



Gulf Gateway

RESORT & MARINA VILLAGE

7 Islands

CAPE CORAL, FLORIDA

GULF GATEWAY RESORT & MARINA VILLAGE AT SEVEN ISLANDS | IMPORTANT INFORMATION

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Among the factors that could cause actual results to differ materially are: the general economic climate, competition and interest rate levels.

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The information in this document does not relate to events occurring subsequent to August 2025.

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EXECUTIVE SUMMARY



GULF GATEWAY RESORT & MARINA VILLAGE AT SEVEN ISLANDS

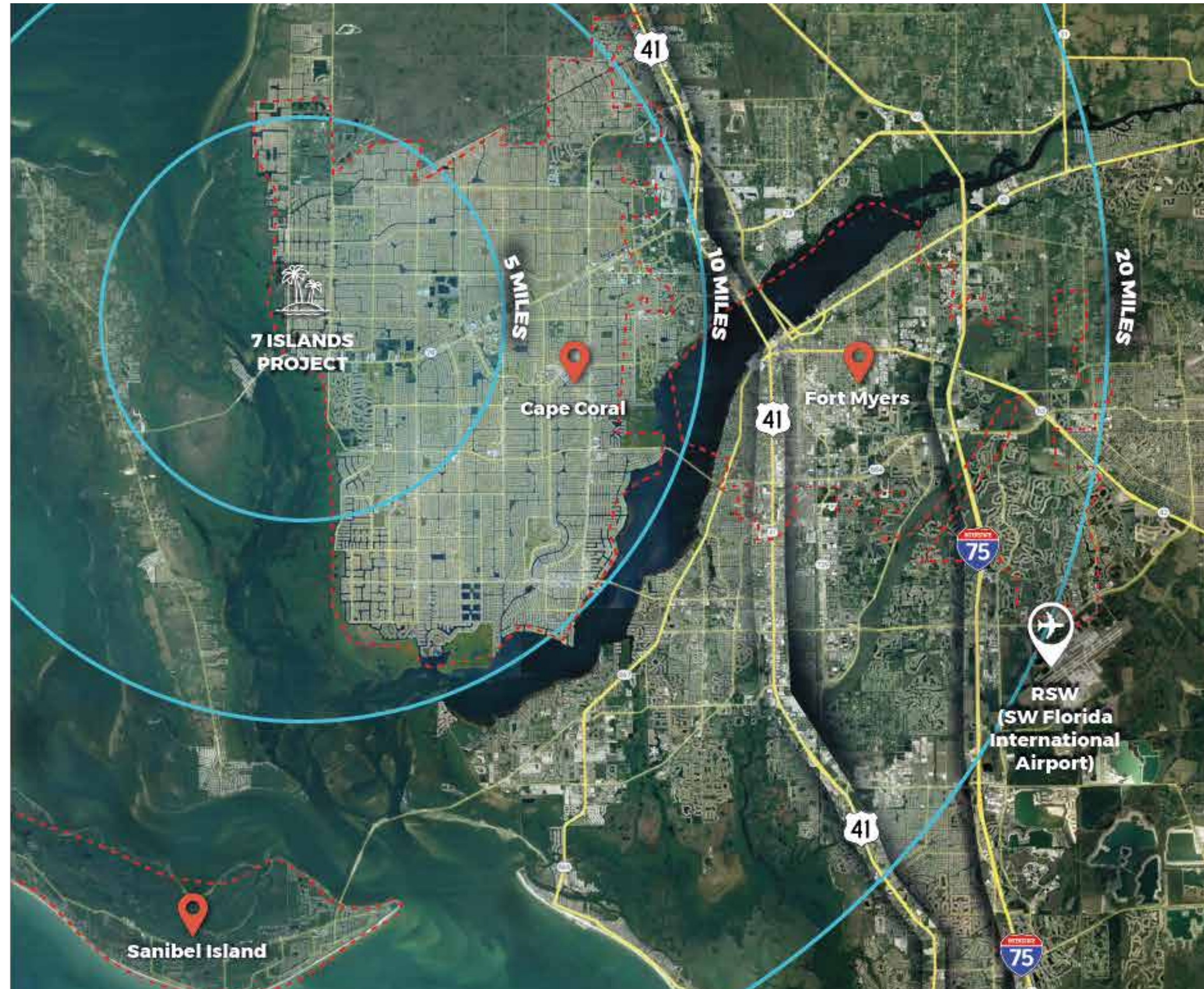


Forest Development has reached an agreement with the city of Cape Coral to acquire prime real estate at a very advantageous price and develop a 47-acre parcel with over two miles of coastline. Forest has taken the project through full entitlement and now controls the premier waterfront development site encompassing seven man-made islands and a mainland parcel across from Old Burnt Store Road in Cape Coral, Florida.

