



THE BABCOCK RANCH GUIDE

Southwest Florida Community Guide • 2026

WATERFRONT CANALS

Cape Coral

400+ miles of navigable canals. More waterfront homes per capita than anywhere in America. And one of the fastest-growing cities in the country, for a reason.

AT A GLANCE

Welcome to Cape Coral

225K

POPULATION

\$385K

MEDIAN HOME

400+

MILES OF CANAL

36K+

WATERFRONT HOMES

Cape Coral was built on water, literally. Dredged into existence starting in 1957, the city now has more miles of navigable canals than any other city in the world, and roughly a third of homes here sit directly on one. Some have Gulf access, some don't. Some hit the open water in ten minutes, some in ninety. Knowing the difference is what separates a great buy from an expensive lesson, and it's the single biggest reason to work with a local, not a Zillow map.

WHY PEOPLE LOVE IT

- Direct Gulf access from tens of thousands of homes
- Yacht Club, Sun Splash Waterpark, and Four Freedoms Park
- New construction available across most price points
- Strong short-term and mid-term rental market
- 20 minutes to downtown Fort Myers and RSW airport
- Cape Harbour and Tarpon Point, waterfront dining, boutique shops, marinas

COST OF LIVING SNAPSHOT

Median home price	\$385K	Dry lot: \$315K
Gulf-access median	\$675K	No-bridge sailboat: \$950K+
Property tax rate	~1.2%	Homestead applies
Wind + flood insurance	\$3-8K	Elevation and roof age dominate
HOA (gated communities)	\$150-650/mo	Non-gated: often \$0
Utilities (single-family)	\$240/mo	LCEC electric; city water/sewer

WHERE TO LIVE

Neighborhoods to know

Southwest Cape

The premium quadrant, direct Gulf access, higher elevations, closer to Cape Harbour and Tarpon Point. Priciest per foot.

Southeast Cape

Established, walkable to Yacht Club and downtown Cape, mix of Gulf-access and freshwater canals. Great value per foot.

Cape Harbour

Gated marina community with waterfront restaurants, shopping, and luxury condos. Amenity-rich lifestyle.

Tarpon Point

High-rise resort-style living with a marina, spa, and one of the best sunsets in the region.

Northwest Cape

New-construction frontier, larger lots, freshwater canals, and the best value per square foot in the city.

Northeast Cape

Family quadrant, Sandoval, Entrada, and other gated communities with top schools and pool-first floor plans.

Sandoval

Master-planned gated community with 100+ amenities, dog park, resort pool, and top-rated Trafalgar Elementary.

Entrada

Newer master-planned neighborhood with lake homes, walking trails, and modern floor plans.

SCHOOLS WORTH A LOOK

Trafalgar Elementary

K-5 · Consistently one of Lee County's top-rated elementary schools. Sandoval families cluster here.

Skyline Elementary

K-5 · Southwest Cape's flagship elementary, strong parent community and consistent A grades.

Oasis Elementary / Middle / High

K-12 · Municipal charter system with strong academics, small class sizes, and a lottery admissions process.

Christa McAuliffe Charter Elementary

K-5 · Long-running Cape Coral charter with a solid reputation and a waitlist.

Schools worth a look (cont.)

Ida S. Baker High

9-12 · Northwest Cape's newer high school, IB, dual enrollment, and a strong performing-arts program.

Cape Coral High School

9-12 · The city's original high school. Strong athletics, career academies, and long-standing tradition.

Mariner High School

9-12 · Career academies in health, business, and criminal justice. Serves the Northeast Cape corridor.



YOUR LOCAL GUIDE

Ready to see Cape Coral?

Tour neighborhoods, compare builders, and get honest, resident-level advice before you buy. No pressure, no scripts.



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