

**SELLER FINANCING
AVAILABLE**

SANIBEL

Pine Island Sound

STRINGFELLOW ROAD

MASTERS LANDING DRIVE

LSI
COMPANIES

OFFERING MEMORANDUM

MASTERS LANDING FARM

47.15± ACRES MANGO TREE FARM - SAINT JAMES CITY, FL

PROPERTY SUMMARY

Property Address: 6331 Masters Landing Drive
Saint James City, FL 33956

County: Lee

Property Type: Land

Property Size: 47.15± Acres

Zoning: AG-2

Future Land Use: Coastal Rural

Utilities: Water, Sewer, and electric in
close proximity

No. of Parcels: 2

Tax Information: \$777.99 (2024)

STRAP Numbers: 14-45-22-00-00001.1020;
14-45-22-00-00001.1000

LIST PRICE:
\$2,115,000
\$45,000 Per Acre

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Hunter Ward, CCIM, ALC
Broker Associate



Justin Milcetic
Sales Associate



DIRECT ALL OFFERS TO:

Hunter Ward, CCIM, ALC
hward@lsicompanies.com

Justin Milcetic
jmilcetic@lsicompanies.com

(239) 489-4066

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.

EXECUTIVE SUMMARY

LSI Companies is pleased to present Masters Landing Farm, a 47± acre mango tree farm, located in St. James City on Pine Island.

The offering consists of two adjacent parcels of productive agricultural land with over 4,700 planted mango trees included in the sale price.

The grove is ditched, irrigated, and fenced, with an inventory of grafted young mango trees set to produce fruit in under two years.

Continue operating as a productive mango farm, diversify with additional crops or tropical nursery use, or convert the property into a private estate or ranch.



PROPERTY HIGHLIGHTS

- 4,700 young mango trees on the 47± acre property
- On-site Well: 8" X 327' X 200 GPM, cased to 234 Ft. and a depth of 327 Ft.
- SFWMD Water Use Permit for a total annual allocation of 40.80 million gallons (111,781 GPD)
- Only 0.3 miles to Stringfellow Rd., the islands main thoroughfare
- Coastal Rural Future Land Use allows for a residential density of 1 dwelling unit per 2.7-acres (1 du/2.7 acres). Maximum densities can be increased to one dwelling unit per acre (1 du/acre)
- Ideal for continued mango cultivation or agriculture diversification with the property being suitable for many different types of farming
- Seller financing available



CAPTIVA

Pine Island Sound Aquatic Preserve

STRINGFELLOW ROAD - AADT 4,900±

MASTERS LANDING DRIVE



PINE ISLAND MANGOS

Pine Island is well-known in produce markets for high-quality mango production, commanding premium prices at farmers markets and local grocers due to their freshness and flavor.

Mangos are a resilient crop in this SWFL climate with long growing seasons, fertile soil, and ample sunshine to support consistent harvests.

One of the fastest-growing fruits in terms of US annual consumer consumption. With the infrastructure and mango trees already in place, this property will soon be a highly productive mango farm, offering a diverse income stream and significant long-term value.



PROPERTY AERIAL



PINE
ISLAND
COVE

Pine Island Sound

STRINGFELLOW ROAD

MASTERS LANDING DRIVE

MASTERS LANDING DRIVE

RETAIL MAP



LOCATION MAP

LOCATION HIGHLIGHTS

- 0.3± miles to Stringfellow Road
- 4.4± miles to Pine Island Road
- 6.9± miles to Bokeelia
- 9.2± miles to Cape Coral
- 18.9± miles to US-41
- 20.1± miles to Fort Myers



PINE ISLAND

CAPTIVA

ST. JAMES CITY

SANIBEL

CAPE CORAL

FORT MYERS BEACH

FORT MYERS

41

INTERSTATE
75

41

INTERSTATE
75

Caloosahatchee River





LIMITATIONS AND DISCLAIMERS

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