



GOLDEN PALMS

3226 Stringfellow Rd

St. James City, FL 33956



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ST. JAMES CITY, FL 33956

EXCLUSIVELY PRESENTED BY:



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Sea Glass Gulf Realty

13921 Waterfront Dr #C
Bokeelia, FL 33922

Office: 239-686-3033

PROPERTY SUMMARY

Offering Price	\$1,699,000.00
Building SqFt	3,186 SqFt
Lot Size (acres)	0.44
Levels	2
Units	8.00
Year Built	1977
Subdivision Name	PINE ISLAND
County	Lee
Parcel ID / APN	35-45-22-04-00015.0000
Construction	MASONRY

INVESTMENT SUMMARY

Discover the perfect blend of investment potential and tropical living with this waterfront 8-unit apartment building in St. James City. With 161 feet of gulf-access canal frontage and a private dock, it's an ideal haven for boating enthusiasts. The property features 6 fully renovated studio apartments and 1 partially updated unit, all fully furnished and equipped with new mini-split air conditioners. Four units are leased annually, while the other four generate short-term rental income through Airbnb.

The expansive waterfront deck is perfect for entertaining or relaxing, and the 0.44-acre lot offers ample parking and a fenced yard ideal for pets. A full re-roof was completed in 2025. Additional amenities include secured bike parking, a maintenance shed, and coin-operated laundry machines for extra income. There's also potential to add a pool for even more value.

Located in the vibrant fishing and boating community of St. James City on Pine Island, this property offers a relaxed lifestyle near local seafood restaurants, shops, and stunning natural beauty.



INVESTMENT HIGHLIGHTS

- Prime Waterfront Location: 161 feet of gulf-access canal frontage with a private dock.

Renovated Units: 6 fully renovated studio apartments; 1 partially updated units, all furnished.

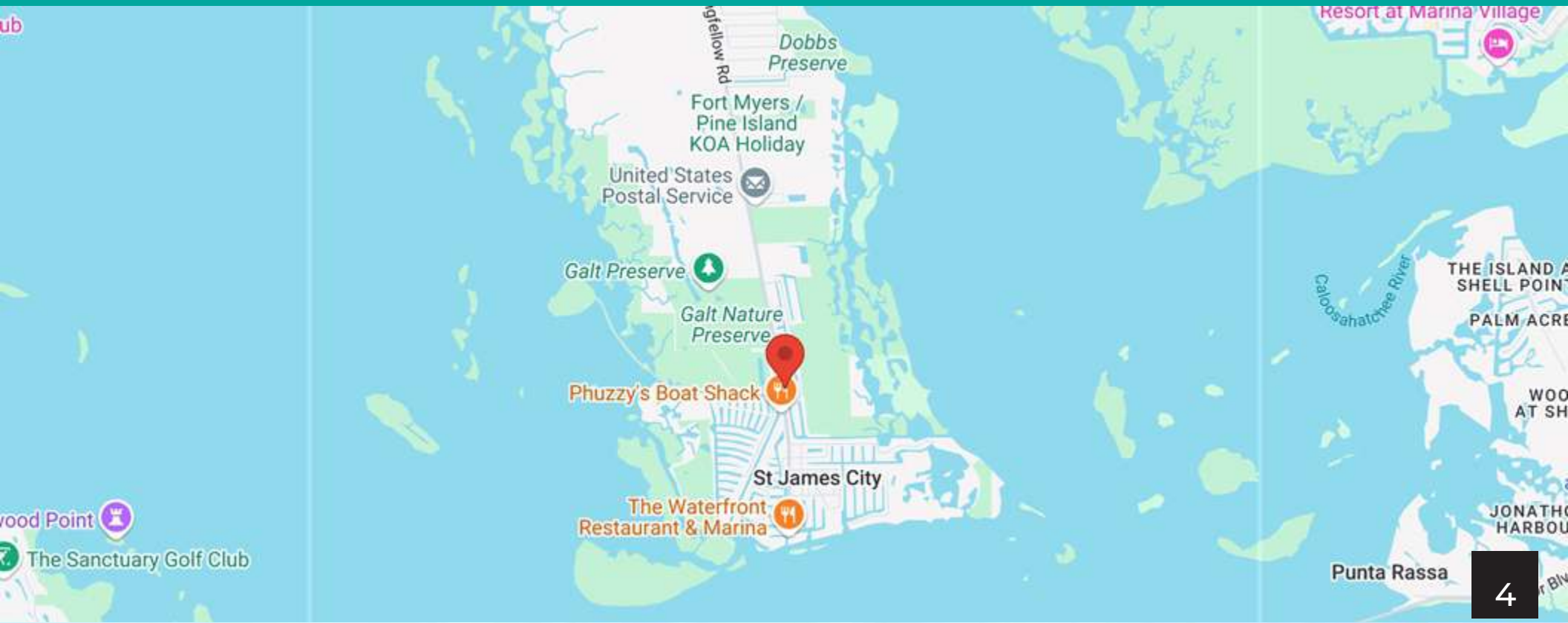
Flexible Leasing: 4 units leased annually; 4 generating short-term Airbnb income.

