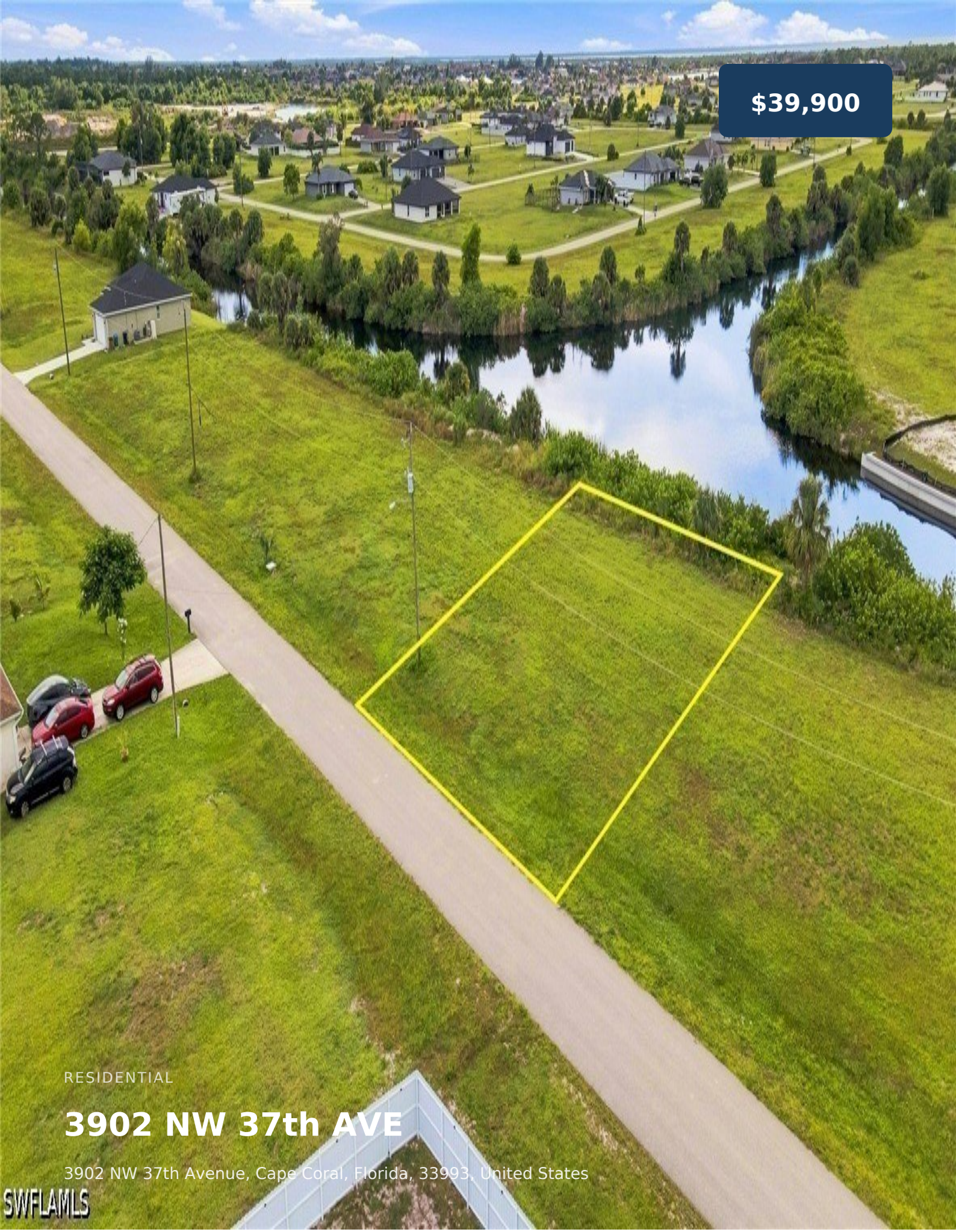

$39,900
RESIDENTIAL
3902 NW 37th AVE
3902 NW 37th Avenue, Cape Coral, Florida, 33993, United States
SWFLAMLS

Property Details

Type	**Residential**
MLS #	**226031755**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**CAPE CORAL**

Description

Discover an outstanding opportunity to secure your own piece of rapidly evolving Northwest Cape Coral! Located west of Burnt Store Road at 3902 NW 37th Avenue, this CLEARED homesite on a FRESHWATER CANAL offers an ideal setting for building a new Florida residence or adding a strategically located parcel to your real estate investment portfolio. Surrounded by newer homes and desirable Gulf-access properties, this area continues to attract attention as Northwest Cape Coral experiences substantial residential and commercial growth. The location places you close to Coral Oaks Golf Course, nearby public boating access, and Pine Island Road, where an ever-growing selection of shopping, dining, entertainment and everyday conveniences awaits. Publix, retail centers, restaurants and major home-improvement retailers are all within convenient reach, while Cape Coral's extensive network of parks, waterways, nature preserves, fishing and kayaking opportunities provides plenty of outdoor recreation. Even more exciting is the area's future. The approved Seven Islands development is planned as a major mixed-use waterfront destination featuring restaurants, retail, a marina, hotel accommodations, residential uses, recreational amenities and a public-use island. Nearby, Cape Coral Grove is moving forward as a transformative mixed-use town center along Pine Island Road, planned to bring hundreds of thousands of square feet of retail, dining and entertainment to Northwest Cape Coral. For an investor, this is an opportunity to get ahead of continued growth in one of Cape Coral's most talked-about areas. For a future homeowner, it offers the freedom to bring your own builder and create a home designed specifically for your lifestyle. The lot is already cleared of trees and heavy brush, potentially reducing site-preparation costs and helping streamline the construction process. Whether you're looking to build, hold for future appreciation, or expand your

real estate portfolio, this Northwest Cape Coral homesite deserves a serious look. Opportunities to acquire well-positioned land in an area experiencing this level of growth don't come along every day. Bring your vision and make your offer today!
