

COMMERCIAL

513 SW 3rd TER

513 SW 3rd Terrace, Cape Coral, Florida, 33991, United States

FGCMLS

Property Details

Type	**Commercial**
MLS #	**2026026915**
View	**City**
Lot size	**0.54 acres**
Neighborhood	**CC23 - Cape Coral Unit 28,29,45,62,63,66,68**
Subdivision	**CAPE CORAL**

Description

Prime commercial corner development opportunity in one of Cape Coral's fastest-growing business districts. This 0.54-acre (23,640± sq. ft.) corner parcel offers exceptional visibility with frontage along SW 3rd Terrace and Nicholas Parkway, just south of the highly traveled Pine Island Road corridor. Zoned Commercial Corridor (CC) with Future Land Use designated as Pine Island Road District (PIRD), the property offers excellent potential for a wide variety of commercial uses, subject to City of Cape Coral approval. Central water, sewer, electric, cable, telephone, and irrigation are available, with all utility assessments paid in full. The property is not located in a designated flood zone, providing added value for future development. Surrounded by established businesses, restaurants, healthcare providers, fitness centers, and national retailers including Crunch Fitness, Dunkin', Office Depot, Kohl's, Walmart, and other commercial services, this location offers exceptional convenience for customers and employees. The adjoining Commercial Professional (CP) parcel is also available, creating a unique opportunity for assemblage and expanded commercial development. Whether you're an owner-user, investor, or developer, this premier corner site offers outstanding exposure in one of Cape Coral's most active commercial corridors. Buyer to verify zoning, permitted uses, and development requirements with the City of Cape Coral.