PROJECT DESCRIPTION | LOCATION & LAND MIX

LOCATION

The Gulf Gateway development site is located within the Cape Coral-Fort Myers Metropolitan area, one of Florida's most dynamic and rapidly-growing markets. Spanning seven man-made islands and the adjacent mainland waterfront parcel, the site offers a rare opportunity to create a landmark development in a thriving region.



LAND MIX

The portfolio offers a strategically balanced mix of two condominium communities, three apartment communities, a hotel, and dedicated public spaces across the seven islands, along with seventy-two unique waterfront residences ("fish houses") on the waterfront mainland parcel. Together, these elements create a vibrant blend of residential, hospitality, and recreational experiences in an exceptional coastal setting.

PROJECT DESCRIPTION | SPONSOR, TEAM, & TIMELINE

SPONSOR

The project is led by Forest Development, a seasoned real estate sponsor with over 30 years of experience developing luxury residential, mixed-use, and marina-oriented communities throughout the southeastern United States. The organization brings a strong track record in phased coastal development, coupled with a lifestyle centered design philosophy. *(See corporate overview, Meet Forest Development.)*

EXPERIENCED PROJECT TEAM

Forest Development has assembled a highly qualified team of architects, engineers, and consultants with proven expertise in large-scale waterfront projects. Their approach emphasizes efficient density and premium livability, while maximizing water views, access to amenities, and long-term value for both residents and investors.



LOCAL ECONOMIC DRIVERS | COMMUNITY HIGHLIGHTS

Nestled along Cape Coral's scenic coastline, Gulf Gateway is ideally positioned along the Pine Island Road Corridor, offering retail, dining, and recreational hubs. Just minutes from the revitalized Downtown and upcoming city center, the development offers convenient access to the city's cultural core while embracing the serene beauty of Cape Coral. Surrounded by one of Florida's fastest-growing populations and backed by strong municipal support, Gulf Gateway blends waterfront beauty with long-term investment potential.

THE PINE ISLAND CORRIDOR has experienced significant development over the past 5 years, becoming Cape Coral's fastest-growing commercial and residential district. This evolving corridor is becoming a vibrant mixed-use destination featuring retail, medical facilities, multifamily housing, parks, and major infrastructure upgrades.

CAPE CORAL'S \$1.3 BILLION REVITALIZATION is fueled by a wave of high-end development projects, affirming the city's commitment to growth. Downtown is being reshaped by luxury mixed-use projects like The Cove at 47, a \$103M, 3.9-acre development. Set to break ground in 2025, The Cape Coral Grove, the city's proposed master plan will feature high-end retail, office space, fine dining, residential offerings, two public parks, a hotel, and diverse recreational activities.

CANALS, CULTURE & CONNECTIVITY in Cape Coral is distinguished by an expansive network of over 400 miles of navigable canals, offering exceptional waterfront living, abundant recreational activities and seamless access to the Gulf.



Source: U.S. Census Bureau, Forest Development Analysis, The News Press, Cape Coral City Planning, Neilsberg.

LOCAL ECONOMIC DRIVERS | DEMOGRAPHICS & GROWTH



Lee County, principally Cape Coral and nearby Fort Myers, is experiencing rapid growth driven by high-income migration and strong economic diversification. The area has become a premier destination for second-home owners, wealthy retirees, and growing sectors like tech and healthcare.



TECHNOLOGY SECTOR GROWTH
 A vibrant sector welcoming corporate HQ relocations and the establishment of major employment hubs with leading technology firms including:

- Zypha Technologies (US HQ)
- Acarte Technology Solutions (HQ)
- Stickboy (HQ)
- Greenwire Solutions (HQ)
- Kingland Systems
- Convergent
- Gartner



AFFLUENT DEMOGRAPHICS
 13% of Cape Coral's population has a net worth over \$2MM - 5% higher than national average

Cape Coral ranks #1 best city for snowbirds and #2 best places to retire.
[Learn more.](#)



EXPANDING HEALTH CARE
 Lee Health to build a \$434M hospital to be completed in 2028.

