

Relocation Guide

Cape Coral



2 hours to Tampa

3 hours to Orlando

Cape Coral

2.5 hours
to Miami

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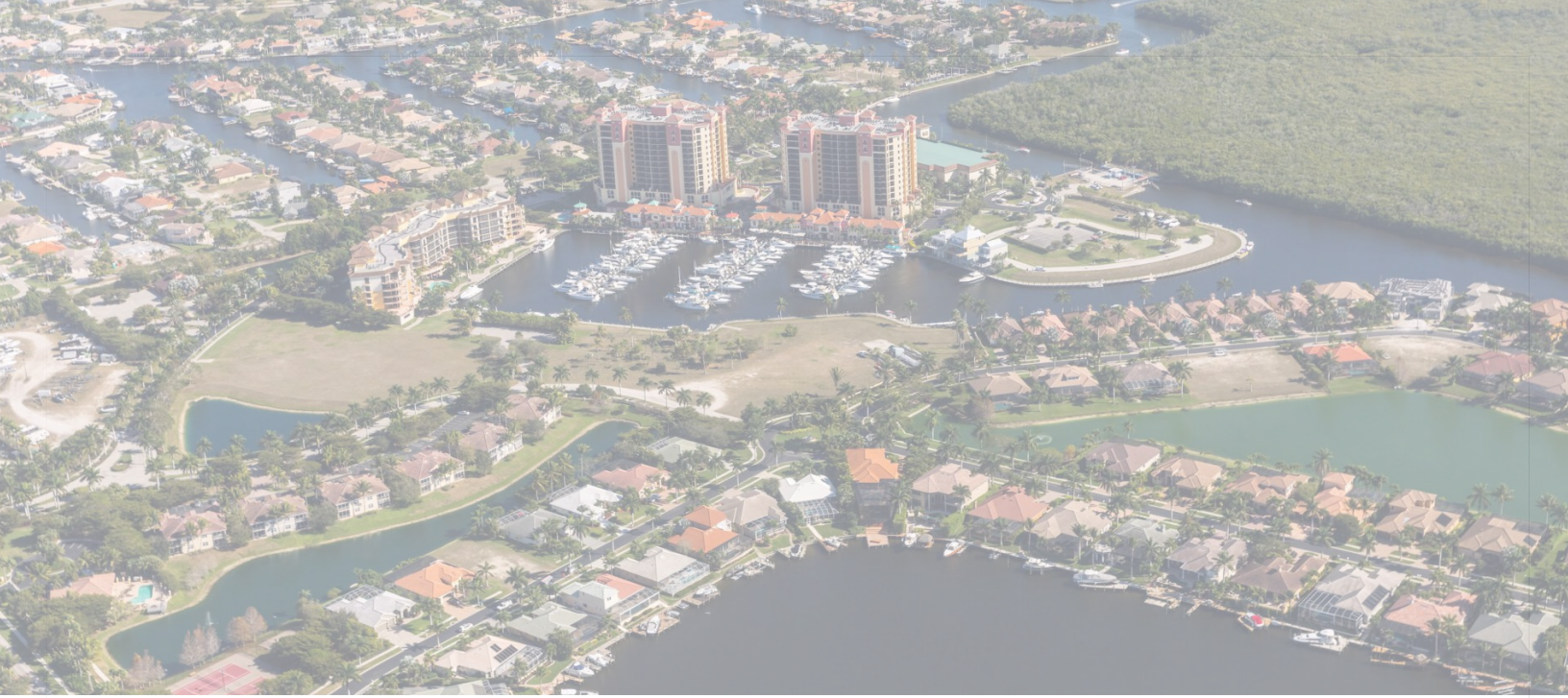


