

# MARKET NEWS

## Construction

**Heatherwood Construction** has started restoration work on a historical building in the River District as part of the area's ongoing revitalization. The builder is renovating the exterior of the office condominiums at First Street Center.

The three-story building, located at 2401 First St., was originally constructed in the 1950s and is located within the Downtown Redevelopment District.

As part of the project Heatherwood will construct exterior improvements to the building and the surrounding landscape. The builder also will upgrade external visual features, modify the facade and install a new elevator tower.

Terry James of Heatherwood Construction is the project manager, and Pete Estrada is the job superintendent. Brooks R. Swanson provided architectural design services.

**Heatherwood Construction** has been selected to build the planning offices of Kitson & Partners located at 17841 Murdock Circle in Port Charlotte. The builder completed the original headquarters for Kitson & Partners in the Murdock Professional Center last year.

Heatherwood will perform the interior build-out of an existing 3,000-square-foot building, which will incorporate a unique office layout designed to function as a planning center. Distinctive features planned for the building include large open spaces and specialized drop lighting for creative thinking.

Terry James of Heatherwood Construction will serve as senior project manager, and Pete Estrada will serve as job superintendent. Olde McGuire Shook provided interior design services. Construction is scheduled for completion in late July.

**Eagle Concrete Systems** has begun concrete work on two flex buildings in the East Cape Commerce Center located at 901 and 925 East Industrial Circle near the intersection of Pondella and Pine Island roads.

Eagle Concrete is building the office condominiums and warehouse facility with steel-reinforced, tilt-wall construction. One building will be divided into nine units with a total of 43,200 square feet of space, while the other will offer 36,960 square feet in 11 units.

McGarvey Development Company is the general contractor for the East Cape Commerce Center, which will include a total of 10 flex distributing buildings comprising 400,000 square feet. Harry D. Bopp designed the buildings. The project is scheduled for completion by the end of 2007. Bobby Vetri of Eagle Concrete Systems is the project executive, and Santos Miranda is the project superintendent.

**J.L. Wallace Inc.** has started construction of a guardhouse at River Strand Golf and Country Club in Heritage Harbour, located at 170 River Strand Blvd.

The 743-square-foot guardhouse will be constructed with concrete block and roof tile over pre-engineered roof trusses. The building's exterior will include stucco with faux stone veneers, and the interior will have ceramic tile floors.

David Grossman of J.L. Wallace is serving as project manager, and Jim Ruby is serving as superintendent. Fawley Bryant Architects Inc. designed the building.

**Frey & Son Homes** has completed construction of the Marisol, a luxury, single-family model home within the Quarry Shores neighborhood in the community of The Quarry in Naples. The two-story Marisol has 4,830 square feet under air with five bedrooms, five full bathrooms and two half baths. Including



COURTESY PHOTO

**Frey & Son Homes has completed the Marisol, a 4,830-square-foot model home in The Quarry in Naples. The Marisol is for sale on lease back for \$3,495,000 including furnishings**

the home's entry, three-car garage and verandah, the Marisol has a total of 7,018 square feet. The custom-designed home incorporates Spanish Andalusian architecture with a sloping tile roof, vaulted ceilings and archways. The Marisol is for sale on lease back for \$3,495,000 including furnishings.

## Real estate news



Sands

**The Sands Commercial Group at VIP Commercial** announced the following transactions:

- Continuum Peo Services, III, Inc. has sold the Bank of America building located at 11691 Gateway Boulevard, Fort Myers to

Walkerbilt, LLC.

The purchase price was \$3.3 million. Paul Sands of VIP Commercial TCN Worldwide negotiated this transaction.

- Dolores C. Snell and Diane M. Conca have sold the Former Dunkin Donuts property located just south of Page Field Commons at

11351 S. Cleveland Avenue, Fort Myers to Larry Close and Lorinda Close. The purchaser's will occupy the location in the near future. The purchase price was \$400,000. Paul Sands of VIP Commercial TCN Worldwide negotiated this transaction.

- Rogers Janssen LLC sold Unit 14 located at 7857 Drew Circle, Fort Myers to Jason P. Ford and Regan E. Ford. This new office warehouse condominium unit consists of approximately 1,433 square feet, zoned Industrial Planned Development, allowing for a wide range of permissible uses. This unit was purchased as an investment, and is available for lease. The purchase price was \$250,000. Paul A. Sands of VIP Commercial TCN Worldwide negotiated this transaction.




Boback


**The Boback Commercial Group, RE/MAX Realty Group,** announced that Dennis Boback has joined the Group as their Property Management Specialist. He has a Florida Real Estate License and is a member of the Realtor Association of

Greater Fort Myers and the Beach, Inc. with over 12 years of real estate sales experience. Dennis graduated with a degree in Business Management and is a Florida licensed Community Association Manager and a Certified Florida Property Manager. Before becoming a Real Estate Professional and Property Management Specialist, Dennis was the Owner-Operator of a successful construction company for twenty years. Dennis has managed a variety of properties both large and small and with his construction background brings an added dimension of professional expertise to managing your investment property or Condominium Association.


