

Custard Cove Lakefront Development

Belle Glade, Florida



Rare Lakefront Development! ***5 +/- Acres on Beautiful Lake Okeechobee!***

The only parcel for development with direct access to Lake Okeechobee.
Only parcel for development within Lake Okeechobee's Herbert Hoover Dike.

Wildlife,
Water Sports,
Championship Bass Fishing,
Duck Hunting,
and More!



Custard Cove Development

Belle Glade, Florida



Coldwell Banker Commercial Saunders Real Estate

114 N. Tennessee Ave., 3rd Floor, Lakeland, FL 33801 • 863-648-1528 • www.saundersrealestate.com

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About the Property

Custard Cove is a lakefront, development property with entitlements in place. It is located on the immediate NW side of the Torry Island bridge and is originally known as the J-Mark Fish Camp that was established in 1940. Bordered by Torry Island Road (SR 717) to the south, wetlands to the north, and Lake Okeechobee Waterway to the east, the property is the only developable parcel within the Lake Okeechobee's Herbert Hoover Dikey, and the only parcel with direct access to Lake Okeechobee.

*The only developable parcel with direct access to Lake Okeechobee,
the Bass Fishing Capital of the World!*

Centrally located in the heart of Florida's fresh-water waterways.

Sale Price:	\$3,850,000
Total Acreage:	5.01 +/- acres
Improved Acreage:	5.01 +/- acres
Property Address:	Belle Glade, Florida 33430
Nearest Intersection:	SR 717 and SR 715
Lake Frontage:	500 +/- feet on Lake Okeechobee
Land Cover:	Grass
Current Use of Land/Property:	Vacant, development entitlements in place
Uses:	Marina timeshare, recreation, prime fishing, water sports, duck hunting, marina, excellent investment!
Road Frontage:	350.53 +/- feet on Torry Island Road / SR 717
Water and Utilities:	City of Belle Glade
Improvements:	Marina with floating boat docs, seawall, and boardwalk
Topography:	Rectangular in shape and generally flat
Zoning or FLU:	B-2 "Restricted Business District," which includes two- and multiple-family dwellings.
Property Density:	Allows for 34.8 dwelling units per acre (approx. 180 units) and has no height restrictions.



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Lakefront Development Opportunity

Prime Location

Entitlements in Place!



Walking distance to
municipal golf course

Excellent Investment!

Uniquely positioned in the heart of Florida's fresh-water waterways.



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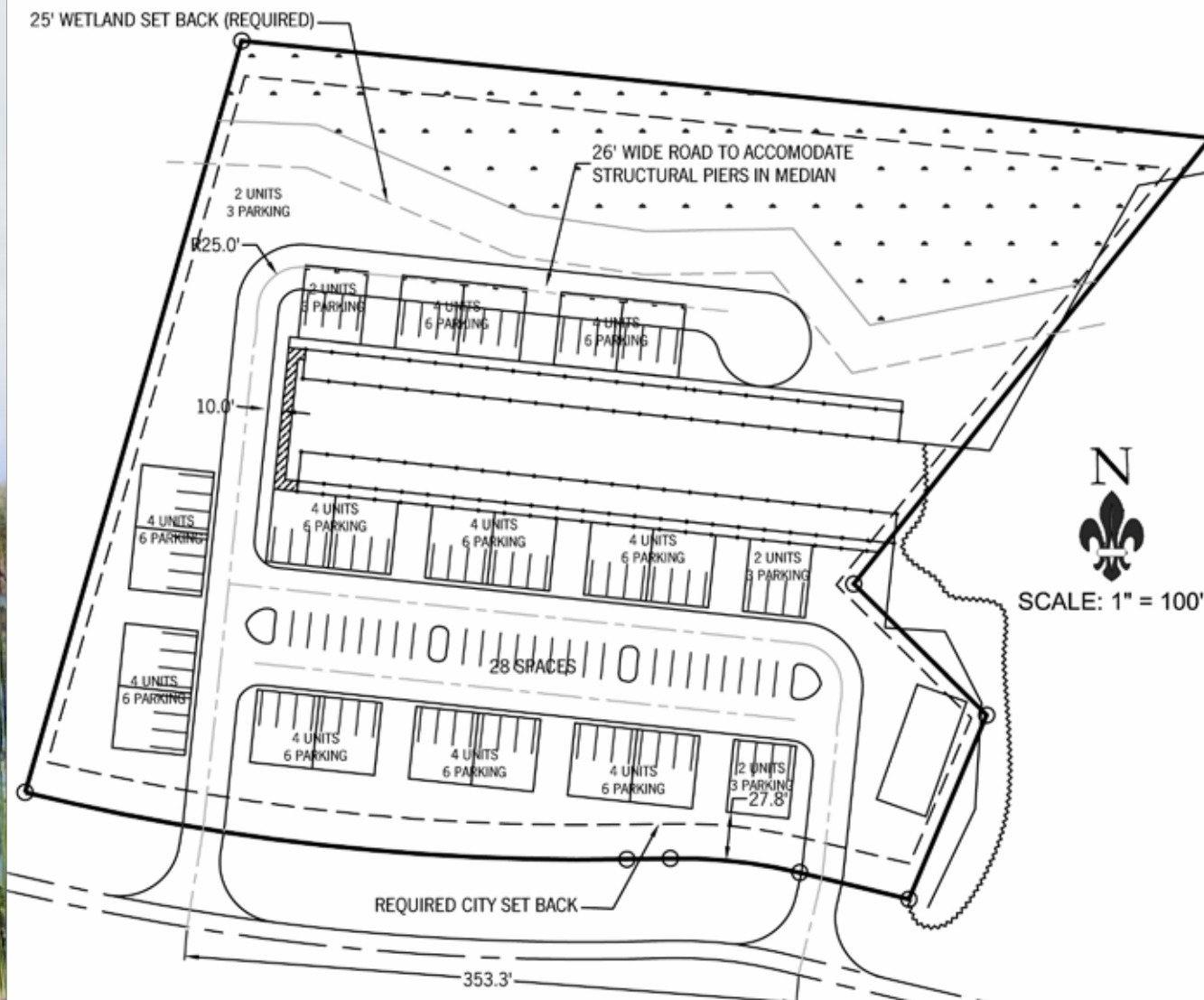


Site Plan

Additional site plans of various development phases available upon request.

48 UNITS
REQUIRED PARKING 1.5 SPACES / UNIT
REQUIRED PARKING IS UNDER UNITS
28 ADDITIONAL PARKING SPACES
PARKING 10' X 20' (PER CITY CODE)
DRIVE WAYS 24' WIDE (PER CITY CODE)

Unique Tax Incentives



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Aerial Map



Parcel ID: 04-36-43-35-00-000-1040

GPS Coordinates: 36°, 42 ft., 25"N / 80°, 42 ft., 47" W



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Location Map



***Two local airports
within 10 minutes
Located on scenic trails!***

Driving Directions:

- From SR 80 in Belle Glade, FL, turn west on W. Canal Street.
- Follow W. Canal Street/SR 717 (turns into W. Lake Road) to the Torry Island Bridge.
- Cross the Torry Island Bridge and the property is to the immediate right.

***Championship Fishing in Lake Okeechobee,
the Bass Fishing Capital of the World!***



***Great for Marina Timeshare, Water Sports,
Duck Hunting, Recreation, Marina***

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Last parcel for development within Lake Okeechobee's Herbert Hoover Dike

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863-648-1528

David Goodlett 561-723-9210

**114 North Tennessee Avenue, 3rd Floor
Lakeland, FL 33801**

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