

COMMERCIAL

312 Tudor DR

312 Tudor Drive, Cape Coral, Florida, 33904, United States

FGCMLS

Property Details

Type	**Commercial**
MLS #	**2026043404**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC11 - Cape Coral Unit 1, 2, 4-6**
Subdivision	**CAPE CORAL**

Description

Prime Gulf Access Mixed-Use Opportunity in the Heart of South Cape Coral! Rare opportunity to own a vacant waterfront lot at 312 Tudor Dr in the desirable Bimini Basin area of Southeast Cape Coral! This property offers direct Gulf access, desirable southern exposure, and an impressive waterfront setting along the approximately 200-foot-wide Bimini Canal. Zoned MXB – Mixed-Use Bimini, the property presents an exciting opportunity for investors, builders, and developers looking to capitalize on the area's ongoing revitalization and growing mix of residential, dining, healthcare, and waterfront amenities. Enjoy close proximity to Bimini Basin Seafood & Cocktails, a waterfront dining destination with marina access, as well as Bimini Square, featuring Lee Health medical facilities, House of Omelets, additional dining options, and marina amenities. The property is also conveniently located near the restaurants, shops, and entertainment of downtown South Cape Coral. With its waterfront location, Gulf access, southern exposure, and mixed-use zoning, this property offers a unique opportunity to explore a variety of investment and development possibilities in one of Cape Coral's evolving downtown areas. Buyers are encouraged to independently verify zoning, permitted uses, density, setbacks, parking, utilities, waterfront access, and all development requirements with the City of Cape Coral. All proposed uses and development concepts are subject to applicable regulations and approvals.