Specialized surgical facilities & teaching institute.
[Lee Health Link.](#)



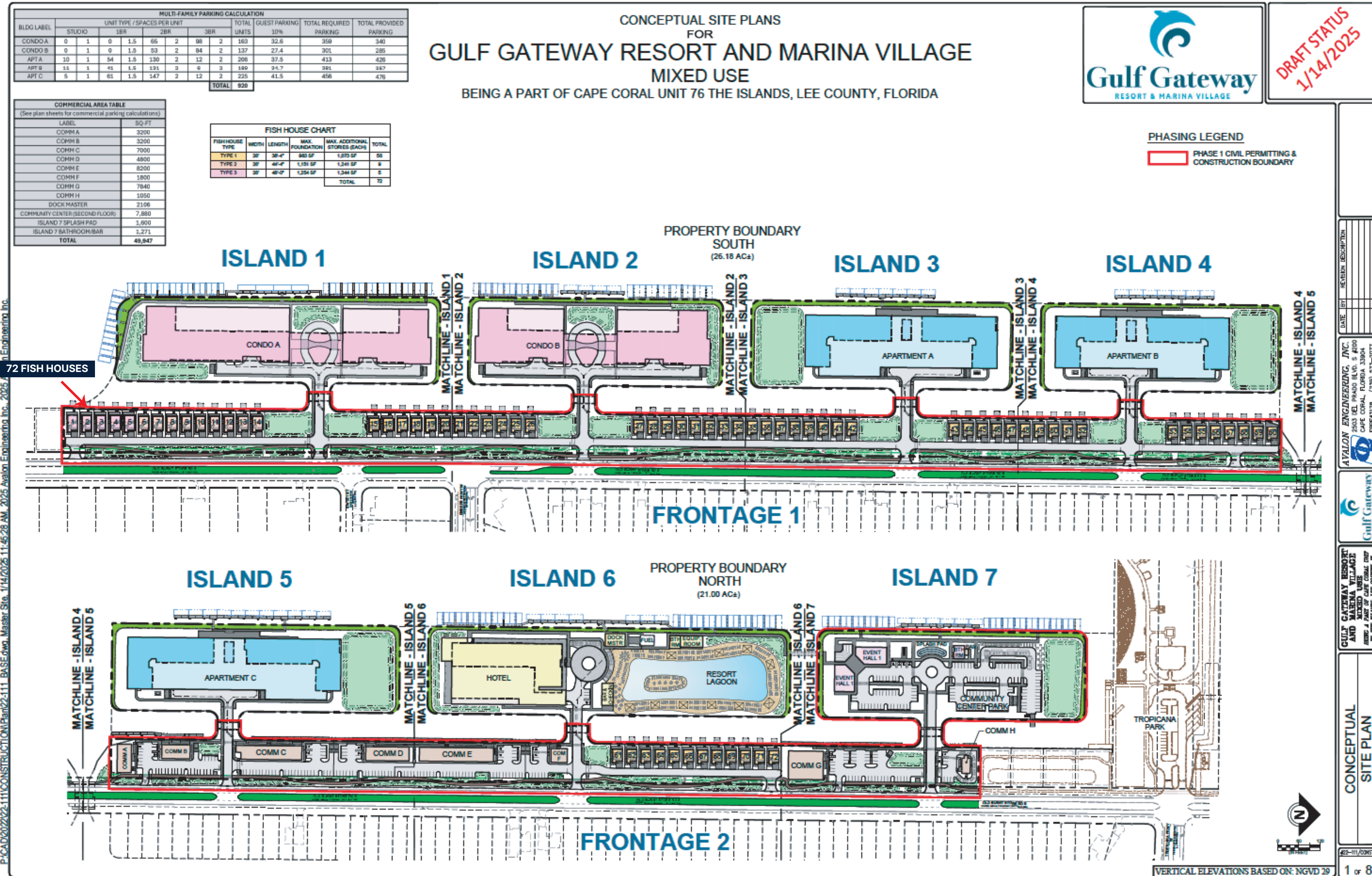
PROJECT DETAIL



GULF GATEWAY RESORT & MARINA VILLAGE AT SEVEN ISLANDS