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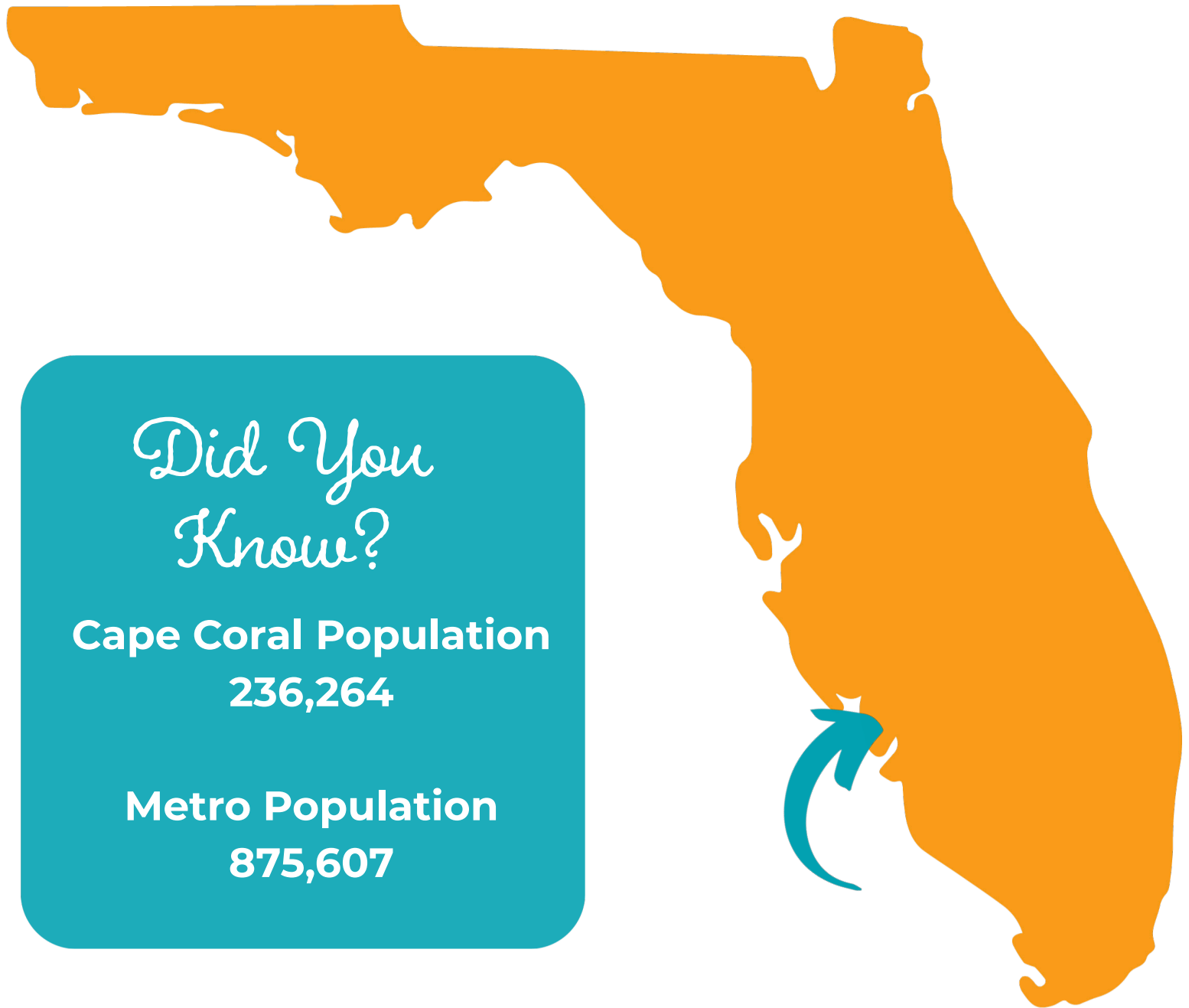
Fun Facts about Florida

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- **Nickname:** The Sunshine State
 - **Motto:** In God We Trust
 - **Statehood:** 1845
 - **Population:** 22,244,823
 - **Capital:** Tallahassee
 - **Biggest City:** Jacksonville
 - **Abbreviation:** FL
 - **State bird:** Northern Mockingbird
 - **State flower:** Orange Blossom
 - **Highest peak:** Britton Hill - 345'

Did You Know?

Florida has the longest coastline in the continental US. The state has 825 miles of beaches for its residents and visitors.

