the region by creating a synergistic community for a work | live | play environment with higher-end employment opportunities, convenience work-force housing, demand-driven educational facilities, underserved veteran-related services, and essential retail stores. The campus is further enhanced by providing features that promote walking, biking and general exercise while also offering several public and private transportation options.

This veteran-centric campus will provide essential, best-in-class clinical and non-clinical programs and services in addition to what the adjacent VA Healthcare Center currently offers. Understanding the underserved veteran community's needs allows us to bridge the gap between government, private and public facilities to provide veterans and their families every opportunity to have a successful transition after their service is completed.

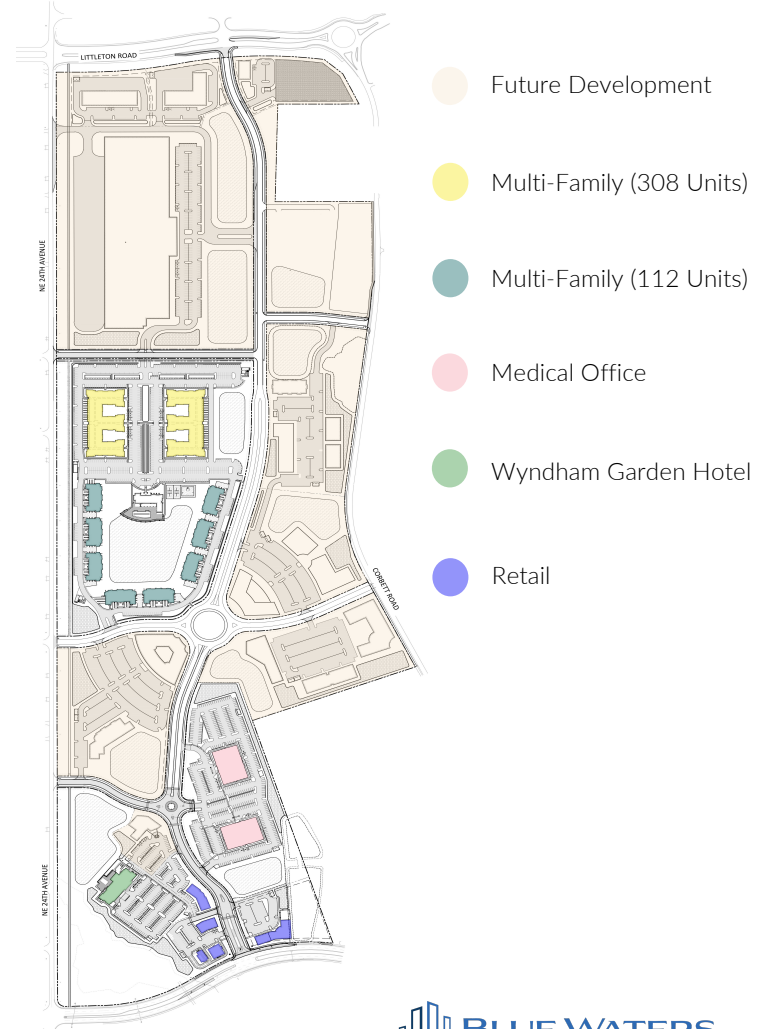
Cape Coral, a Purple Heart city, is the 3rd largest veteran populated city in the country.

CURRENTLY PLANNED

- 125-room Wyndham Garden hotel
- Two Medical Office Buildings totaling 126,000 square feet
- 5-Story, 308-Unit Multi-Family
- 2/3-Story, 112-Unit Multi-Family



