

Stigliano Commercial Real Estate

Oceanfront Residential Land for Sale

2495 S. Highway A1A
Vero Beach / North Hutchinson Island, FL 32963

Round Island Plantation

31 Single Family Home Lots
and
2.37 acres Ocean Front Lot



Exclusively listed by:

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Round Island Plantation

I. Executive Summary

Round Island Plantation is located on North Hutchinson Island situated on A1A on the border of St. Lucie and Indian River Counties. The project is located on both sides of A1A and is bordered by the Atlantic Ocean to the east and the Intracoastal Waterway to the west. The property is broken into two parcels.

The western parcel is a total of 41.6 acres with 6.12 developable acres consisting of 31 single family home developed lots. Twenty-five of the lots are located in St. Lucie County and are approximately 55' x 110'. The northern six lots are in Indian River County and are +/- 75' x 150'. The west parcel has Intracoastal access via a pedestrian walkway and approval for a small dock on the water. Approximately 95% of the horizontal site development for the west side of A1A has been completed as well as a tunnel passing under A1A that connects the east and west parcels at a total cost of \$6 million.

The east parcel consists of 2.37 acres of Oceanfront property with 215 linear feet of ocean frontage. In 2007, this site was planned and approved for 13 oceanfront units, 36 cabanas with a pool and recreation area.

The maximum building height is 35 feet which will give unobstructed views of both the Atlantic Ocean and the Intracoastal Waterway.

North Hutchinson Island is an Atlantic Ocean coastal barrier island, lying north of the Fort Pierce Inlet. It is separated from the mainland by the Indian River Lagoon. The island is located along the central Atlantic coast of Florida, and 77 miles north of Palm Beach. Hutchinson Island offers over 23 miles of unspoiled beaches.

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II. Investment Highlights

- **Ocean Front Parcel** – 2.37 acres with 215 feet of ocean frontage. Previously approved for 13 units in connecting three story buildings, a pool recreation area and 36 cabanas.
- **West A1A Parcel** – Total of 41.6 gross acres. 31 single family lots on 6.21 developed acres. 25 of the lots are in St. Lucie County. Lots are approximately 55' x 110'. The northern 6 lots are in Indian River County. Lots are approximately 75' x 150'
- **Both parcels can be bought together or separately**
- **2015 Taxes** – Ocean Front parcel: \$37,590 / West Parcel: \$47,450
- **Maximum Building Height:** 35'
- **Infrastructure:** 95% of the horizontal site development has been completed including entrance feature, streets, pavers, sewer, water, lift station and tunnel under A1A that connects the west side with the east side. Seller will bond the balance of infrastructure and provide credit at closing.
- **Zoning:** West Side: Planned Unit Development (PUD)
Ocean Side: Hutchinson Island Residential District (HIRD)
- **Entitlements:** West side (31 single family lots) has been submitted to St. Lucie County for PUD rezoning, Site Plan and Preliminary Plat. Expected approval, Fall of 2016. East side to retain Existing Minor Site Plan Approval.
- **Utility Services Agreement:** Standard Potable Water and Wastewater Agreement with St. Lucie County currently in place with reservations for up to 64 ERC's based on the original development plan of 31 single family lots, 13 multi-family units and 36 cabana units as part of the community's recreation area.
- **Pricing:** Call for pricing information.

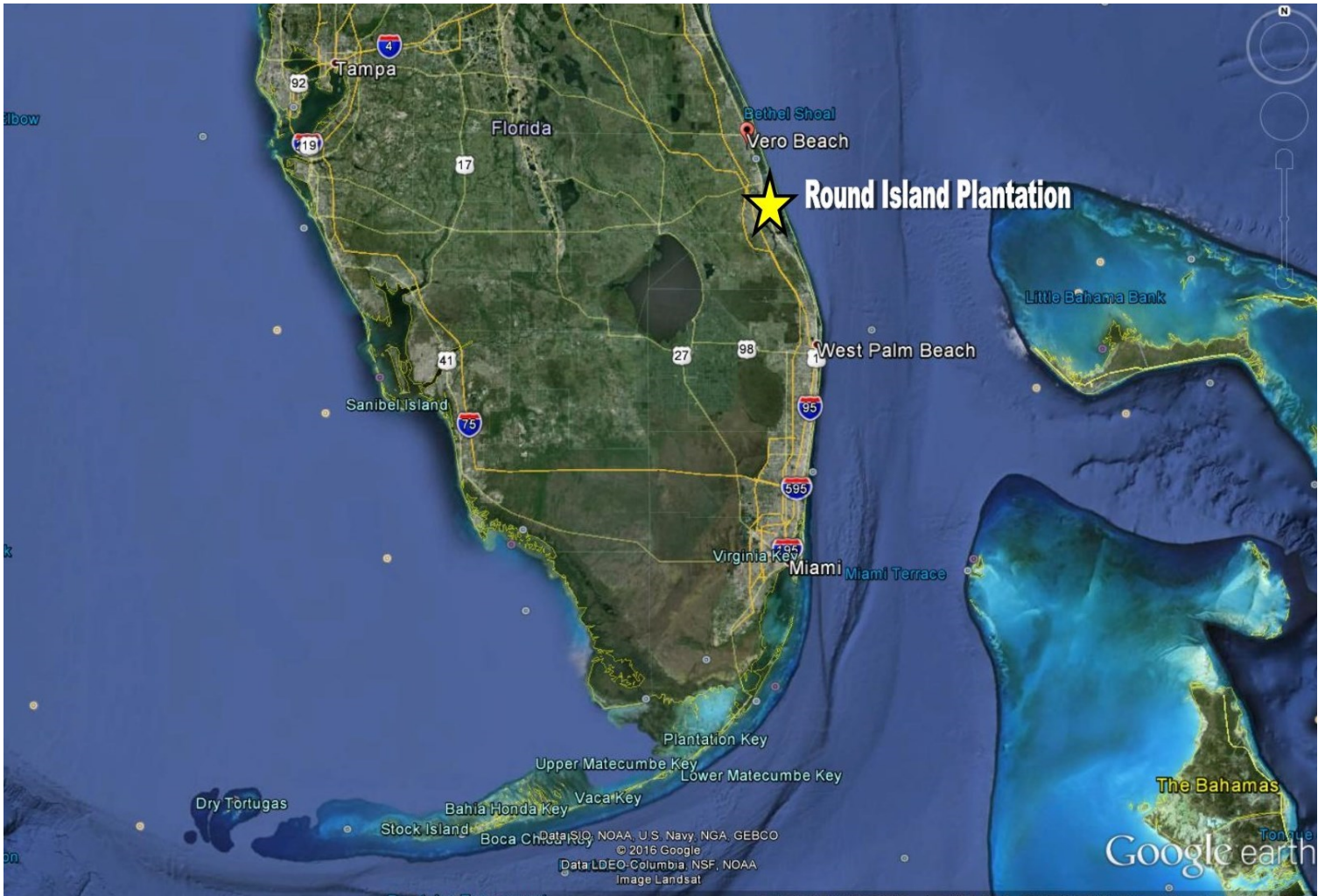
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III. Map