LOCATION



Did You Know?

Cape Coral Population
236,264

Metro Population
875,607

Cape Coral is located on the glittering Gulf Coast of Southwest Florida, nestled directly along the sprawling Caloosahatchee River and stretching out toward the Gulf, positioned just across the water from Fort Myers and north of Naples.

METROPOLITAN CAPE CORAL

The Cape Coral metropolitan area primarily includes Lee County, serving as a dynamic, rapidly growing hub in Southwest Florida

Fort Myers - The City of Palms

Located just across the Caloosahatchee River from Cape Coral. Famous for its historic downtown River District, beautiful brick-lined streets, and the towering royal palms originally planted by Thomas Edison. It is home to the Edison & Ford Winter Estates, JetBlue Park (spring training for the Boston Red Sox), and Hammond Stadium.

Matlacha & Pine Island - The Creative Coast

Located immediately west of Cape Coral, connected by a small bridge. Matlacha is a highly unique, ultra-vibrant, old-Florida fishing village lined with brightly colored art galleries, fresh seafood shacks, and quirky waterfront boutiques. Pine Island offers a lush, rural contrast filled with tropical fruit groves, palm nurseries, and world-class kayak fishing destinations.

Cape Coral - Waterfront Wonderland

Located right at the heart of Lee County's coastal waterways. Originally founded in 1957 as a master-planned community, it has grown into a vast coastal city encompassing over 120 square miles of land. The city boasts a booming commercial landscape alongside incredible waterfront luxury, establishing itself as the prominent powerhouse of the immediate metro region.



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PROS OF LIVING IN CAPE CORAL



Waterfront Paradise: Famous for having over 400 miles of navigable canals—more than any other city on earth (beating out Venice, Italy). Backyard boat docks offer unparalleled, effortless access to open water.

Weather: Warm, sun-drenched climate with beautiful blue skies. It offers prime conditions to enjoy an outdoor coastal lifestyle year-round.

Boating & Coastal Access: Unmatched convenience for boaters. You can easily cruise down the canal networks right into the river, out to the Gulf, or take day trips to Cayo Costa, Sanibel Island, and Captiva.

Outdoor Recreation: Endless opportunities for world-class fishing, kayaking, paddleboarding, and cycling through miles of dedicated bike lanes across the city.

Community Layout: A highly organized, master-planned community structure that makes navigation straightforward, featuring an abundance of fresh waterfront home sites.

No State Income Tax: Enjoy all the financial benefits that come with Florida residency.

Transportation Hubs: Positioned directly between major travel points, with seamless access to Southwest Florida International Airport (RSW) just across the river.



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CONS OF LIVING IN CAPE CORAL



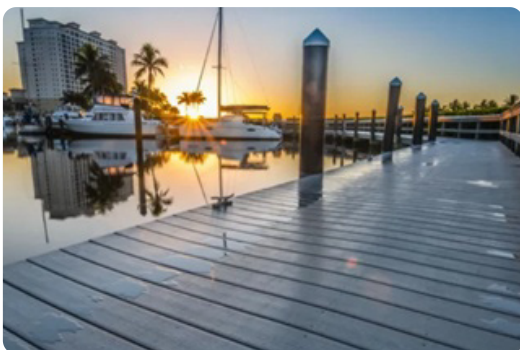
Traffic: Due to rapid growth and a steady influx of seasonal visitors between November and April, bridge crossings and main thoroughfares can experience significant peak-season congestion.

Weather: The summer months bring heavy tropical humidity and soaring temperatures, which can feel quite intense and uncomfortable for newcomers.



Real Estate Demand: High interest and steady population growth have heavily increased demand for premier waterfront and prime Gulf-access home lots.

Limited Nightlife: Known for its relaxed, laid-back residential vibe, the city has fewer late-night entertainment districts or sprawling midnight venues compared to denser metro areas.



Hurricane & Flood Risk: Situated at a low coastal elevation with massive canal networks, the area is consistently vulnerable to tropical storms, requiring mandatory flood insurance awareness.