PROPOSED SITE PLAN



AERIAL



Medical Office Neighbors



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Front Exterior



Rear Exterior



North Building Front Exterior



South Building Front Exterior



COMMUNITY HIGHLIGHTS



308-Unit MF



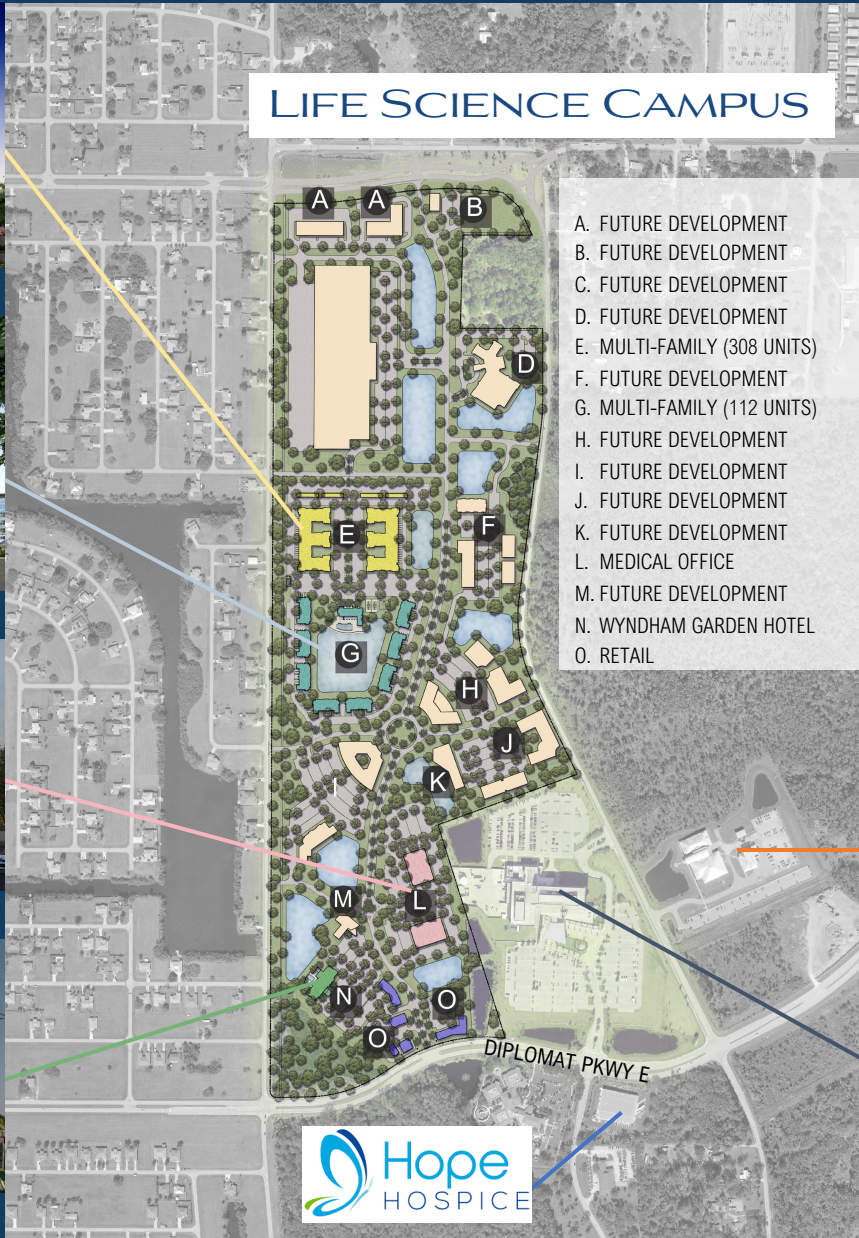
112-Unit MF



Medical Office



Wyndham Garden



Victory Park offers what many others cannot achieve. An innovative master-planned development with the community in mind and designed with the flexibility to accommodate the dynamic growth of the region. Situated in one of the nation's fastest growing cities, Victory Park provides an integrated campus that seamlessly blends many use types.

2022 Demographics

	1 MILE	5 MILES	10 MILES
Population	4,288	127,709	379,521
# Households	1,863	54,263	157,836
Median HH Income	\$63,633	\$58,215	\$62,345
Median Age	41.4	49.1	46.1



