
$495,000
The Palms AT CAPE CORAL
Office DEPOT
KOHL'S
Walmart
Neighborhood Market
CRUNCH FITNESS
FASTSIGNS
verizon
DUNKIN' DONUTS
HCA Florida
Cape Coral Emergency
PINE ISLAND ROAD - AADT 42,000±
AquaShine EXPRESS
BEYOND
EARPware
SW 4TH ST.
NICHOLAS PKWY W.
SW 3RD CT.
RESIDENTIAL
503 SW 3rd CT
503 SW 3rd Court, Cape Coral, Florida, 33991, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026033868**
View	**Lake, Water**
Waterfront	**Lake**
Lot size	**0.57 acres**
Neighborhood	**CC23 - Cape Coral Unit 28,29,45,62,63,66,68**
Subdivision	**CAPE CORAL**

Description

503 SW 3rd Ct. is a premier 0.57± acre waterfront residential development opportunity located in the heart of Cape Coral. Overlooking scenic Lake Kennedy, the property features approximately 200 feet of water frontage and is one of the largest waterfront multifamily development sites currently available in the area. The site is fully cleared, improved with a new 200-foot seawall, and benefits from water and sewer assessments being paid in full, providing a streamlined path to development. The property’s Residential Multi-Family Low (RML) zoning provides development flexibility, permitting a variety of residential product types including single-family homes, duplexes, and multifamily development with allowable densities of up to 16 units per acre. Whether developed immediately or held as a long-term investment, 503 SW 3rd Ct. offers an exceptional opportunity to capitalize on Cape Coral’s continued residential growth and strong demand for waterfront housing. PROPERTY HIGHLIGHTS: • 0.57± acre waterfront residential development site • RML zoning permits multifamily, duplex, and single-family residential uses • Residential densities of up to 16 units per acre • 200 ft. of frontage along Lake Kennedy with a new 200 ft. seawall installed • Water & sewer assessments paid in full • Ability to permit a dock • Fully cleared and development-ready • Convenient access to shopping, dining, schools, healthcare, and major roadways