Bothersome Bugs: The lush, water-rich environment means dealing with seasonal Florida pests like mosquitoes, midges ("no-see-ums"), and palmetto bugs.

WEATHER IN CAPE CORAL

Did You Know?

Florida has more golf courses than any other state in the United States, with over 1,250 courses. The weather allows you to play them all 365 days a year.

The Weather in Cape Coral, Florida is generally warm and sunny, with mild, beautiful temperatures during the winter months and hot, tropical temperatures during the summer months. The city has a humid subtropical climate, characterized by hot and humid summers and mild winters.

Summer Months (June to September): Temperatures typically range from the mid-80s to the low-90s Fahrenheit, with high levels of humidity. Thunderstorms are common in the afternoons and evenings, cooling down the coastal air, and the region is also subject to tropical storm paths.

Winter Months (December to February): Temperatures typically range from the mid-60s to the high-70s Fahrenheit, with occasional crisp evening breezes. The weather is generally exceptionally sunny and dry during this season.



FLORIDA ECONOMY

Florida's economy has been growing rapidly, fueled by population growth, job creation, and a strong housing market.

Tourism & Hospitality: A major driver of the Southwest Florida economy, with millions of visitors flocking to the region each year to enjoy its beaches, boating, and sun-soaked attractions. The industry supports thousands of jobs and generates billions in revenue.

Healthcare:

A key industry pillar in Lee County, with an expansive network of world-class hospitals and specialized medical facilities providing essential care. The sector has continued to grow rapidly, driven by an expanding population.

Construction & Real Estate:

A monumental industry across the region, with new single-family custom homes, luxury waterfront builds, and modern commercial developments expanding throughout the city. The strong housing market has been a boon to the economy, driving local employment.

Top Regional Employers:

1. Lee Health Healthcare System
2. School District of Lee County
3. Publix Super Markets
4. City of Cape Coral
5. Walmart & Sam's Club
6. Target Corporation
7. Florida Gulf Coast University (FGCU)
8. Chico's FAS (Corporate Headquarters)
9. Hertz Global Holdings (World Headquarters)
10. FineMark National Bank & Trust



TRANSPORTATION IN CAPE CORAL

CAR

The primary and most efficient method of travel. Two major bridge systems—the Cape Coral Bridge and the Midpoint Memorial Bridge—connect the city across the river to Fort Myers and the I-75 corridor running north and south.

BOATING

A legitimate alternative form of transit! Many residents use their boats to navigate the canal systems directly to local waterfront restaurants, marinas, and outer islands.

WALK/BIKE

Highly popular for leisure. Cape Coral features over 90 miles of interconnected, dedicated bicycle routes across the community layout, with several local shops offering daily or weekly equipment rentals.

BUS

Local public transit routes are available and managed by LeeTran across key corridors of the county.

FLY

Incredibly convenient access via Southwest Florida International Airport (RSW), a major travel hub located roughly 25 to 30 minutes away, supplemented by nearby Punta Gorda Airport (PGD) just to the north.



WILDLIFE IN CAPE CORAL

Cape Coral, Florida is home to a diverse range of wildlife, both on land and in the surrounding coastal waters. Here are a few examples of the wildlife you might see right in your neighborhood:



1. Burrowing Owls: The city's official feathered emblem! Cape Coral is home to the largest population of the Florida Burrowing Owl, a protected species that famously nests underground directly in open green spaces and residential front lawns.



2. Manatees: These gentle giants can be spotted in the coastal canals around Cape Coral, especially in the winter months when they migrate to warmer shallow waters.



3. Dolphins: Atlantic Bottlenose dolphins can often be seen playing and jumping in the waves of the river and pass networks.

4. Alligators: These can be found in some of the freshwater bodies, lakes, and interior canals. Always stay alert and respect native freshwater habitats.



5. Gopher Tortoises: A fully protected keystone species frequently found roaming dry, sandy upland areas and local parks.

6. Birds: A wide variety of bird species, including ospreys, sand cranes, egrets, herons, and ibises nesting along the water's edge.

