

DEVELOPMENT OPPORTUNITY FOR UP TO 14 SINGLE FAMILY HOMES

AVALON BEACH SINGLE FAMILY HOMES DEVELOPMENT CLOSEOUT OPPORTUNITY

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Exclusively Marketed by:



Manny Chamizo III ONE Sotheby's International Realty Global Commercial Director (786) 453-3171 FLAcommercial@gmail.com



OFFERING SUMMARY

ADDRESS	104 Ocean Estates Drive (14 Lots) Hutchinson Island, FL 34949
COUNTY	St. Lucie
PRICE	\$4,900,000
PRICE PSF	\$75.49
LAND SF	64,904 SF (Combined Total of 14 Parcel
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	PUD
# OF PARCELS	14

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	2,746	25,549	59,172
2023 Median HH Income	\$58,165	\$38,774	\$42,590
2023 Average HH Income	\$82,006	\$61,610	\$62,300

ONE Sotheby's International Realty proudly presents the amazing opportunity to acquire the remaining 14 parcels consisting of 64,904 SF of undeveloped land nestled between the Atlantic Ocean and the Intercoastal Waterway in Avalon Beach located in Hutchinson Island, FL. Situated between Avalon State Park and conservation land, these 14 parcels of vacant land reside in a secluded paradise. The existing and developed residences within Avalon Beach are comprised of homes spanning from four-bedrooms with four-bathrooms, to a spacious sevenbedrooms with six-bathrooms, all ranging between 2,587 SF and 4,984 SF, with available homes currently on the market priced between \$1,675,000 and \$2,250,000.

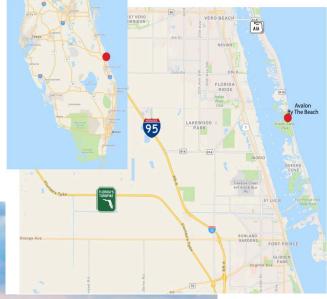
The property is located in a quiet, barrier island community consisting primarily of exclusive gated oceanfront and riverfront communities as well as oceanfront estate homes. As a wealthy enclave of largely second and third residences, the area has remained stable and continues to attract affluent buyers from throughout the United States who are attracted to the white sandy beaches, performing arts theaters, quaint boutiques and fine dining available nearby. Avalon Beach is located 1/4 mile South of the Indian River County line and within minutes of Vero Beach, healthcare, airports, and I-95.



- For Sale: The last 14 lots available out of 36 total lots within the Avalon Beach Community. The 14 lots are located on the West/Bay side of the property.
- Available lots vary between 40x90 and 50x90
- Ability to develop up to three stories
- HOA Fee: \$288 p/mo

PROPERTY FEATURES

LAND SF	64,904 SF (Combined Total of 14 Parcel
# OF PARCELS	14
ZONING TYPE	PUD
TOPOGRAPHY	Level







-BEACH ACCESS-



-MAIN ENTRANCE-



-FACING EAST-

The existing and developed residences within Avalon Beach are comprised of homes spanning from four-bedrooms with four-bathrooms, to a spacious seven-bedrooms with six-bathrooms, all ranging between 2,587 SF and 4,984 SF, with available homes currently on the market priced between \$1,675,000 and \$2,250,000.