GULF GATEWAY RESORT & MARINA VILLAGE AT SEVEN ISLANDS | MASTER SITE PLAN



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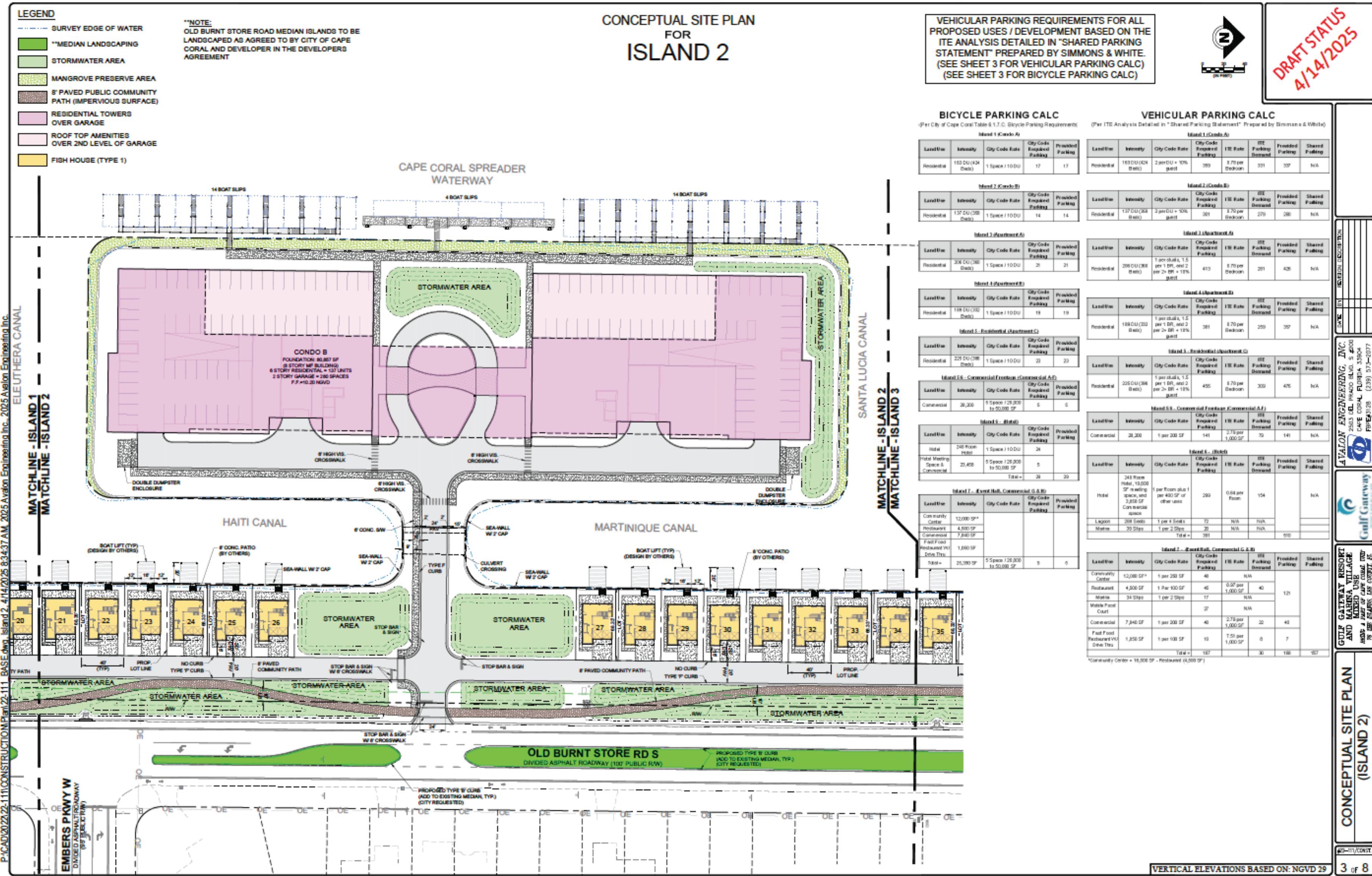
DATE	BY	REVISION DESCRIPTION

