

4203 North A1A—Fort Pierce, FL 34949

Vacant Land-YOUR CHOICE: 36 Unit Development OR Private Beach Estate

Snap up this incredible deal! North Hutchinson Island in affordable St. Lucie County is in demand!

Four rare and unique parcels make up this desirable bargain.

Parcel #1: Property ID # 1423-120-0011-000-1, Five foot beach access from North A1A to the Atlantic Ocean

Parcel #2: Property ID # 1423-120-0013-010-8, Twenty foot wide Private Road, from the west of N A1A (approximately 1200 feet) to an Intercoastal Tributary, a navigable waterway with boat ramp for smaller boats, canoes, kayaks. This 20 foot private road that fronts N A1A can be used as the South setback for whatever construction is done on the buildable lot.

Parcel #3: Property ID# 1423-120-0024-000-5, Three acres west of the tributary, accessible via Queen Cove subdivision- one acre of that is buildable land and rest is wet lands.

Parcel #4: Property ID# 1423-120-0013-000-5, Buildable lot is 85+/- Feet fronts North A1A, the lot runs 265 Feet to the West on the south side, (which runs adjacent to the 20 foot private road) and 250 Feet West on the North side.

Total parcel is comprised of 4 +/- contiguous acres all zoned HIRD, 9 units per acre. This zoning will allow up to 36 units to be built on the buildable lot. However, this expansive lot would also be ideal for your family beach estate!

The buildable lot, on the west side of NA1A, falls between two different, completed ocean front high rise condominiums. This vantage point allows great ocean views from anywhere on this premium buildable lot!

This parcel is on the very quiet north end of North Hutchinson Island, a short scenic ride to either; the quaint shops and restaurants of the beachside of Vero Beach, or to the beautiful downtown marina and restaurant area of Fort Pierce. So many options and such an amazing piece of natural Florida at an unbeatable price.