EXISTING HOME



EXISTING HOME



EXISTING HOME



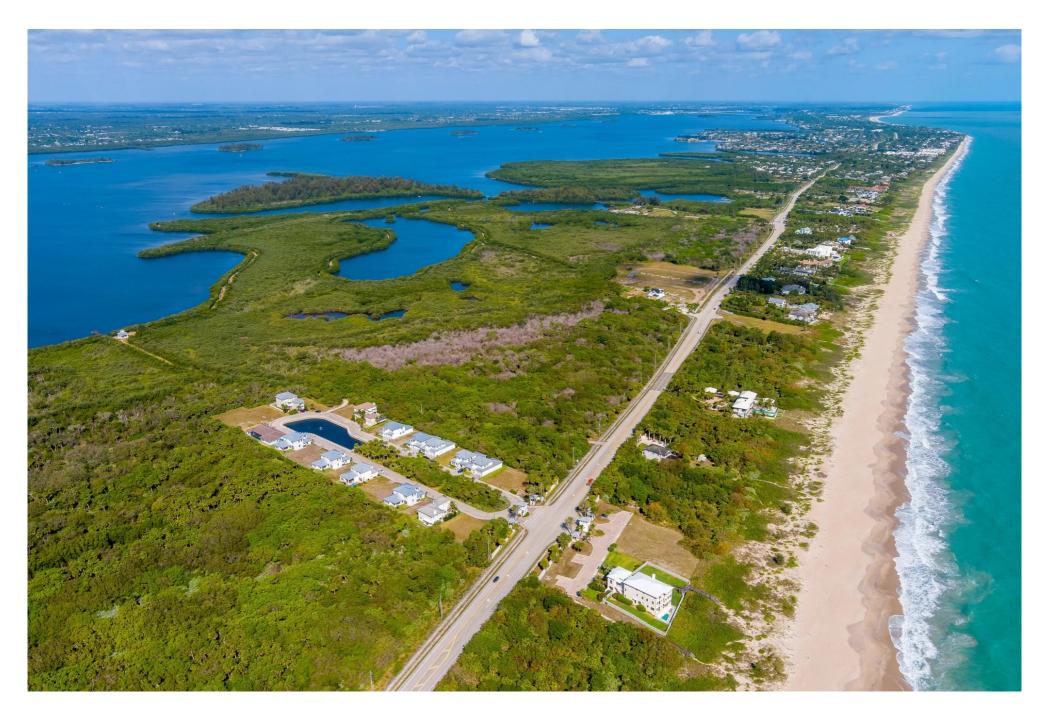
EXISTING HOME



-BAY TO BEACH-



-BAY TO BEACH-



-NESTLED BETWEEN AVALON STATE PARK AND CONSERVATION LAND-



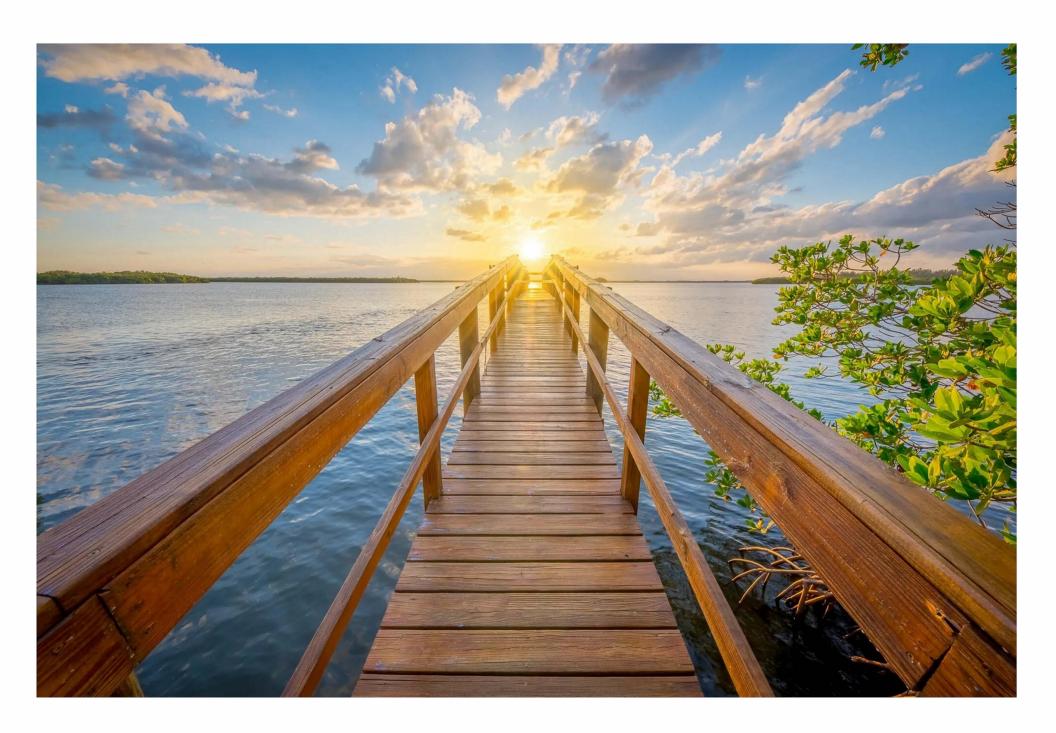
-NESTLED BETWEEN AVALON STATE PARK AND CONSERVATION LAND-



