

# 5596

FLAMINGO DRIVE  
SAINT JAMES CITY, FL 33956

**FOR SALE**  
**183± ACRE**  
**WATERFRONT SITE**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

YOUR LOCAL MARKET **EXPERT** | LOCAL EXPERTISE | INTERNATIONAL REACH  
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com







**\$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.

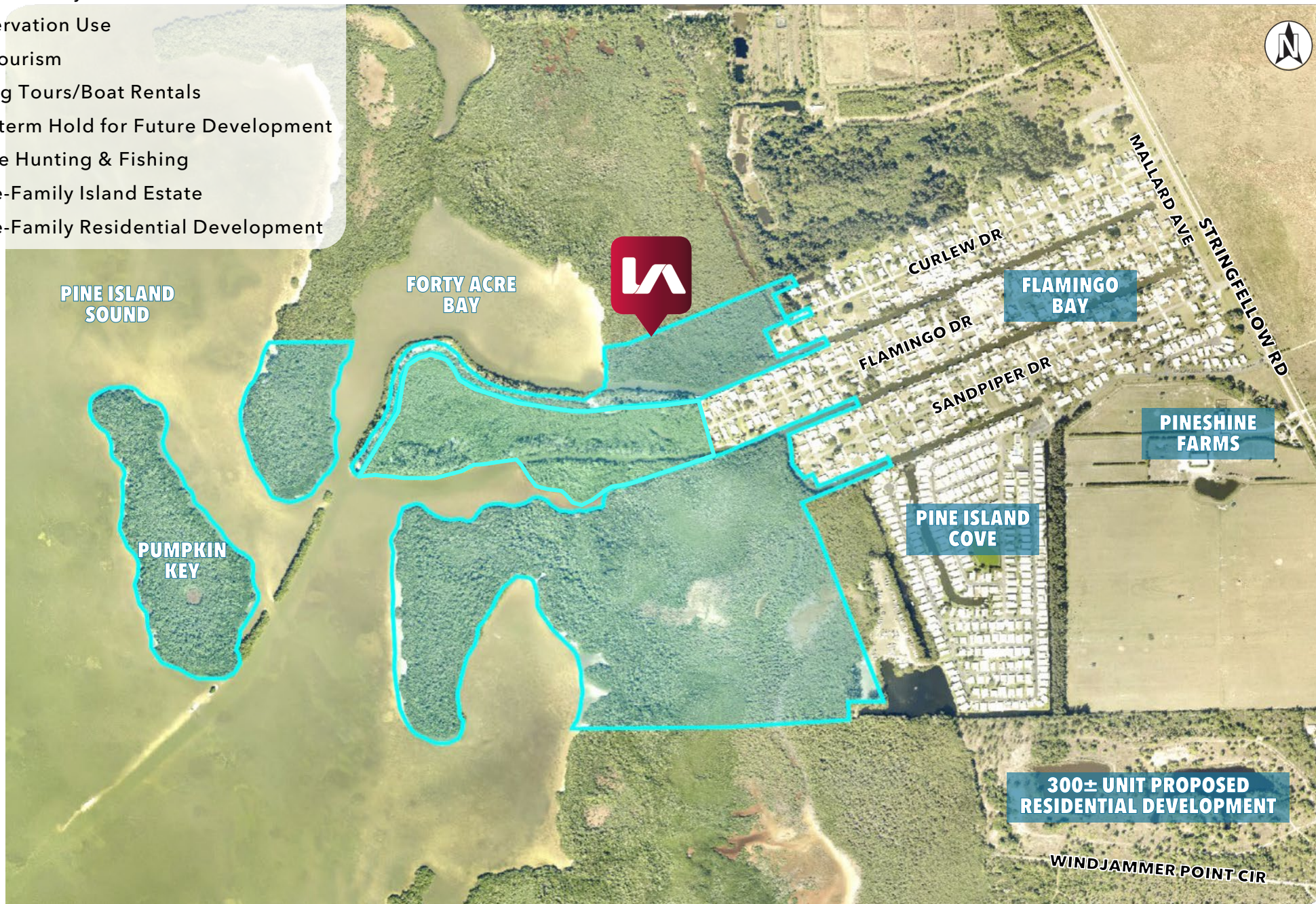
The property is zoned Agricultural (AG-2) with future land use designations of Wetlands, Coastal Rural, and Suburban—allowing for a range of possibilities including aquaculture, conservation, recreation, or future residential development. In 2001, the site received approved concurrency for a clam hatchery,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





# POTENTIAL USES

- Clam Hatchery
- Conservation Use
- Eco-Tourism
- Fishing Tours/Boat Rentals
- Long-term Hold for Future Development
- Private Hunting & Fishing
- Single-Family Island Estate
- Single-Family Residential Development





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**EXCLUSIVE LISTING AGENT**

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