



# Cape Coral Snapshot

## *Population & Growth Potential*

Cape Coral is one of Florida's fastest-growing cities, with an estimated **population of 228,000** and projections to reach **375,000 residents by 2050**. With a **3.5% annual growth rate**, demand for housing, commercial space, and services continues to rise, particularly in North Cape Coral, where 75% of new development is expected.

Cape Coral's economic momentum is clear, with an estimated **\$1.7 billion invested** in residential and commercial construction in 2025 and **3,578 Certificates of Occupancy and Completion issued**, underscoring strong demand for move-in-ready, business-ready properties.

Currently, Cape Coral is only about 60% built out, offering significant opportunities for businesses and investors to secure prime locations in a market poised for sustained long-term expansion.

- **Residential Growth:** 1,200 additional acres will be required to support full buildout, ensuring a steady influx of residents and workforce expansion.
- **Industrial Development:** By 2050, 200 acres of industrial land will be needed to meet growing demand in manufacturing, logistics, and advanced industries. Early investment is key, as industrial land is expected to be fully allocated by 2050.
- **Commercial Expansion:** By 2030, Cape Coral will need an additional 3.6 million square feet of office, retail, and business space to support the demands of Cape Coral's rapidly growing population, presenting significant opportunities for development and investment.

## *A Workforce Positioned for Growth*

Cape Coral's labor force is growing alongside its population, presenting a strong talent pipeline for expanding businesses.

- **Immediate Workforce Access:** Cape Coral offers a massive, untapped talent pool. With 58,000 skilled residents currently commuting out of the city daily, new businesses can instantly capture a dedicated workforce eager to trade their commute for a local career.
- **Job Growth:** Between 2022 and 2030, Cape Coral is projected to add 4,234 new jobs.

## *Connectivity*

- **Airport Proximity:** Two major airports (RSW and PGD) within 20 miles provide business-friendly connectivity to national and international markets.
- **Logistics & Freight Access:** The Seminole Gulf Railway's Bayshore Transload Center streamlines rail-to-truck freight transfers, supporting supply chain efficiency.

## *Utilities & Sustainable Growth*

**Sewer and Water:** A public-private partnership (P3) is bringing water and sewer infrastructure to previously unserved land in Northwest Cape Coral, **making over 2,000 acres of vacant land available for commercial development.** The extension of utilities will catalyze growth, supporting future development and economic expansion in this rapidly growing region. The utility extension is part of a developer's recent acquisition of a 1,745-acre site slated for mixed-use development, which *Gulfshore Magazine* described as the most lucrative land deal in Lee County history for raw, undeveloped land.

### **Electricity:**

- **Lee County Electric Cooperative (LCEC)** powers the city with affordable, reliable energy while expanding solar and green energy integration opportunities. With **25.8% of its grid underground**, LCEC enhances resilience and minimizes storm-related outages.
- **Competitive Rates & Cost Savings:** LCEC offers some of Florida's most affordable electricity rates. While commercial rates vary, LCEC provides customized analyses to help businesses save.
- LCEC provides a reliable infrastructure for commercial growth, offering developers the option to underground power lines.

## *Target industries*

- |                                 |                       |
|---------------------------------|-----------------------|
| ❖ Business & Financial Services | ❖ Community Services  |
| ❖ Consumer Products & Services  | ❖ Culinary Tourism    |
| ❖ Healthcare & Life Sciences    | ❖ IT & Media          |
| ❖ Sustainable Real Estate       | ❖ Industrial Services |

## *Cape Coral in the news*

[Developers recently acquired \\$100 million in land \(1,745 acres\)](#)

[Cape Coral amongst top 10 metro areas with the largest share of high-paying jobs](#)

[Cape Coral opens first workforce-based housing community with affordable rent](#)

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