-BEACH ACCESS POINT-



-BAY SUNSETS FROM CLUBHOUSE-

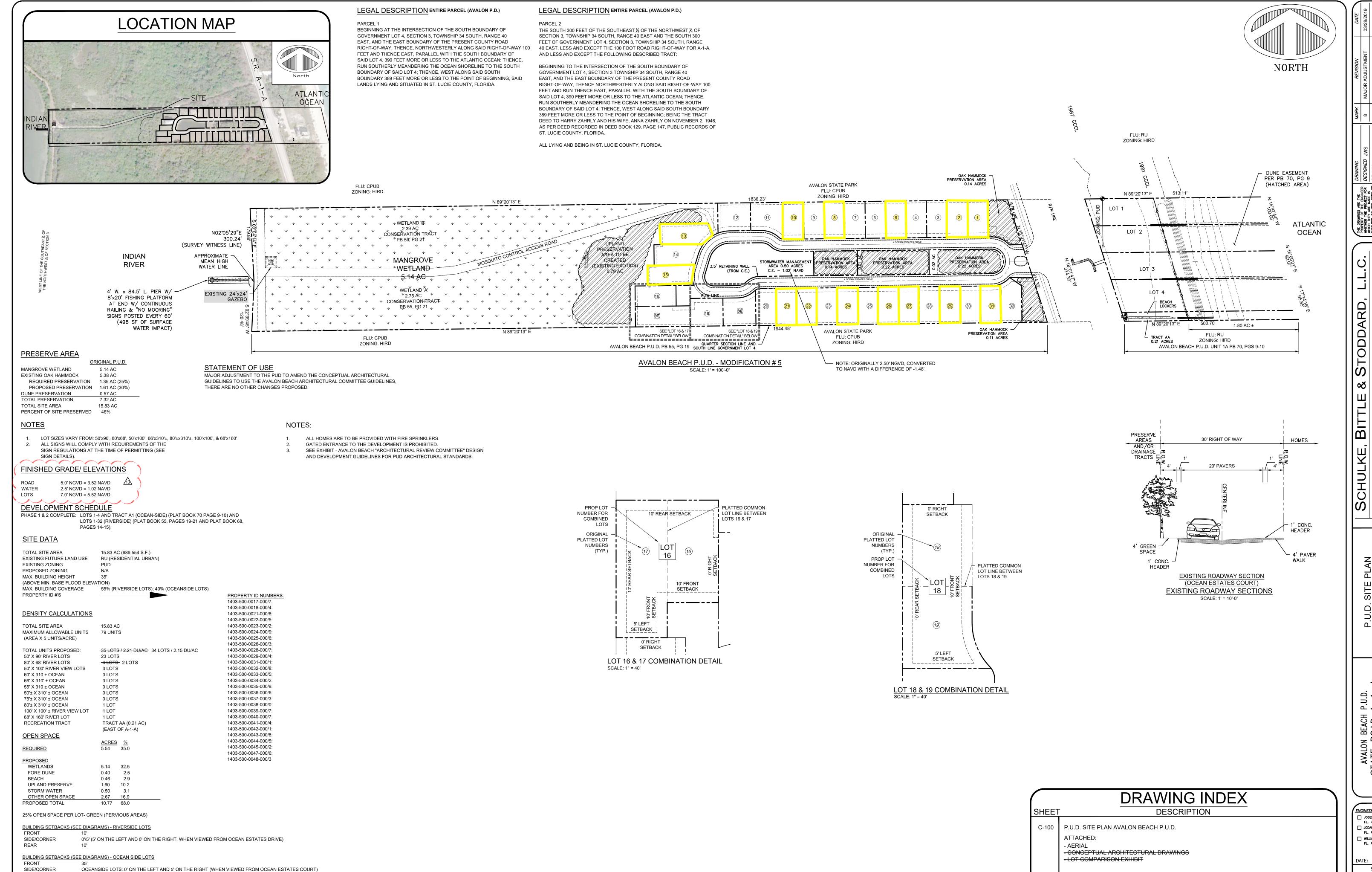


-WALKWAY TO PIER-

14 PARCELS - LOT LIST

<u>AVALON BY THE BEACH - PUD – PARCEL ID NUMBERS</u> Hutchinson Island , Florida 34949

