



FOR SALE

Ocean Front Residential Development

A1A South Hutchinson Island

St. Lucie County, Florida 34949

Property Features

- Location: A1A South Hutchinson Island
- Site Size: 32.37 Acres
- Property Type: 43 Lot Residential Development
- Zoning: HIRD, Hutchinson Island Residential District and RU Residential Urban, St. Lucie County
- Entitlements: SFWMD Permit issued, USACE Permit issued, PUD Resolution approved 6/2/15. Fully entitled project, shovel ready
- Future Land Use: HIRD, Hutchinson Island Residential District

Sales Price

\$7,500,000

LISTING AGENT

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Ocean Front Residential Development
Photos



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Ocean Front Residential Development
St. Lucie County Parks



Comments

Beachfront to Indian River development parcel in the secluded Hutchinson Island setting of St. Lucie County. Nineteen barrier island county parks containing over 1,300 acres of land surround this prime site. The site is being offered fully approved for 43 lots, a typical lot being 40' with a 30'x70' building envelope. This private setting is ideally located for the avid outdoor enthusiast with kayaking, world class inshore and beach fishing, biking, beachfront horseback riding all minutes from your doorstep. This project is a unique offering on the island because it give the developer complete control of the entire project, unlike previously platted and sold out barrier island communities.

Over 1,300 Acres of Barrier Island Parks & Recreation	
Blue Heron Beach	4 Acres
Bear Point Sanctuary	13 Acres
John Brooks Park Beachside	226 Acres
John Brooks Park Riverside	182 Acres
South Jetty Park	1.34 Acres
Frederick Douglass Memorial Park	8.45 Acres
Vitolo Family Preserve North	64 Acres
Vitolo Family Preserve South	40 Acres
Middle Cove Beach	3.56 Acres
Blind Creek Riverside North	50 Acres
Blind Creek Riverside South	251 Acres
Blind Creek Beachside North and South	108 Acres
Walton Rocks Beach / Dog Park	24 Acres
Ocean Bay Riverside and Beachside	53 Acres
Herman's Bay Beach	1 acre
Normandy Beach	1 acre
Jane Murray Brooks Park	143 Acres
Dollman Park Beachside	143 Acres
Waveland Beach	3.3 Acres

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