



The Palms
AT CAPE CORAL

CRUNCH
FITNESS

FAST SIGNS

verizon

DUNKIN'
DONUTS

Office
DEPOT

KOHL'S

Walmart
Neighborhood Market

Siesta Lakes
APARTMENT HOMES

HCA Florida
Cape Coral Emergency

PINE ISLAND ROAD - AADT 42,000±

AquaShine
EXPRESS

BEYOND
AUDIOVISUAL
CARPware

NICKOLAS PKWY W.

SW 4TH ST.

SW 3RD CT.

LSI
COMPANIES

OFFERING MEMORANDUM

503 SW 3RD COURT

CAPE CORAL MULTI-FAMILY DEVELOPMENT SITE

PROPERTY SUMMARY

Property Address: 503 SW 3rd Court
Cape Coral, FL 33991

County: Lee

Property Type: Vacant Land

Property Size: 0.57 Acres | 24,829 Sq. Ft.

Zoning: RML (Residential Multi-Family
Low)

Future Land Use: MF (Multiple Family Residential)

Utilities: Electric, Water, & Sewer

STRAP #: 14-44-23-C4-13000.0010

Tax Information: 2025: \$6,661

LIST PRICE:

\$495,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Justin Milcetic
Sales Associate



DIRECT ALL OFFERS TO:

Justin Milcetic - jmilcetic@lsicompanies.com

o: (239) 489-4066 | **m:** (239) 287-8616

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies is pleased to present 503 SW 3rd Ct., 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

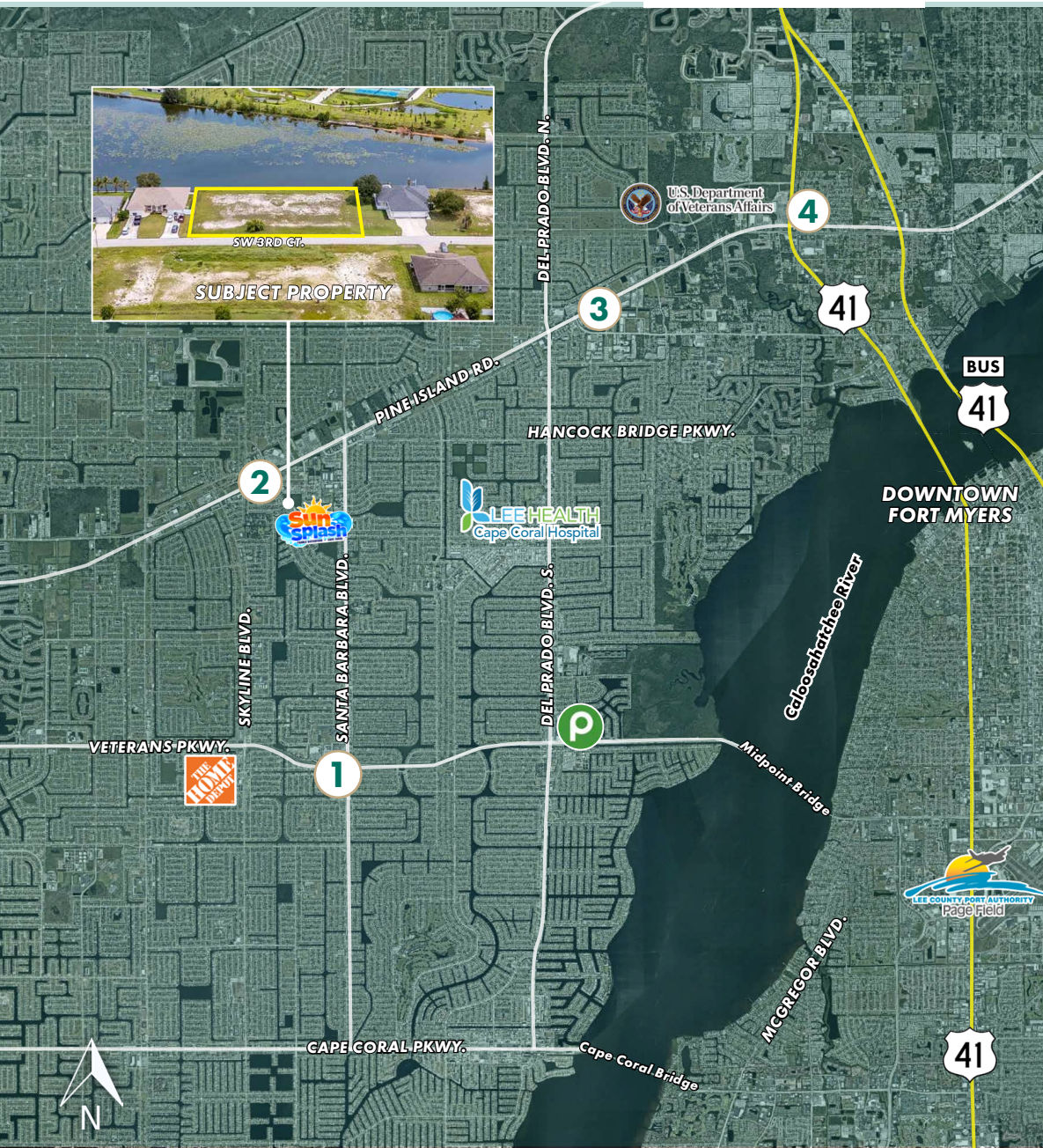


- 0.57± acre waterfront residential development site
- RML zoning permits multifamily, duplex, and single-family residential uses
- Residential densities of up to 16 units per acre
- 200 ft. of frontage along Lake Kennedy with a new 200 ft. seawall installed
- Water & sewer assessments paid in full
- Ability to permit a dock
- Fully cleared and development-ready
- Convenient access to shopping, dining, schools, healthcare, and major roadways

