



THE BABCOCK RANCH GUIDE

Southwest Florida Community Guide • 2026

VALUE & ACCESS

North Fort Myers

Across the river from downtown, where you can still buy waterfront under a million, land your own boat in the backyard, and drive to the airport in twenty minutes.

AT A GLANCE

Welcome to North Fort Myers

45K

POPULATION

\$285K

MEDIAN HOME

25+

55+ COMMUNITIES

12

RIVER MILES

North Fort Myers gets overlooked, and that's exactly why it's interesting. You're one bridge from downtown Fort Myers, one exit from I-75, and the price per waterfront foot is a fraction of what you'll pay on the south side. It's a mix of established 55+ communities, larger acreage homes, and new construction along the Caloosahatchee. If your Google search started with 'affordable Florida waterfront,' this is where the honest answer lives.

WHY PEOPLE LOVE IT

- Direct Caloosahatchee River access from many neighborhoods
- Shell Point, Moody River, and Del Prado boat ramps within minutes
- 10 minutes to downtown Fort Myers River District
- 25 minutes to RSW International Airport
- Larger lots and horse-friendly zoning in northern sections
- Shell Factory & Nature Park, a longtime local institution

COST OF LIVING SNAPSHOT

Median home price	\$285K	Non-waterfront closer to \$235K
Waterfront median	\$525K	Deep-water/Gulf access: \$750K+
Property tax rate	~1.15%	Homestead applies
Wind + flood insurance	\$2.5-5K	Lower than Cape by ~20%
55+ HOA fees	\$150-450/mo	Includes amenities
Utilities (single-family)	\$210/mo	LCEC electric service

WHERE TO LIVE

Neighborhoods to know

Moody River Estates

Gated riverfront community with pool, tennis, and a private marina, one of the strongest value plays on the river.

Hérons Glen

Established 55+ golf community with an active social calendar, executive golf course, and updated amenities center.

Del Vera Country Club

Gated 55+ living with golf, tennis, and lower-density housing than most Cape Coral equivalents.

Sabal Springs

Affordable 55+ with a golf course, pool, and low HOA, one of the best entry points to Florida living under \$250K.

Riverbend

Waterfront acreage and equestrian properties for buyers who want space without leaving Lee County.

Old Bridge Village

Riverfront 55+ co-op community with deep-water slips, a favorite of Great Lakes boaters heading south.

Magnolia Landing

Newer master-planned community with resort amenities and a mix of villa and single-family homes.

Del Prado Boulevard corridor

Established single-family neighborhoods, walkable to shopping, and one of the most improved corridors in Lee County.

SCHOOLS WORTH A LOOK

Bayshore Elementary

K-5 · Community-anchored elementary with strong parent involvement and consistent B/A grades.

Diplomat Elementary

K-5 · Cambridge and gifted programming, popular with Del Prado corridor families.

North Fort Myers Academy for the Arts

6-8 · Middle-school magnet with arts and academic tracks, audition and lottery based.

North Fort Myers High School

9-12 · Career and technical pathways, IB elements, and one of the region's stronger athletic programs.

Schools worth a look (cont.)

Oasis Charter School (Cape Coral)

K-12 · A short bridge away, a common choice for North Fort Myers families seeking a charter alternative.



YOUR LOCAL GUIDE

Ready to see North Fort Myers?

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



Michael Cirone

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