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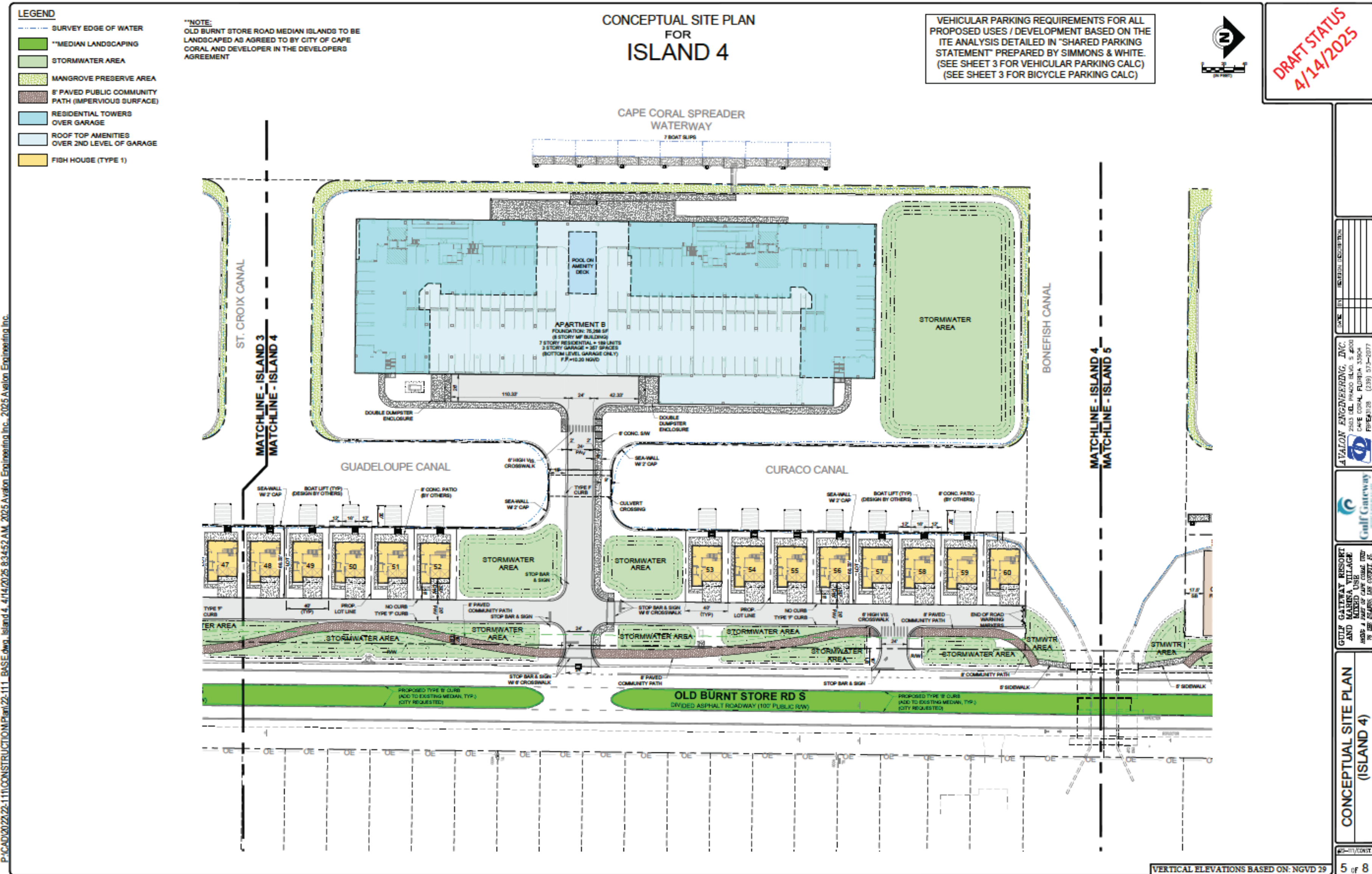
GULF GATEWAY RESORT AND MARINA VILLAGE
 CONCEPTUAL SITE PLAN FOR THE ISLANDS, LEE COUNTY, FL

