

WATERFRONT DEVELOPMENT TRACTS FOR SALE MARTIN COUNTY, INDIANTOWN, FLORIDA



DESCRIPTION:

This offering presents an unusual investment opportunity to acquire the largest assemblage of Kanner/St. Lucie Canal waterfront available. Three (3) separate parcels, totaling 34.8 acres fronting Kanner Highway (SR 76), encompass over two miles of waterfront along the navigable St. Lucie Waterway, between the Dupuis Preserve and Indiantown, Florida, directly opposite the King Ranch.

	<u>Parcel 1</u>	<u>Parcel 2</u>	<u>Parcel 3</u>	<u>Total</u>
Acreage	11.54	15.14	8.2	34.88
Avg. Lot Depth	133'	133'	133'	133'
Frontage	3,780'	4,959'	2,689'	11,428'

ZONING

Parcels 1 & 2 are currently in the process of being re-zoned to be consistent with their underlying land use designation, allowing for these tracts' potential subdivision into ten (10) individual 2 acre residential lots along the waterfront. Parcel 3 is zoned to accommodate a residential single lot.

INDIANTOWN

DEVELOPMENT:

Indiantown is poised for substantial redevelopment with four major DRI and numerous PUD applications currently under way in close proximity to the subject property. These pending development applications are seeking approvals for over 5,500 residential units and over 1.2mm sf of commercial and industrial space.

2006 TAXES:

	<u>Parcel 1</u>	<u>Parcel 2</u>	<u>Parcel 3</u>	<u>Total</u>
Assessment	\$ 727,020	\$ 953,820	\$ 574,000	\$ 2,254,840
Taxes	\$ 11,336	\$ 14,872	\$ 8,950	\$ 35,158

PRICE:

\$2,964,800 (85,000 per acre)

OFFERED EXCLUSIVELY BY
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offers subject to errors, omissions, withdrawal or prior sale without notice



INDIANTOWN

PARCEL 1
11.54 ACRES

PARCEL 2
15.14 ACRES

PARCEL 3
8.2 ACRES

ST. LUCIE WATERWAY
KANMER HIGHWAY (SR 76)

KING RANCH