

$485,000

RESIDENTIAL

2638 SECOND ST

2638 SECOND Street, Matlacha, Florida, 33993, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026024067**
View	**Canal, Gulf**
Waterfront	**Canal**
Lot size	**0.21 acres**
Neighborhood	**BG01 - Boca Grande**
Subdivision	**MARINER POINTE CONDO**

Description

Discover a rare opportunity to own a premier waterfront homesite in the heart of Matlacha. This cleared 9,582 SF residential lot offers approximately 200 feet of concrete seawall frontage along beautiful Matlacha Pass, providing direct Gulf access with no bridges. Ideal for a custom waterfront residence, the property is ready for your vision with ample space for a luxury home, pool, outdoor entertaining areas, and boating amenities. Enjoy breathtaking water views, spectacular sunrises and sunsets, and immediate access to world-class fishing, boating, Pine Island Sound, Charlotte Harbor, Tarpon Pass, Redfish Pass, and the Gulf of Mexico. Located in the charming fishing village of Matlacha, known for its vibrant art scene, waterfront restaurants, and laid-back island lifestyle. Whether you're a builder, investor, or end user seeking the perfect waterfront retreat, this exceptional homesite offers the opportunity to create a true Southwest Florida paradise. Rare direct-access waterfront lots like this are becoming increasingly difficult to find.