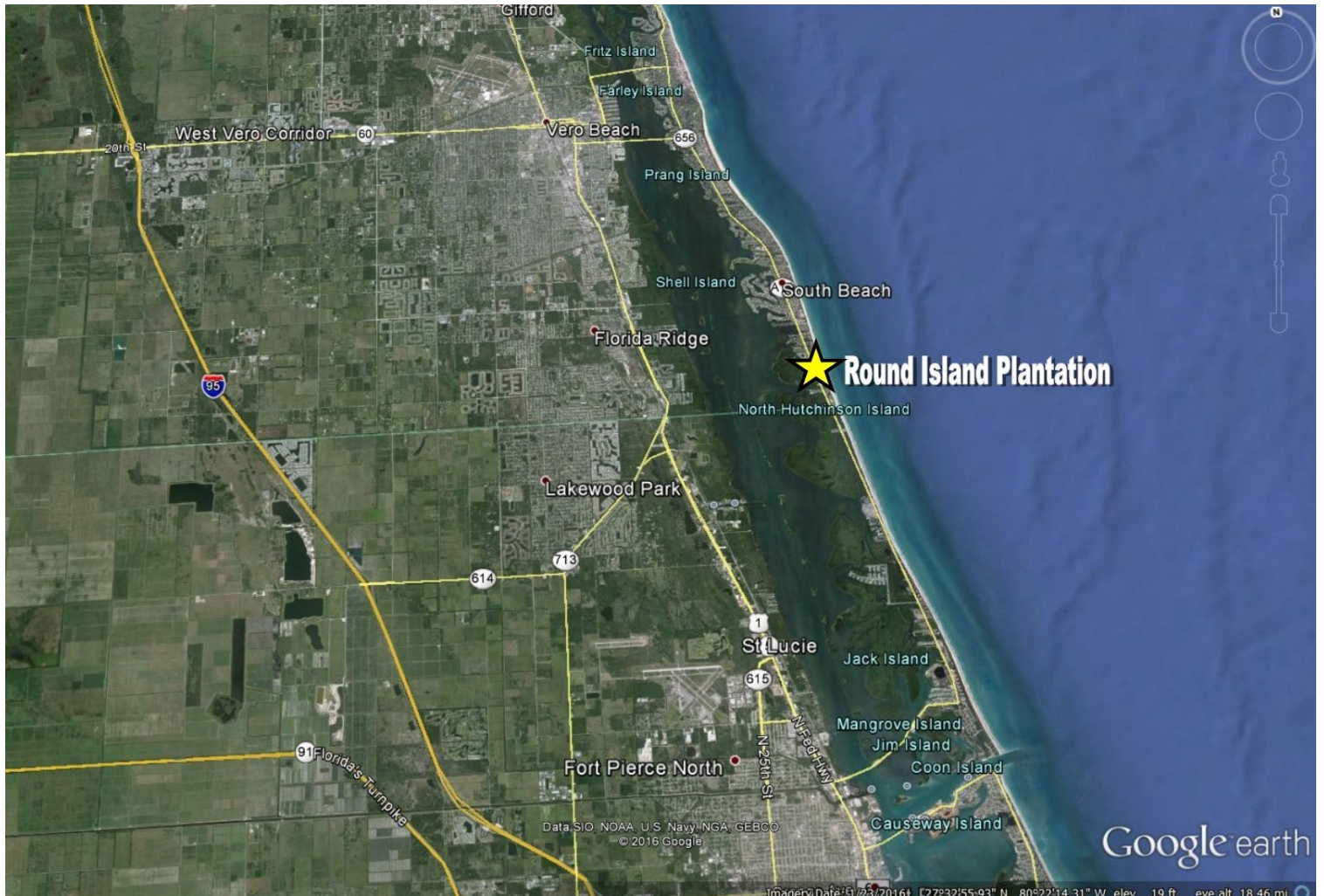
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IV. Aerial Site Plan



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V. Current West PUD Site Plan



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