CONCEPTUAL SITE PLAN

GULF GATEWAY RESORT & MARINA VILLAGE AT SEVEN ISLANDS | ISLAND 2

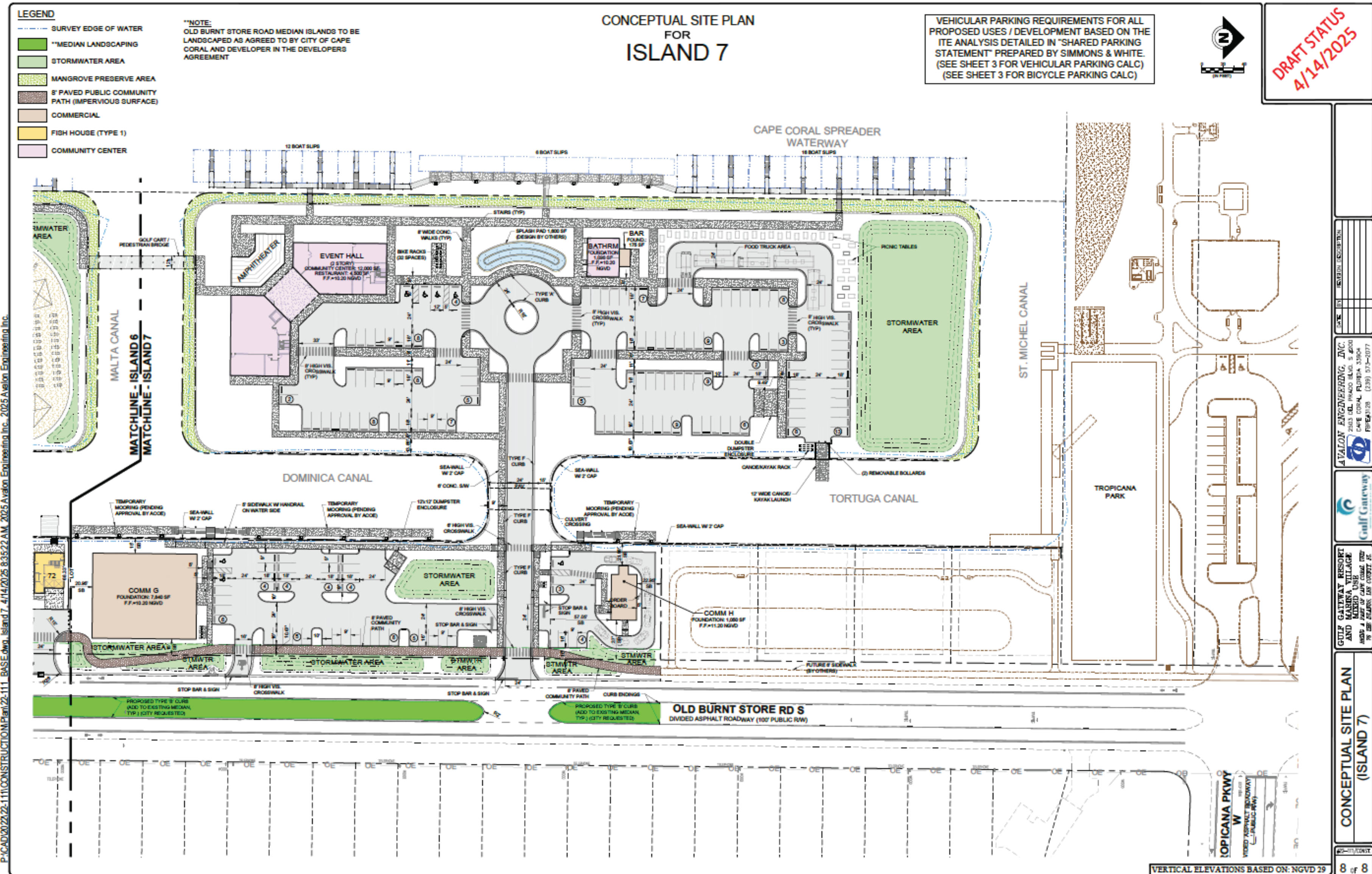


GULF GATEWAY RESORT & MARINA VILLAGE AT SEVEN ISLANDS | ISLAND 4



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DEVELOPMENT TEAM



SPONSOR

Forest Development is a multi-faceted team of real estate Development professionals with decades of experience. Our diversified investment strategy includes adding value through strategic partnerships and opportunities with mixed-use, multifamily, luxury condominiums, hotels, retail, restaurants, and marinas. The company is committed to providing outstanding service and quality for investors, residents and tenants. Please see accompanying ["Meet Forest Development" brochure.](#)



FOREST
DEVELOPMENT



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