

RESIDENTIAL

1213 Cortez AVE

1213 Cortez Avenue, Lehigh Acres, Florida, 33972, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026033322**
View	**Trees Woods**
Lot size	**0.5 acres**
Neighborhood	**LA01 - North Lehigh Acres**
Subdivision	**LEHIGH ACRES**

Description

A rare oversized homesite in a peaceful, fast-growing part of Lehigh Acres! This half-acre residential lot offers exceptional space, privacy, and long-term investment potential—perfect for a custom home, multi-vehicle parking, outdoor living, or future expansion. Property Highlights Expansive .50-acre lot—double the size of a standard Lehigh parcel, giving you unmatched flexibility for home design, detached garages, workshops, gardens, or recreational space. High and dry elevation, reducing prep work and offering a solid foundation for future construction. Wide frontage and deep lot depth, ideal for larger floor plans or estate-style layouts. Quiet, low-traffic street with a peaceful country feel while still close to conveniences. Surrounded by newer homes and ongoing development, supporting rising values and neighborhood appeal. Location Benefits Quick access to SR-82, making commutes to Fort Myers, shopping, dining, and major employers easy and efficient. Close to schools, parks, and recreation, perfect for families or long-term residents. Growing residential corridor—a smart choice for builders, investors, or buyers seeking appreciation in a rapidly developing area. Short drive to grocery stores, gas stations, and daily essentials, keeping everyday living simple. Easy routes to Daniels Pkwy, JetBlue Park, RSW Airport, and I-75, connecting you to all of SW Florida. Why This Half-Acre Lot Stands Out Oversized lots are becoming harder to find in Lehigh Acres—especially in quiet, desirable pockets like Cortez Ave. With ample space, strong growth in the surrounding area, and convenient access to major roads, 1213 Cortez Ave is an excellent opportunity for building now or holding as a long-term investment.