

RESIDENTIAL

11306 Matlacha AVE

11306 Matlacha Avenue, Matlacha, Florida, 33993, United States

Property Details

Type	**Residential**
MLS #	**225044793**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.08 acres**
Neighborhood	**PI03 - Matlacha**
Subdivision	**MATLACHA**

Description

Rare opportunity to own a prime waterfront lot in the heart of Matlacha. With direct sailboat access and deep water, you're less than a minute from the open waters of Matlacha Pass and the Gulf of Mexico. This intersecting canal location offers wide water views and breathtaking sunsets. The area is teeming with wildlife—dolphins, manatees, and eagles are frequent visitors—and it's known as one of the best fishing spots in Southwest Florida. An extensive dock is already in place, perfect for boating, kayaking, or simply enjoying the serene waterfront setting. The lot has been cleared and is ready for your custom home to be built. Located in a close-knit island community, the property is within easy walking distance to local restaurants, shops, and galleries. Matlacha is actively coming back to life, with businesses reopening and the island’s unique charm returning stronger than ever. Sold As-Is, cash only. Motivated seller—bring your vision and create your waterfront escape.