Remember to always respect wildlife and observe from a safe distance to ensure their safety and yours.

SCHOOLS AND UNIVERSITIES

Public Education: Serviced under the top-tier, county-wide School District of Lee County, offering a diverse selection of traditional elementary, middle, and high schools.

Charter School System: Highly unique to the area, the city operates its own prestigious, highly sought-after Cape Coral Charter School Authority, featuring a specialized system of four localized academies.

Private Schools: Parents seeking alternative or faith-based layouts have access to excellent local options directly in the city, such as St. Andrew Catholic School, Cape Coral Christian School, and The Cape Academy. Prestigious, top-tier regional private options are also just across the river in Fort Myers, including Bishop Verot High School and the highly ranked Canterbury School.

Colleges and Universities near Cape CORAL:

- Florida Gulf Coast University (FGCU)
- Florida SouthWestern State College (FSW)
- Hodges University
- Cape Coral Technical College
- Nova Southeastern University (Regional Campus)



PINNACLE'S FAVORITE DINING

LOCAL FAVORITES & CASUAL EATS

Cape Coral's dining scene serves up the perfect mix of relaxed waterfront luxury, fresh-catch seafood, and eclectic local hangouts. Whether you pull up by car or tie your boat off at the dock, these neighborhood staples offer a true taste of the coastal lifestyle.

Waterfront & Seafood Hotspots

Slipaway Food Truck Park & Marina: Cape Coral's premier waterfront food truck destination! Located right at the foot of the Cape Coral Bridge, this vibrant spot features a rotating lineup of diverse local food trucks, a massive open-air bar, live music, and deep-water boat slips—making it the perfect place to cruise in by boat or car for casual outdoor dining on the river.

Rumrunners: A premier waterfront staple located at Cape Harbour, widely known for upscale seafood, hand-cut steaks, and convenient boat-dock accessibility for those cruising in from the canals.

Fathoms Restaurant & Bar: A stylish, vibrant destination in the heart of Cape Harbour, offering excellent coastal cuisine and a popular, high-energy outdoor patio social scene.

Twisted Lobster: A casual local favorite dedicated entirely to serving fresh, massive New England-style lobster rolls and standard scratch-made seafood comfort food.

Lobster Lady Seafood Market & Bistro: A wildly popular culinary hotspot that functions as both a fresh seafood market and a vibrant, upscale bistro. Known for its incredible raw bar, fresh catches flown in daily, and a fantastic lively atmosphere.

Gather: Located near Tarpon Point Marina, this chic, modern waterfront destination delivers an exceptional menu of creative small plates, hand-crafted artisan cocktails, and unparalleled views of the marina water lanes.

Stones Throw: One of the hottest culinary destinations in downtown Cape Coral. This beautifully decorated, chic venue features an upscale atmosphere often paired with live music, delivering chef-driven comfort dishes, stunning presentation, and an exceptional cocktail lounge experience.

PINNACLE'S FAVORITE DINING

Dinner Favorites & Steakhouses

Prime 239 Steakhouse: A highly regarded casual fine-dining destination on Cape Coral Parkway West. Specializing in prime cut steaks, chef specialties from land and sea, and a curated wine list, it features an upscale atmosphere regularly elevated by live musical entertainment.

Sage on 47th: An exceptional addition to the South Cape dining scene. Run by the seasoned restaurateurs formerly behind Rumrunners, this chic bistro serves up a highly creative, consistently excellent menu in a warm, welcoming atmosphere.

Craft Brews, Burgers & Breakfast

Nevermind Awesome Bar & Eatery: A local hotspot in South Cape known for where "culinary meets talent." Boasting a trendy, high-energy vibe, it features inventive comfort food classics like their famous triple-bacon burger, truffle fries, and signature wings.

House of Omelets: Positioned on SW Pine Island Road, this beloved neighborhood breakfast destination is famous for its massive, signature multi-egg omelets alongside classic Benedicts, skillet scrambles, and homestyle morning favorites.