Army Reserve

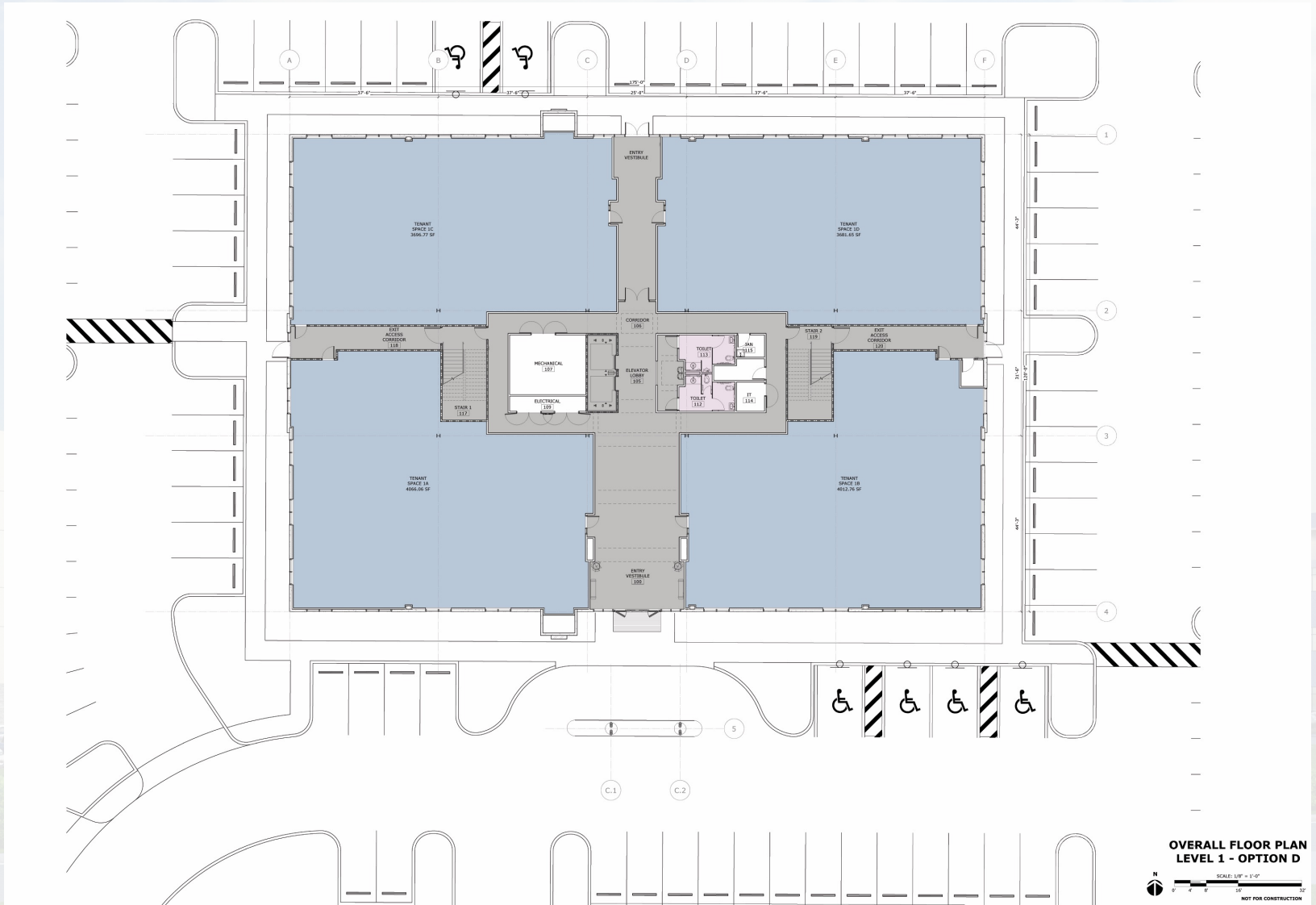


V.A. Healthcare Center

FLOOR PLAN



Level 1



SCHEMATIC DESIGN
