
DURDEN PKWY
$49,136
RESIDENTIAL
1626 Durden PKWY
1626 Durden Parkway, Cape Coral, Florida, 33909, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2025008793**
View	**Landscaped**
Lot size	**0.24 acres**
Neighborhood	**CC32 - Cape Coral Unit 84-88**
Subdivision	**CAPE CORAL**

Description

This is a rare opportunity to secure an OVERSIZED 85 x 125 HOMESITE with highly desired SOUTHERN EXPOSURE in the growing NE Cape Coral area. The property is PARTIALLY CLEARED AND READY TO BUILD, saving you time and expense in site preparation. With its larger-than-standard dimensions, this lot offers exceptional flexibility in home design, space for an expansive lanai and pool, and plenty of room for outdoor entertaining or gardening. An additional advantage is that the property is NOT LOCATED IN A FLOOD ZONE, offering peace of mind for homeowners and reducing long-term ownership costs. The SOUTHERN EXPOSURE is one of the most requested orientations in Southwest Florida, as it provides full sun across your backyard, lanai, and pool area throughout the day. This ensures bright and inviting outdoor living spaces that are perfect for entertaining, relaxing, or simply soaking up the Florida lifestyle year-round. Situated in the NE Cape just minutes from shopping, dining, schools, and parks, this lot offers both convenience and an established neighborhood feel. You'll also enjoy easy access to Pine Island Road, connecting you quickly to Fort Myers, Punta Gorda, and beyond. The surrounding area is attractive and well-kept, protecting long-term property values while giving your future home a welcoming setting. This combination of accessibility and community appeal makes the site a smart choice for homeowners and investors alike. According to the City of Cape Coral, this property is located within the N11 UTILITY EXPANSION PROJECT, which at the time of listing the property is labeled "TO BE DETERMINED." Buyers are encouraged to confirm details directly with the City of Cape Coral, but the planned designation for future utility improvements is another factor that supports long-term value and growth in the area. Recreational opportunities abound, with nearby golf courses, community centers, parks, and boat ramps just a short drive away. From this location, you can also reach the world-famous white-sand beaches of SANIBEL, CAPTIVA, AND FORT MYERS BEACH, or spend a day boating, fishing, and exploring the GULF OF AMERICA. Living here

means being part of one of Florida’s fastest-growing cities, with a lifestyle defined by sunshine, water, and year-round outdoor enjoyment. Whether you are ready to build now or prefer to hold the property as a future investment, this OVERSIZED 85 x 125 SOUTHERN EXPOSURE LOT in NE Cape Coral offers the features buyers want most—ample space, a partially cleared site, a desirable orientation, and future city utilities. Bring your builder, your blueprints, and your vision. The perfect opportunity to create your own piece of paradise is waiting right here. Call your Realtor today! For the convenience of all parties, Encore! Realty Services requests that all offers be submitted in writing on the most recent Florida Realtors Vacant Land Contract and accompanied by proof of funds. No verbal offers will be accepted.
