

Woodyard & Associates LLC Waterfront Estate Parcels on Matlacha Pass For Sale

COMMERCIAL REAL ESTATE



LOCATION: 6900 & 6950 Pirate Landing Lane,
St. James City, FL 33956

STRAP #: 14-45-22-00-00002.003B & .003C

ZONING: RS1 - Residential & AG-2 Agricultural

SIZE: 20.4± Acres (2 Parcels)

LAND DIMENSIONS: 185' Width x 2,366' Depth

PRICE: Parcel B - 10.2± Acres \$ 225,000.00
Parcel C - 10.2± Acres \$ 147,500.00

\$ 372,500.00

COMMENTS: Beautiful waterfront estate acreage overlooking Matlacha Pass. Parcel B has an existing 860± Sq. Ft. dock. Pilings are in for a 7,000± lb permitted boat lift. Both parcels are currently used as a palm tree farm with Agricultural tax exemption. Build your retreat on one or both parcels and enjoy the serenity of this outstanding location. Each parcel has 190± Ft. of waterfrontage.

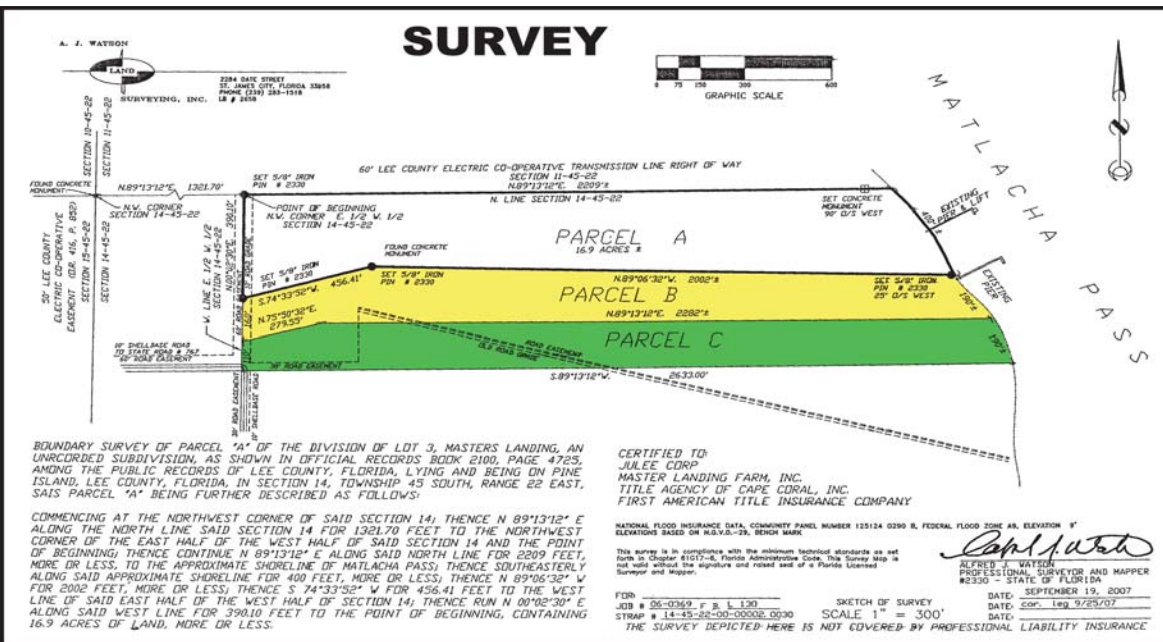
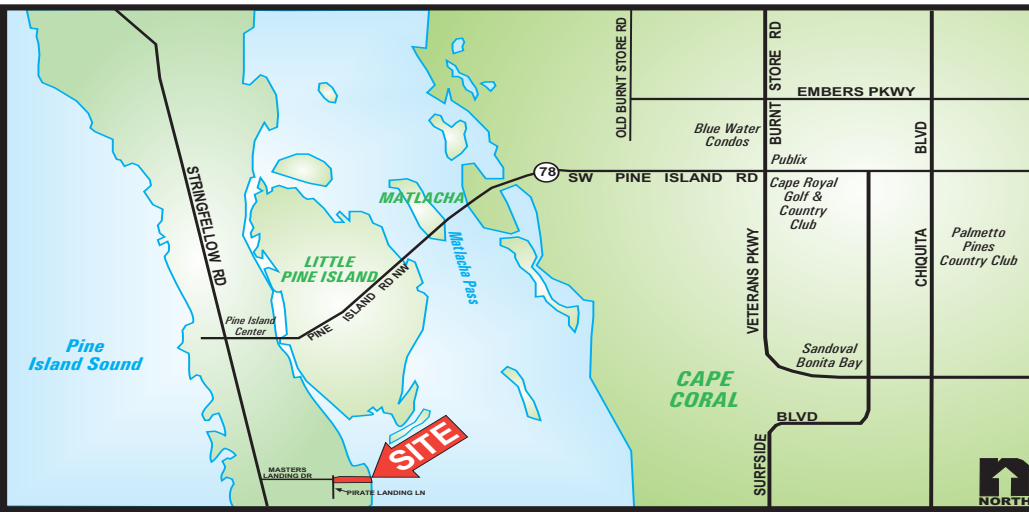
[MLS#'s 200810762, 200810766, 200810764]

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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