PROJ. #220063.00

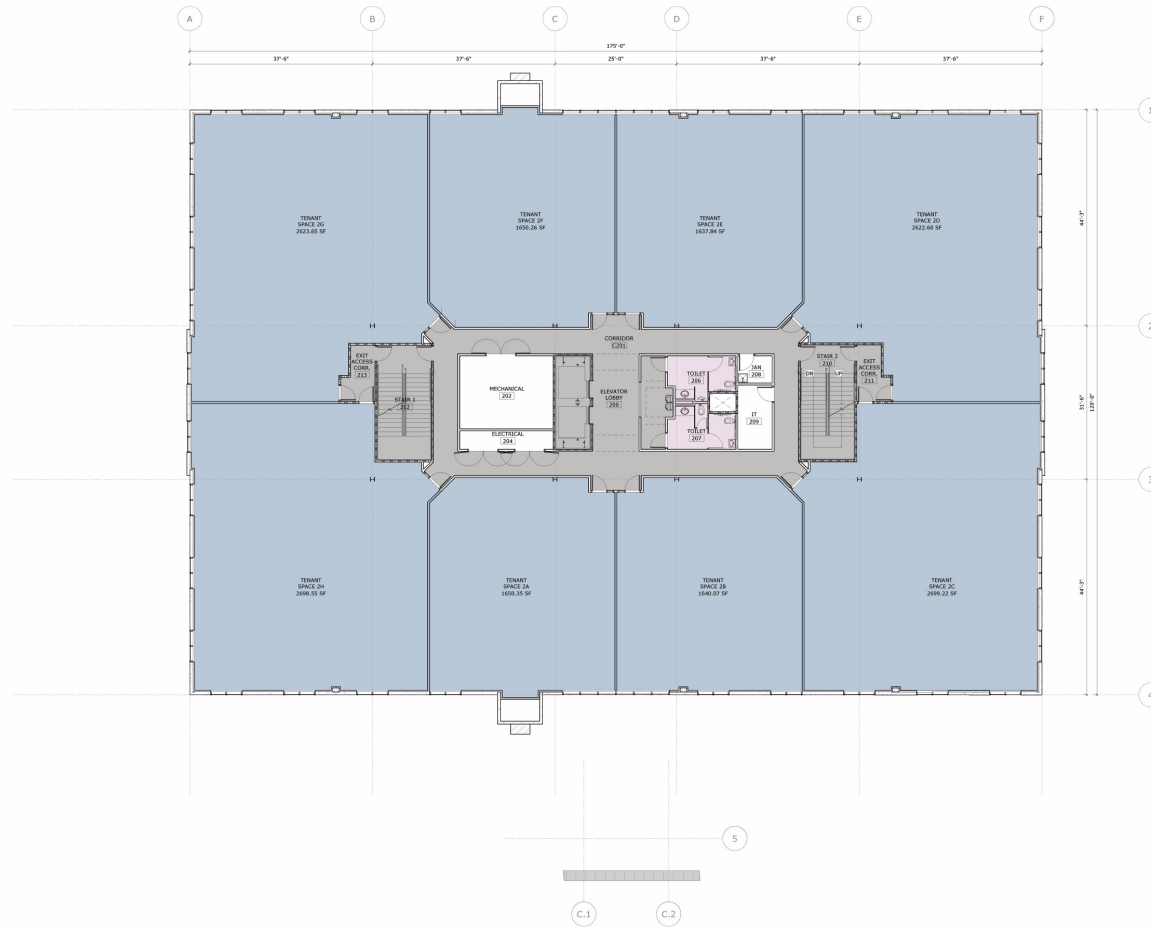
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06/14/2022

