

PELICAN APARTMENTS

826 SW 37TH TER, CAPE CORAL, FL 33914



Shovel-Ready 7-Unit Multifamily Development Opportunity

FOR SALE



SALE PRICE

\$399,000

OFFERING SUMMARY

STRAP #:	034523C3032990290
Building Square Footage:	10,070
Units:	7
Zoning:	RML

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	82,004	137,210	403,528
Total Households	34,758	58,387	175,856
Median Age	48	49	49
Average HH Income	\$95,230	\$95,306	\$89,719

PROPERTY OVERVIEW

This shovel-ready lot comes equipped with fully approved plans for a 7-unit multifamily development, offering an immediate opportunity to begin construction without the delays of design or permitting. The project, known as Pelican Apartments, features a two-story building totaling approximately 10,070 square feet, with a mix of spacious two- and three-bedroom units.

Zoned RML (Residential Multi-Family), the property permits multifamily construction and is fully supported by the city's future land-use designation. All architectural, civil, structural, and MEP plans are included in the sale—representing over \$120,000 in completed work. The property's design incorporates modern elevations and functional layouts that align with current city standards.

Ideal for investors or builders looking for a turnkey multifamily opportunity in Cape Coral, this site eliminates the upfront hurdles of planning and approvals, allowing the next owner to close and break ground immediately.

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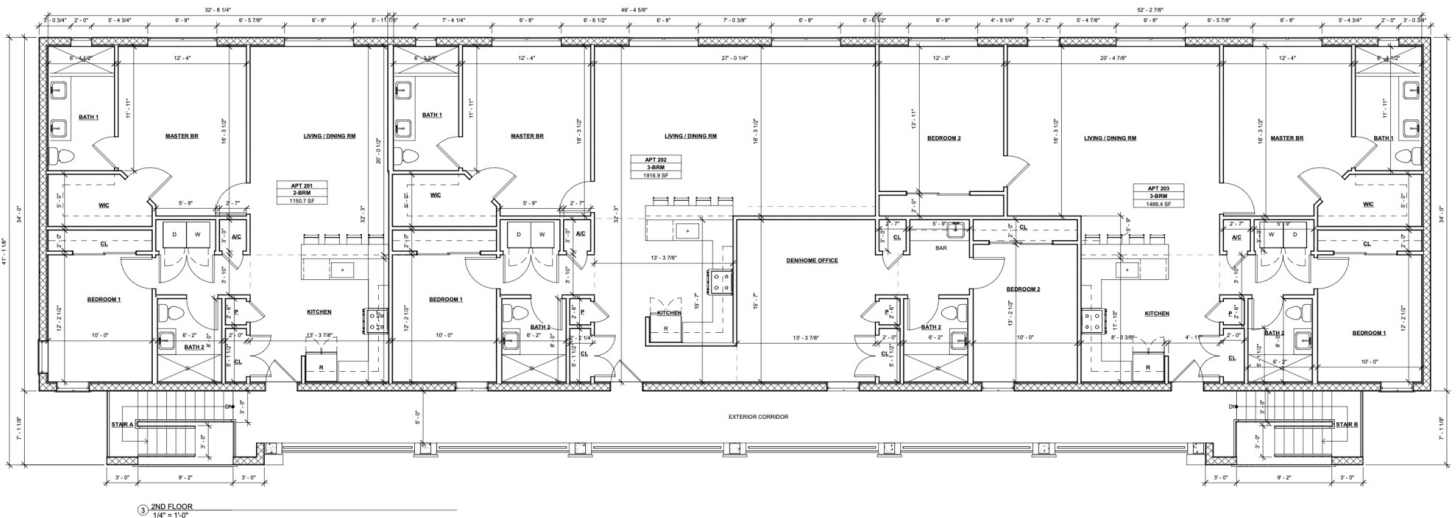
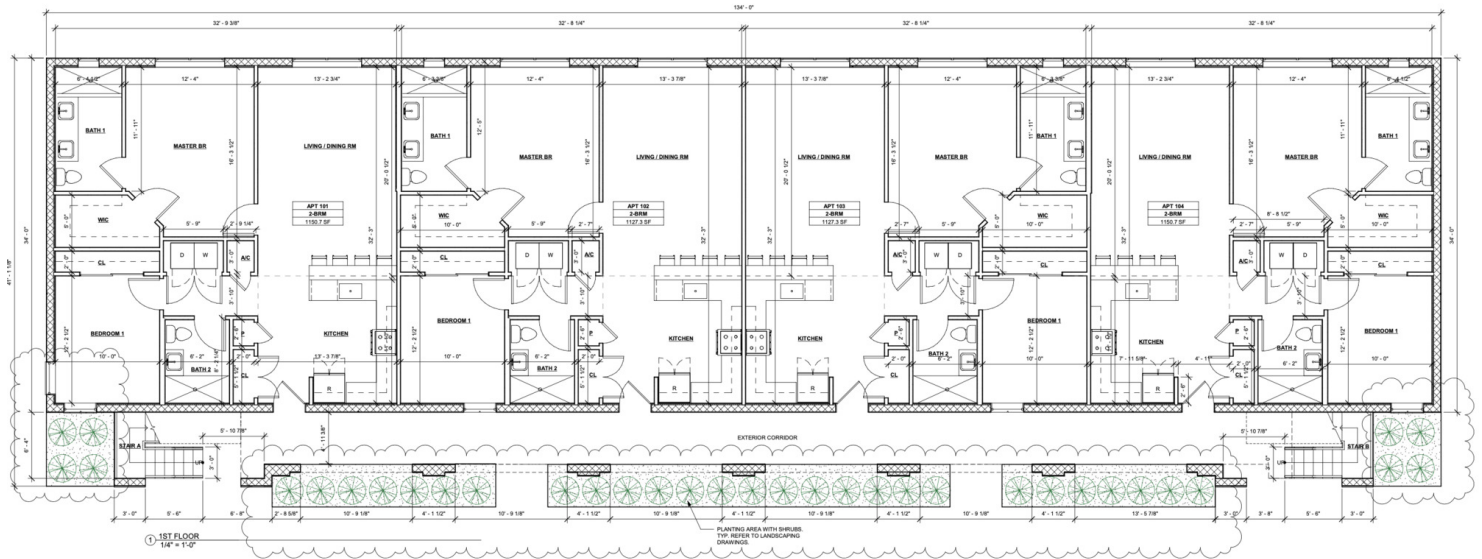
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Floor Plans