Modern Amenities: New mini-split air conditioners in all units, coin-operated laundry for extra revenue. Tankless water heaters in remodeled units.

Outdoor Features: Expansive waterfront deck, ample parking, fenced yard, pet-friendly.

Potential Value-Add: Large waterfront lawn, ideal for adding a pool. 161 feet of waterfront allows space for boat slips/lifts for additional rental revenue.

Tropical Lifestyle: Located in the fishing and boating community of St. James City on Pine Island.
A perfect investment in a laid-back coastal setting!





LOCATION HIGHLIGHTS

- St. James City, located on the southern tip of Pine Island, offers a tranquil, tropical lifestyle that appeals to both residents and visitors alike. Known for its laid-back atmosphere, vibrant boating culture, and excellent fishing spots, this hidden gem provides a true escape from the bustle of mainland Florida.

Lee County Statistics

Population: Lee County has a population of approximately 823,000 people, growing steadily due to its desirable climate and coastal living.

Median Home Value: The median home value in Lee County is around \$392,000, reflecting strong demand for properties in the region.

Tourism: Lee County, including Pine Island, attracts millions of visitors each year, with tourism generating over \$3 billion annually.

Proximity to Points of Interest

Fort Myers: Just 20 miles away, Fort Myers offers extensive shopping, dining, and cultural attractions, including the Edison & Ford Winter Estates.

Cape Coral: Only 14 miles to Cape Coral, known for its waterfront living and vibrant local community.

Pine Island Sound: The property provides direct access to Pine Island Sound, making it a boater's dream location. Pine Island Sound connects to the Gulf of Mexico, renowned for deep-sea fishing.

Matlacha: A picturesque, artsy village just 10 minutes away, known for its colorful galleries, shops, and seafood restaurants.

Sanibel and Captiva Islands: Located about 30 miles away by road or minutes away by boat, these islands are famous for their pristine beaches, shelling, and nature reserves.

Southwest Florida International Airport (RSW): Approximately 35 miles away, providing convenient travel options.

Community Highlights

Fishing & Boating: St. James City is part of Pine Island, famous for its unparalleled fishing opportunities and easy access to the Gulf of Mexico.

Local Charm: Known for its quaint, small-town feel, Pine Island offers locally owned restaurants, seafood markets, and beautiful parks, including the Pine Island Conservation Area and Galt Preserve.





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,675	2,864	6,788
2010 Population	1,375	2,530	6,956
2025 Population	1,453	2,627	7,336
2030 Population	1,528	2,720	7,623
2025-2030 Growth Rate	1.01 %	0.7 %	0.77 %
2025 Daytime Population	1,306	2,242	8,867



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	57	110	370
\$15000-24999	8	54	141
\$25000-34999	56	133	231
\$35000-49999	73	136	408
\$50000-74999	118	208	494
\$75000-99999	60	126	301
\$100000-149999	143	286	757
\$150000-199999	30	81	348
\$200000 or greater	264	337	845
Median HH Income	\$ 108,103	\$ 92,748	\$ 100,133
Average HH Income	\$ 176,576	\$ 146,306	\$ 144,440

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	876	1,466	3,394
2010 Total Households	749	1,351	3,588
2025 Total Households	809	1,471	3,894
2030 Total Households	862	1,549	4,111
2025 Average Household Size	1.8	1.79	1.87
2025 Owner Occupied Housing	739	1,358	3,502
2030 Owner Occupied Housing	793	1,441	3,754
2025 Renter Occupied Housing	70	113	392
2030 Renter Occupied Housing	69	108	357
2025 Vacant Housing	668	1,095	2,480
2025 Total Housing	1,477	2,566	6,374



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