

5596

FLAMINGO DRIVE
SAINT JAMES CITY, FL 33956

FOR SALE
183± ACRE
WATERFRONT SITE



\$ \$1,500,000
PRICE

183.2± ACRES
LAND SIZE

AG-2-Agricultural
ZONING

GROSS LAND SIZE	183.2± Acres (7,980,192± Sf)
FUTURE LAND USE	Wetlands/Coastal Rural/Suburban
FLOOD ZONE	VE-EL9 (NAVD88)
UTILITIES	Septic Currently On Site Water & Electric Can Be Pulled From Adjacent Development
PARCEL NUMBER	09-45-22-00-00002.0610 & 09-45-22-00-00002.0000

PROPERTY HIGHLIGHTS

- Prime waterfront location on Pine Island, convenient to Cape Coral and Fort Myers.
- Saint James City attracts both domestic and international visitors drawn to boating, fishing, and the island's relaxed coastal charm.
- Pine Island offers a unique balance of recreation, affordability, and small-town island living.

PROPERTY OVERVIEW

Located off Pine Island Sound in Southwest Florida, this rare 183.2± acre property offers expansive water frontage, natural beauty, and long-term potential. Access is provided via Flamingo Drive from Stringfellow Road, leading to multiple parcels with panoramic water views. The site features mangroves and other native vegetation along with an existing concrete boat ramp.

The property is zoned Agricultural (AG-2) with future land use designations of Wetlands, Coastal Rural, and Suburban—allowing for a range of possibilities including aquaculture, conservation, recreation, or future residential development. In 2001, the site received approved concurrency for a clam hatchery, reflecting prior governmental support for aquaculture use. Utilities can be extended from the adjacent Flamingo Bay mobile home park.

The offering includes both a private island setting and a waterfront peninsula, creating unique opportunities for residential, recreational and agricultural uses.



BOAT RAMP



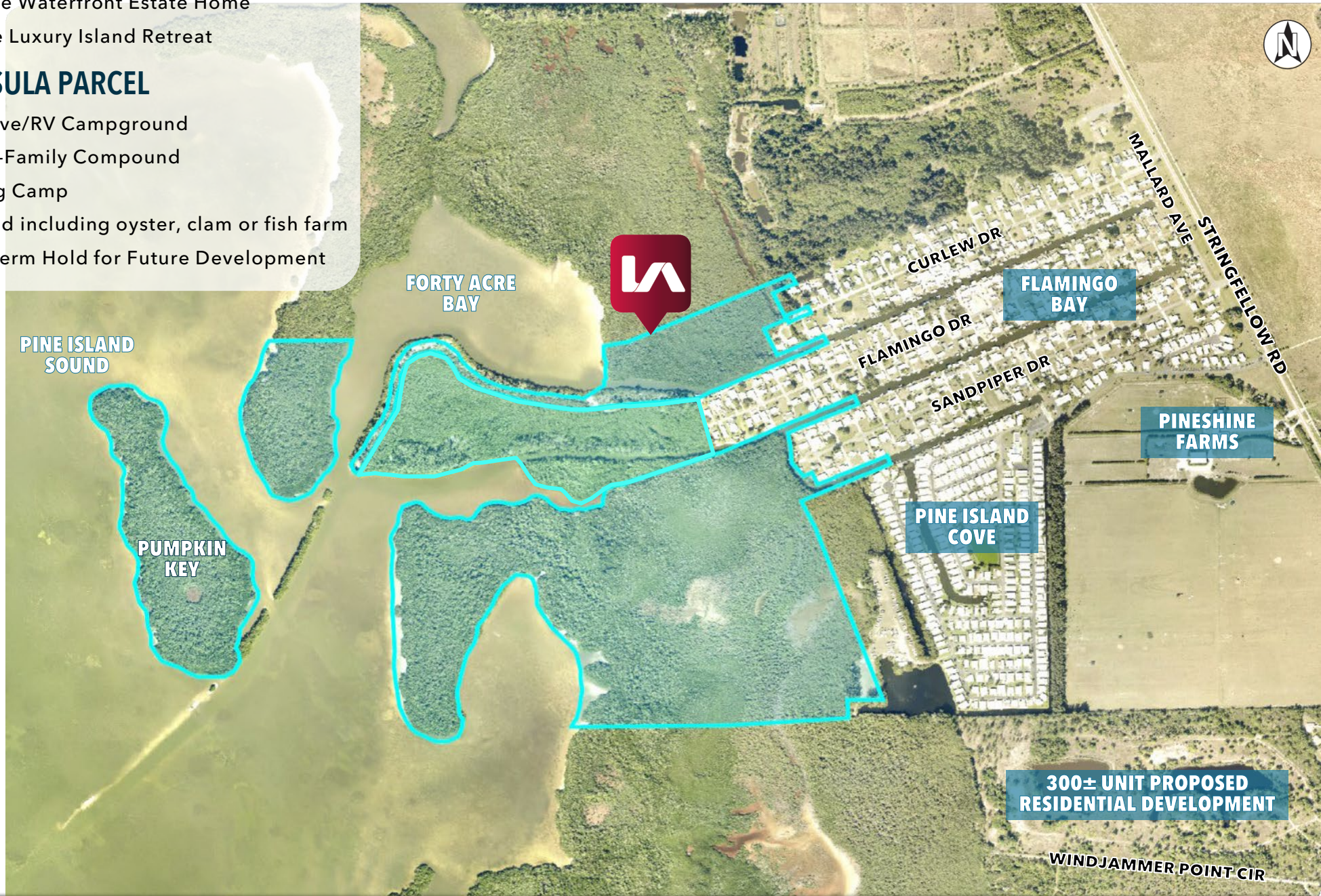
POTENTIAL USES

PUMPKIN KEY (ISLAND PARCEL)

- Upscale Waterfront Estate Home
- Private Luxury Island Retreat

PENNISULA PARCEL

- Primitive/RV Campground
- Single-Family Compound
- Fishing Camp
- AG land including oyster, clam or fish farm
- Long-term Hold for Future Development



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EXCLUSIVE LISTING AGENT

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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