
$120,000
COMMERCIAL
1305 Tropicana PKWY W
1305 Tropicana Parkway, Cape Coral, Florida, 33993, United States
FGCMLS

Property Details

Type	**Commercial**
MLS #	**2026020811**
View	**Partial Buildings**
Lot size	**0.23 acres**
Neighborhood	**CC41 - Cape Coral Unit 37-43,48,49**
Subdivision	**CAPE CORAL**

Description

Commercial Professional zoned lot located at 1305 Tropicana Parkway W, Cape Coral, FL 33993, positioned within one of Northwest Cape Coral’s rapidly expanding commercial corridors. City water, sewer, and irrigation assessments are available, offering an excellent opportunity for future commercial development or long-term investment. Located near a high-visibility four-way intersection with nearby established businesses including Dollar General, this property benefits from increasing residential and commercial growth throughout the surrounding area. Additional nearby conveniences include schools, library services, fuel stations, dining, and everyday retail amenities. The property is also in close proximity to active builder model centers including LGI Homes and Christopher Alan Homes, contributing to continued development and traffic growth within the area. Northwest Cape Coral continues to see major investment and infrastructure expansion, including the future Cape Coral Grove mixed-use development, planned Walmart Supercenter, TownePlace Suites by Marriott, Pine Island Road Plaza retail expansion, and additional commercial projects planned along the Pine Island Road and Burnt Store Road corridors. Commercial Professional zoning may accommodate a variety of permitted uses. Buyers are encouraged to verify zoning regulations, permitted uses, utility availability, and future land use information with the City of Cape Coral.