A1-01 Baker Barrios
The Stage of Always in Motion
A88021961 - LC24004927

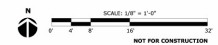
FLOOR PLAN



Level 2



**OVERALL FLOOR PLAN
LEVEL 2 - OPTION D**



NOT FOR CONSTRUCTION

SCHEMATIC DESIGN
PROJ. # 220063.00

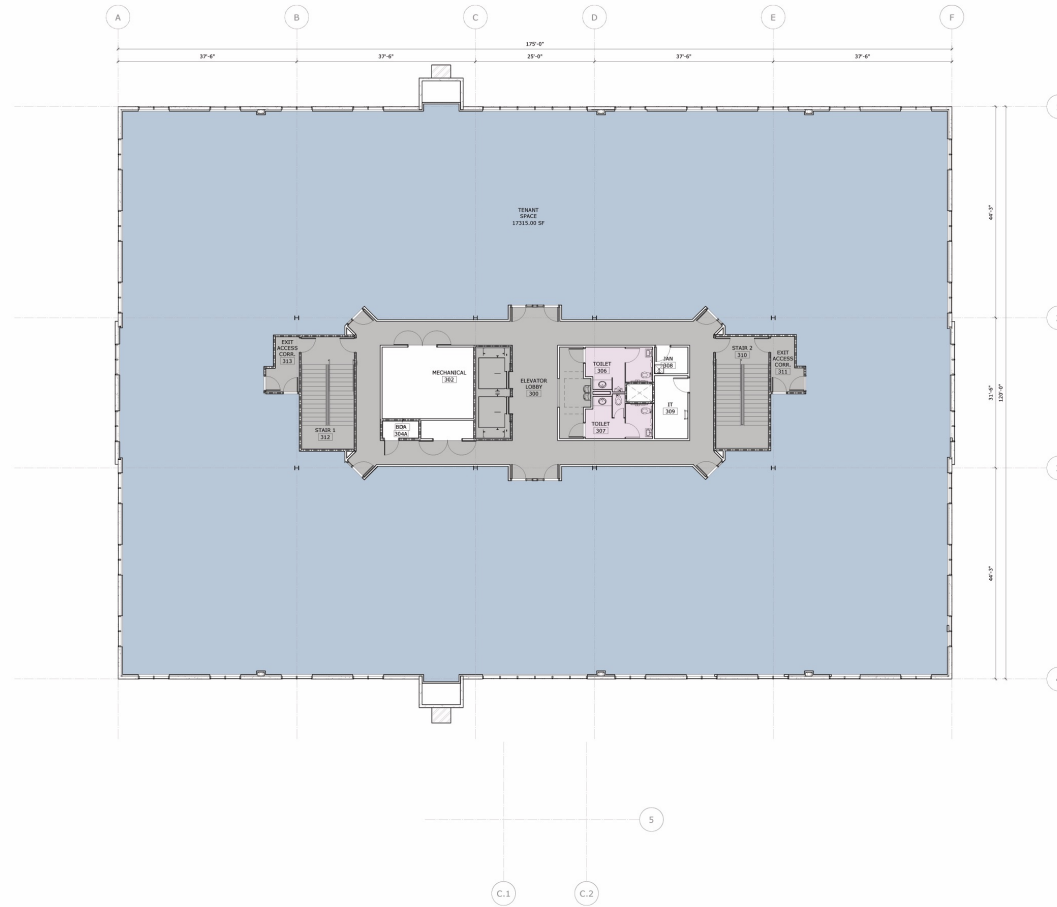
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06/14/2022