Annie's Restaurant: Serving Cape Coral since 1987, this charming, nostalgic American eatery is a cherished local tradition. Famous for its cozy small-town diner feel, it serves up legendary, extra-fluffy pancakes, homemade scrambles, and classic mid-day comfort plates.

Nice Guys Pizza: A beloved neighborhood hotspot famous for its eccentric, highly creative artisan pizzas, extensive craft beer list, and a trendy, retro arcade atmosphere.

Big Storm Brewing Co.: A premier local craft brewery hub showcasing an expansive, modern taproom filled with locally brewed Florida beers, craft cocktails, and spirits.

Keg & Cow: A must-visit local favorite on Surfside Blvd known for its award-winning craft burgers and a massive, rotating craft beer list that keeps locals coming back week after week.

Ceno Grille: A beloved, cozy neighborhood staple right on Cape Coral Parkway West that packs a massive punch of flavor. Famous for its incredible, scratch-made fusion of authentic Greek and Italian dishes, it is locally renowned for generous portions, a great casual vibe, and standout dishes.

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GOLF IN CAPE CORAL

Public & Semi-Private Play

- **Cape Royal Golf Club:** A spectacular, semi-private 27-hole championship course designed by Gordon Lewis. This hidden gem combines 50 acres of sparkling lakes and natural wetlands with five sets of tees to challenge every golfer. After your round, you can watch native wood storks and herons from the fairways or head to The Caloosa Club, their full-service on-site restaurant and social hub.

Coral Oaks Golf Course:

- A magnificent, city-owned 18-hole championship public course designed by the legendary Arthur Hills. It is carved gracefully through old oak hammocks and features massive lakeside challenges, a state-of-the-art practice facility, and a relaxed driving range.

Hunters Run Executive Golf Course:

- A premier 9-hole executive course located right in a charming local neighborhood. Featuring rolling fairways and three lakes, it is the perfect first-come, first-served spot for a quick, fun round without requiring advanced tee times.

Private Links

- **Palmetto-Pine Country Club:** A premier, private member-owned layout originally designed by Arthur Hills in 1969, boasting manicured fairways and a classic, prestigious Southwest Florida clubhouse experience.

EXPLORE CAPE CORAL

EXPLORE THE WATERFRONT

- Cape Coral is a premier playground for boaters, paddlers, and outdoor enthusiasts, offering endless ways to connect with Southwest Florida's unique coastal ecosystems and pristine barrier islands.

Nature Trails & Eco-Preserves

- Four Mile Cove Ecological Preserve: A 365-acre eco-destination along the Caloosahatchee River. It features a 1.2-mile elevated boardwalk trail winding deep through giant mangrove forests to scenic river lookouts. Seasonal kayak rentals are available to explore tidal creeks.

Rotary Park & Glover Bight

- A 97-acre preserve on the Great Florida Birding Trail. It includes a butterfly house, rugged upland hiking trails, and an accessible 0.3-mile mangrove boardwalk ending at the bird-rich shallow flats of Glover Bight.

Sirenia Vista Park

- An 8-acre environmental park with paved walking trails, a fishing pier, and custom viewing docks where wild manatees frequently gather during the cooler winter months.

Marinas & Coastal Lifestyle Hubs

Cape Harbour & Tarpon Point: Luxury full-service deep-water marinas and vibrant waterfront social hubs. Both resort-style promenades feature upscale shopping boutiques, high-end high-rises, open-air bars, and exceptional patio dining.

Paddling & Open Water Adventures

- The Great Calusa Blueway. A world-renowned 190-mile signposted paddling trail. Kayakers can launch directly into the Matlacha Pass National Wildlife Refuge to explore hidden backwater mangrove tunnels and pristine shallow bays.

Gulf Access Boating

- The city's massive canal system provides a direct gateway to the Gulf of Mexico for effortless day trips to the white-sand beaches of Sanibel Island, historic Captiva, and boat-access-only Cayo Costa State Park.

Riverfront Relaxation

- Spots like Horton Park and Rosen Park provide beautiful paved walking paths, modern boat launches, and calm vistas right on the water—perfect for watching boat traffic or catching a classic Florida sunset.