SEE REAL ESTATE NEWS, B7 ▶



### Your Source for Expert Buying Advice




**COLONIAL POINT**



This exquisite home in Colonial Point gated community is immaculate. Tastefully decorated in inviting neutral tones this 3BR/2BA/Den home will appeal to the most discerning buyer. Competitively priced at **\$342,500**.

**SAILBOAT ACCESS**



Motivated seller will consider all offers on this 2/2 Den pool home. Some renovations already done, only a few minor remain. This neighborhood is in transition with many new homes as well as many which have been seriously remodeled. Renter in place, will stay or go. Great opportunity!

**VERIDIAN**



If you need a large home but don't want a two story, this is it. Amazing 5BR/4BA/Study/Formals/Family open to kitchen/Pool home with rich hardwood floors, granite countertop and open air pool with sunledge. **\$929,000**.

**DEVONWOOD ESTATES**

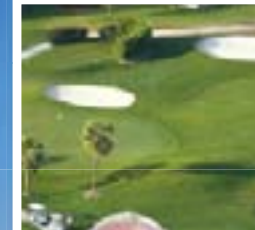
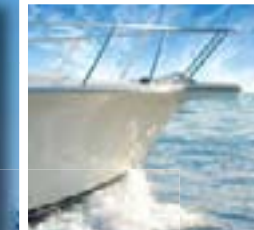



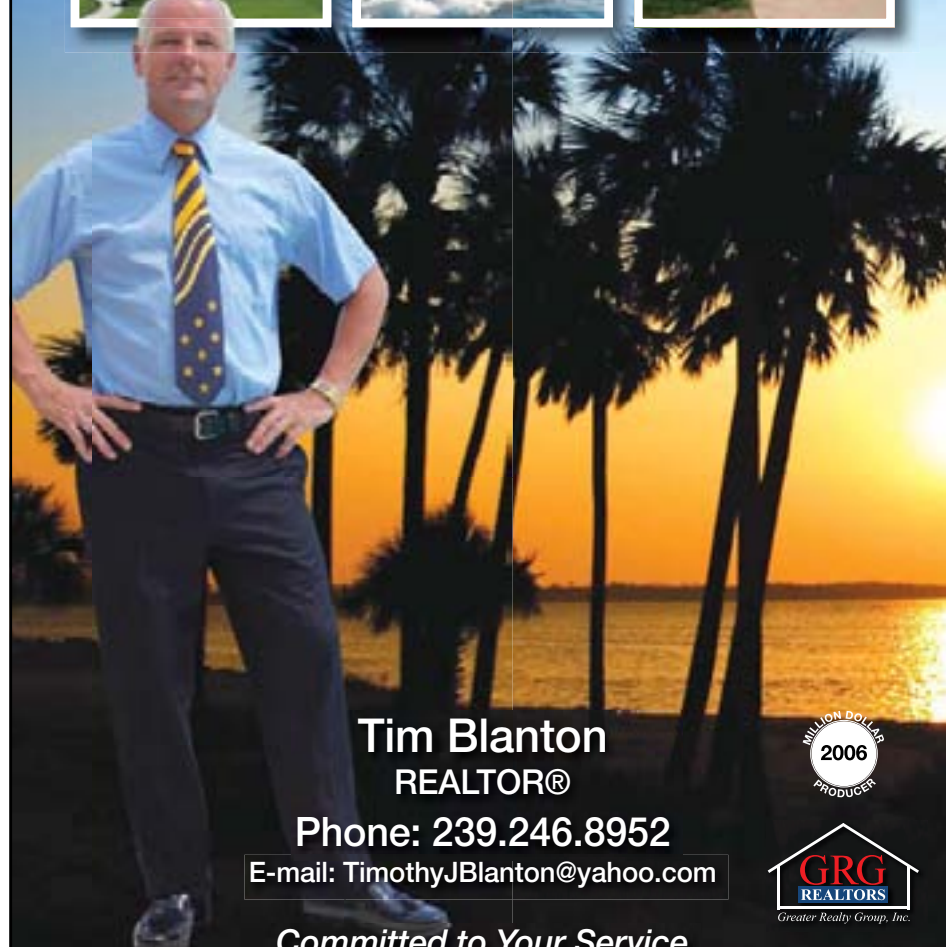
Going, going, gone in gated community of estate homes! Blk 3 Lot 1 is primarily cleared and filled to street grade. One of last two lots at **\$425,900**.



13611 McGregor Blvd., Ste. 5, Fort Myers, FL 33919  
**239-481-0400** Office • **239-770-4485** Mobile  
[www.RealEstateInParadise.com](http://www.RealEstateInParadise.com) • [johenrion@earthlink.net](mailto:johenrion@earthlink.net)

Bringing together the buyer and seller ...  
and making the most challenging real estate transaction happen with ease.









Tim Blanton  
REALTOR®

Phone: 239.246.8952  
 E-mail: [TimothyJBlanton@yahoo.com](mailto:TimothyJBlanton@yahoo.com)

Committed to Your Service

GRG Realtors • 1507 SE 47th Terrace • Cape Coral, FL 33904