A1-02 Baker Barrios
The shape of things to come
AA000781 - LC16000427

FLOOR PLAN



Level 3



**OVERALL FLOOR PLAN
LEVEL 3 - OPTION D**

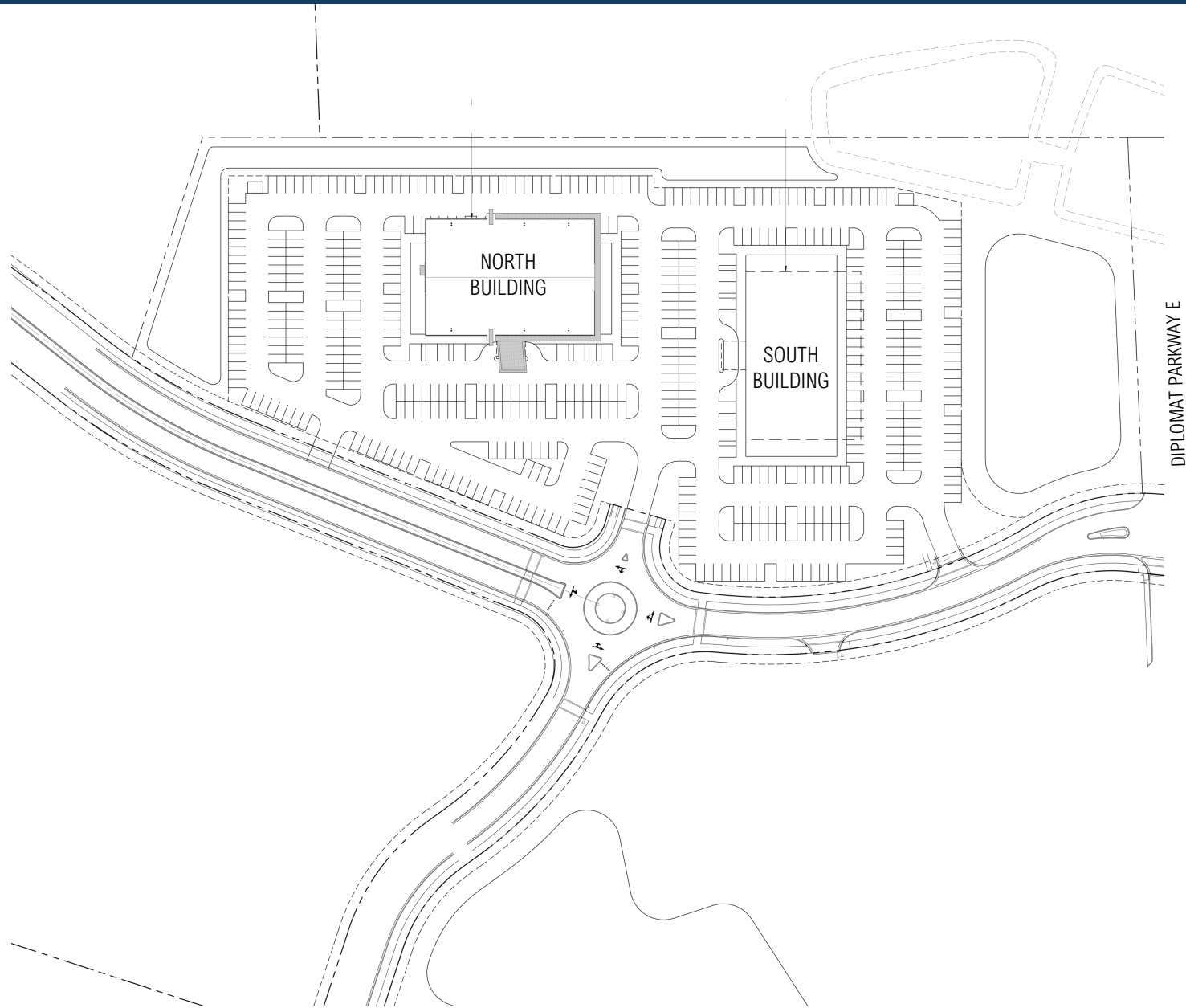
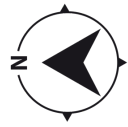


SCHEMATIC DESIGN
PROJ. #220963.00

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A1-03 Baker Barrios
The Edge of Being in Motion
AA002981 - LCT0000427

SITE PLAN



LOCATION

Victory Park's prime location has easy access to Cape Coral, Port Charlotte, Punta Gorda, Fort Myers, Tampa, Fort Lauderdale, and Miami.

The site is within 8 miles of Interstate 75 for connecting northward to Tampa and onto the Mid-western states, and southeastward to Miami/ Fort Lauderdale. The site is also a few blocks from U.S. Route 41, which runs from Miami to the Upper Peninsula of Michigan connecting into the city.

Victory Park Distance to Airports:

- Fort Myers (RSW) 22 Miles
- Punta Gorda (PGD) 25 Miles
- Tampa (TPA) 132 Miles
- Fort Lauderdale (FLL) 145 Miles
- Miami (MIA) 160 Miles

75% of Florida's population is within 160 miles of Cape Coral. The City is within close-proximity to multiple airports and is easily accessible.



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BLUE WATERS
DEVELOPMENT GROUP, LLC

Blue Waters Development Group, LLC (“BWDG”) is a full-service real estate development company focused on Private Equity, Asset Management and Property Development services. The company is comprised of a diversified group of professionals with over 100 years combined experience in the Hospitality, Healthcare, Multifamily, Office, Retail, and Industrial sectors. The BWDG team excels at maximizing the valuation of assets by increasing productivity and gross revenues and lowering operational costs.

Our synergistic approach to each project allows true collaboration between our team, business partners and affiliates that enables the delivery of quality end-products that are unique to the market. BWDG is dedicated to sustainable growth, innovation and building healthy and strong partnerships.

FAITH | HONESTY | PEOPLE | PRODUCT | PROCESS

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