FOR THE KIDS

Sun Splash Family Waterpark

- Southwest Florida's largest waterpark spans 14 acres of non-stop aquatic fun. Brave high-speed thrill slides like the Terror Tube and X-Cellerator, challenge the Sand Dollar Walk water ropes course, or unwind along the gently rolling lazy river. The park features a dedicated Tot Spot with interactive water play elements designed specifically for toddlers.



Fellowship Park & Playground

A sprawling municipal destination designed with massive, state-of-the-art playground installations, dedicated splash pad zones, and open green sports spaces.

Mike Greenwell's Batting Cages

A family fun park complete with multi-speed batting cages, a 19-hole miniature golf course, go-kart tracks, and a massive indoor arcade.

Did You Know?

Cape Coral hosts seasonal "Movies in the Park" nights, where families can bring lawn chairs and blankets to watch hit family films on a giant outdoor inflatable screen under the stars!

FAIRS AND FESTIVALS

Signature Cultural & Heritage Festivals

- **Cape Coral Arts & Music Festival (January):** Spanning Cape Coral Parkway, thousands gather to explore rows of vibrant artist tents, live music, and local food truck favorites.
- **Cape Coral Oktoberfest (October):** Hosted by the German American Social Club, thousands gather over two massive weekends for traditional Bavarian bands, live polka music, authentic food, and beer gardens.
- **Cape Coral Irish Festival (March):** A lively weekend packed with premier international Irish rock bands, traditional step-dancing across multiple stages, authentic corned beef, and open-air Guinness tents.
- **Viva Cape Coral Latino Festival (September):** A high-energy downtown street fiesta celebrating Hispanic Heritage Month with live salsa and merengue, folk dancing showcases, and authentic Latin American cuisine.

Food, Music & Specialty Events

- **Cape Coral Coconut Festival (November):** A signature celebration featuring national country and rock concert acts, hula and fire dancers, dynamic carnival rides, and a spectacular fireworks finale.
- **Taste of the Cape (February):** A culinary gathering at Four Freedoms Park where attendees sample dishes from top local restaurants while enjoying a waterfront concert by the Gulf Coast Symphony.
- **Sounds of Jazz & Blues (March):** An upscale evening music festival held right on the riverfront at the Westin Marina Village, drawing renowned national jazz and blues headliners.
- **Cape Coral Bike Night (Oct, Dec, Feb & Apr):** Held on select Saturdays, this high-octane street festival shuts down the downtown corridor for custom motorcycle displays, live rock music, and food trucks.

Waterfront & Holiday Traditions

- **Red, White & BOOM! (July 4th):** Southwest Florida's largest single-day street festival. The city closes the CapeCoral Bridge for national musical acts and a legendary fireworks spectacular over the river.
- **Holiday Boat-a-Long & Parade (December):** A beautiful coastal tradition where dozens of boats covered in twinkling holiday lights parade through the Bimini Basin, accompanied by a beachside festival.
- **The Burrowing Owl Festival (February):** A wildlife conservation festival at Rotary Park celebrating the city's unique underground owls with live bird presentations and guided tours to active nesting sites.
- **Cardboard Boat Regatta (April):** A hilarious, competitive community spectacle where locals build elaborate boats entirely out of cardboard and race them across the marina open water.



YOUR RESOURCE FOR ALL THINGS CAPE CORAL

At **Pinnacle Property Group**, our mission is simple: to help clients seamlessly relocate to the Sunshine State by providing top-notch local expertise and unmatched neighborhood insight across Southwest Florida. Proudly rooted in the community, our team has helped over 1,500 families find their perfect piece of paradise in SWFL.



Specializing in high-definition cinematic video walkthroughs and cutting-edge digital marketing, we ensure that buying or selling a home is a modern, efficient, and enjoyable experience. Our commitment to building deep working relationships allows us to consistently exceed expectations and capture premium market attention for every listing.

Whether you are a first-time homebuyer, looking for a prime Gulf-access canal lot, or preparing to market your current property for top dollar, the team at Pinnacle Property Group is here to guide you every step of the way.



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