PROPERTY AERIAL



RETAIL MAP



1. MIDPOINT CENTER



2. PINE ISLAND ROAD



3. NORTH POINT SHOPPING CENTER



4. PINE ISLAND ROAD & US-41 INTERSECTION



LOCATION

AREA DEMOGRAPHICS

5 MILE RADIUS

POPULATION



185,849

HOUSEHOLDS



72,806

MEDIAN INCOME



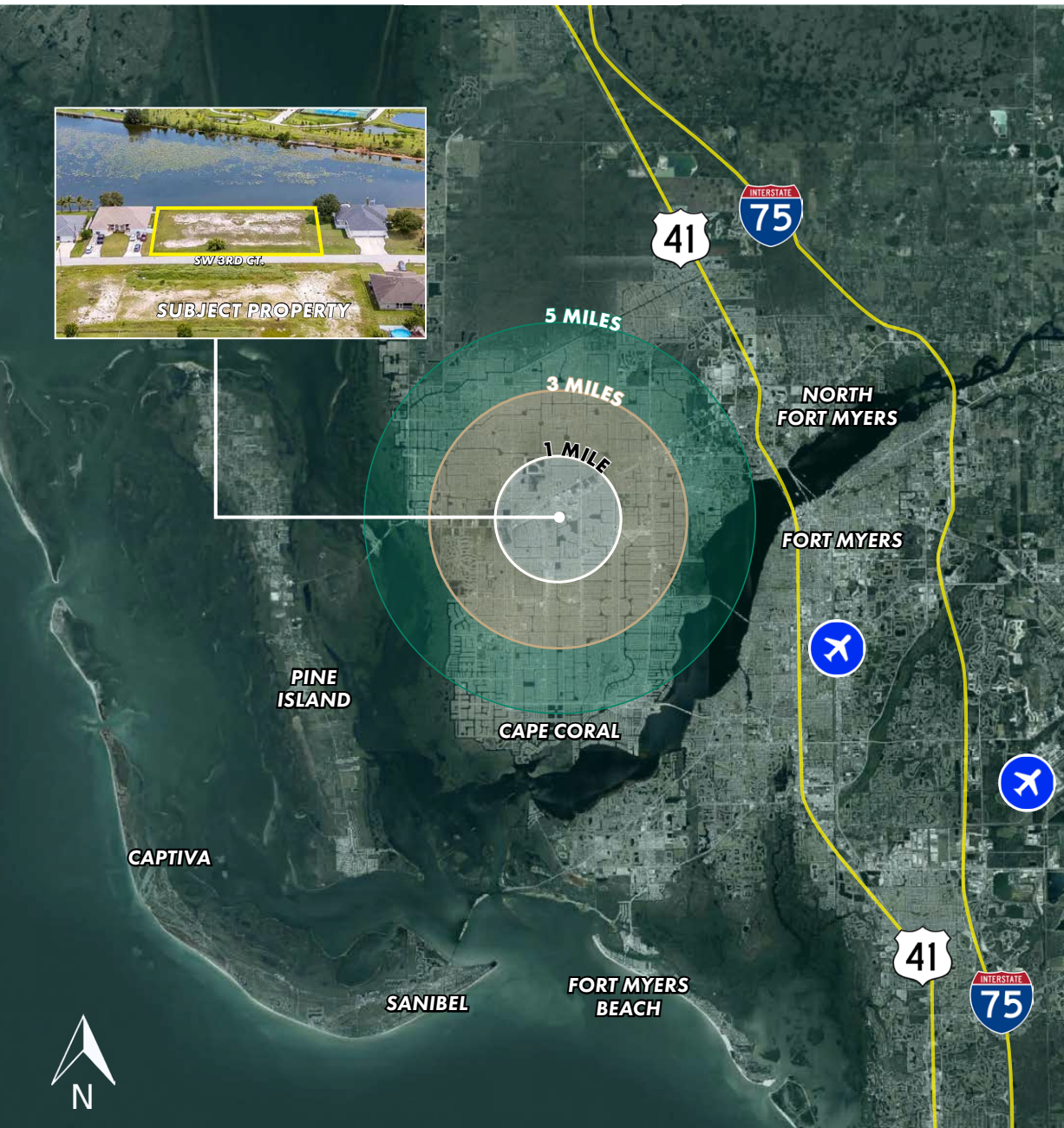
\$90,625

CAPE CORAL NATIONAL RANKINGS

- #1 Homebuyer's Market in the U.S
Fixr.com (2025)
- #1 Destination for Retirees and Snowbirds
Travel + Leisure (2025)
- #13 Most Popular U.S Market for International Home Shoppers

LOCATION HIGHLIGHTS

- 0.5± miles to Pine Island Road
- 0.7± miles to Pine Island Marketplace Shops
- 0.9± miles to Santa Barbara Blvd. S
- 1.2± miles to Publix @ Santa Barbara Center
- 3.6± miles to Cape Coral Hospital
- 6.7± miles to Downtown Cape Coral
- 7.8± miles to Fort Myers





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.