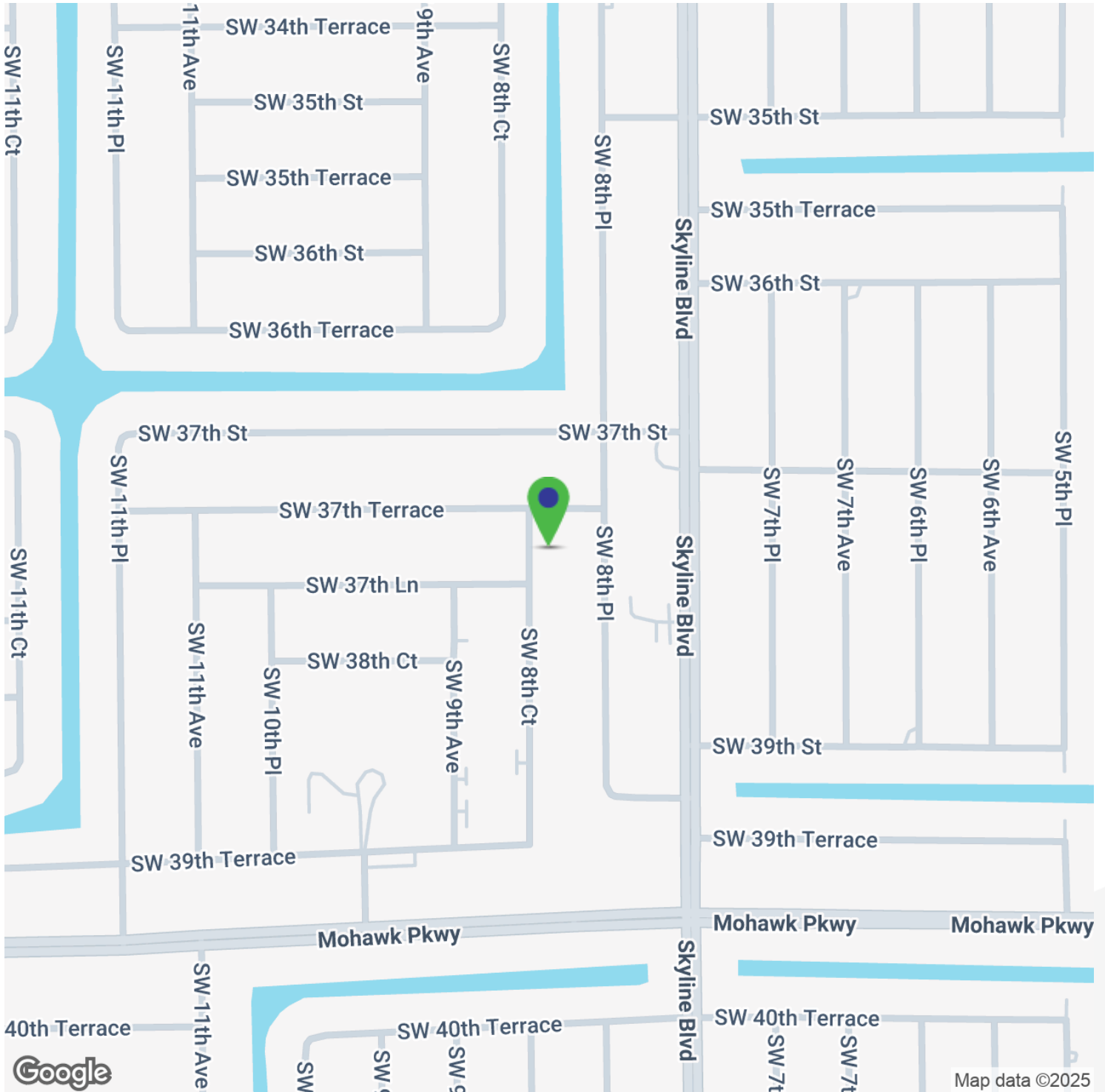


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Location Map

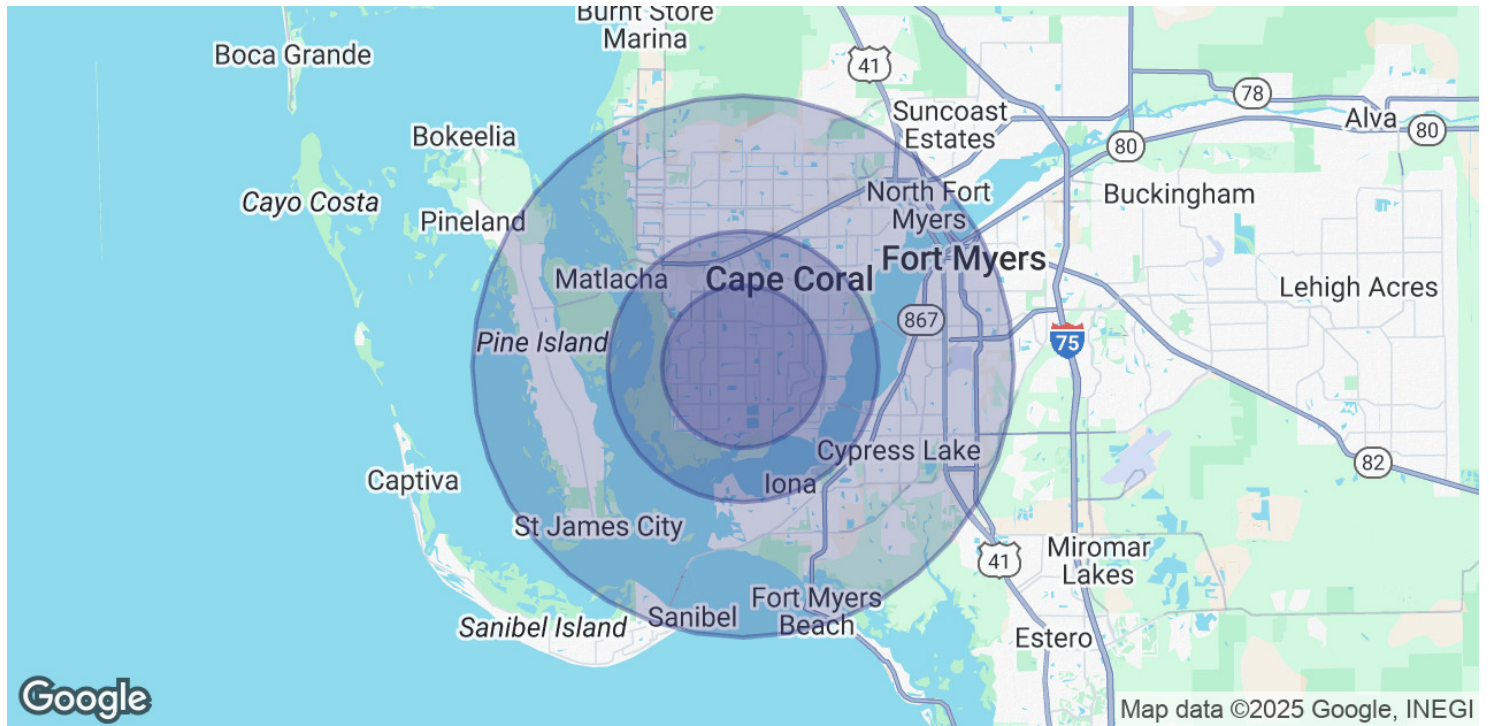


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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	82,004	137,210	403,528
Average Age	48	49	49
Average Age (Male)	48	49	48
Average Age (Female)	49	50	49

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	34,758	58,387	175,856
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$95,230	\$95,306	\$89,719
Average House Value	\$415,514	\$426,390	\$373,846

Demographics data derived from AlphaMap