Parcel ID	Lot -1	1403-500-0017-000/7	104 Ocean Estates Drive
Parcel ID	Lot -2	1403-500-0018-000/4	112 Ocean Estates Drive
Parcel ID	Lot -5	1403-500-0021-000/8	124 Ocean Estates Drive
Parcel ID	Lot -8	1403-500-0024-000/9	136 Ocean Estates Drive
Parcel ID	Lot -10	1403-500-0026-000/3	144 Ocean Estates Drive
Parcel ID	Lot -13	1403-500-0029-000/4	164 Ocean Estates Drive
Parcel ID	Lot -15	1403-500-0031-000/1	171 Ocean Estates Drive
Parcel ID	Lot -21	1403-500-0037-000/3	147 Ocean Estates Drive
Parcel ID	Lot -22	1403-500-0038-000/0	143 Ocean Estates Drive
Parcel ID	Lot -24	1403-500-0040-000/7	135 Ocean Estates Drive
Parcel ID	Lot -26	1403-500-0042-000/1	127 Ocean Estates Drive
Parcel ID	Lot -27	1403-500-0043-000/8	123 Ocean Estates Drive
Parcel ID	Lot -29	1403-500-0045-000/2	115 Ocean Estates Drive
Parcel ID	Lot-31	1403-500-0048-000/3	107 Ocean Estates Drive



J:\2014\14-031 Avalon - Revised Beachside - ARCHIVE\14-031\dwg\Civil\Conceptual\14-031 C-100 SITE PLAN - adjustments for SLC - 11-30-21.dwg,

0' FROM EXISTING DUNE EASEMENT

REAR

MAXIMUM HEIGHT

BUILDING HEIGHT REQUIREMENT

AVALON BEACH P.U.D.
STATE ROAD A-1-A
---ST. LUCIE COUNTY

P.U.D. SITE PLAN AVALON BEACH P.U.D. MAJOR ADJUSTMENT

ENGINEER CERTIFICATION

JOSEPH W. SCHULKE
FL. REG. NO. 47048

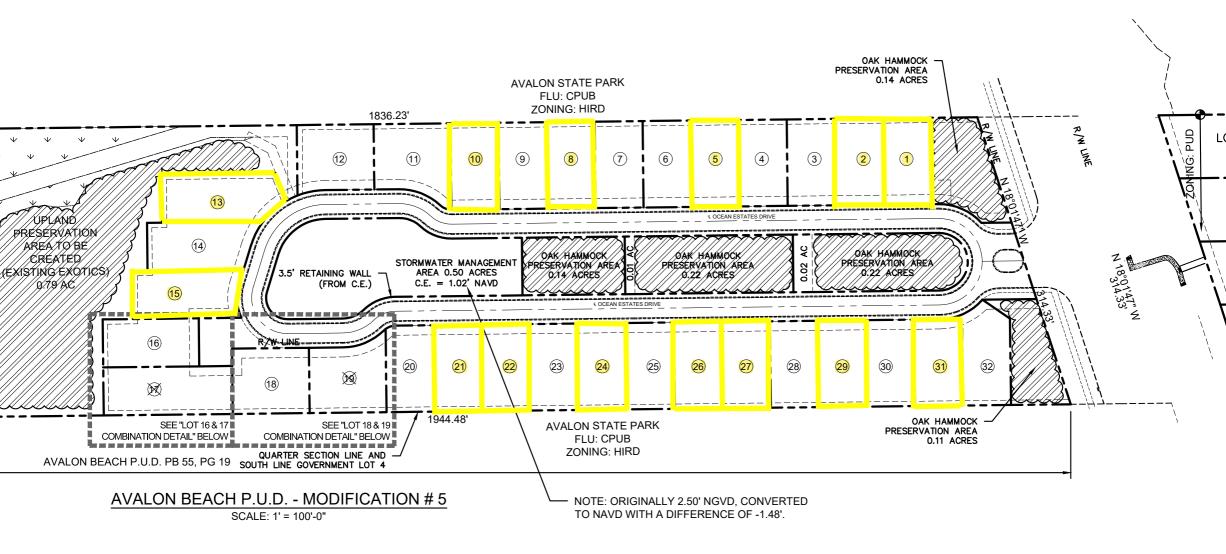
JODAH B. BITTLE
FL. REG. NO. 57396

WILLIAM P. STODDARD
FL. REG. NO. 57605

C-100

PROJECT NO. 14-031

SHEET



AVALON BY THE BEACH

LOT NO.	PROPERTY ADDRESS	PROPERTY TYPE	OWNER NAME
Lot 1	104 Ocean Estates DR	LOT	CEVI Family Holdings LLC/Cesar Sordo
1 . 0	440.0 5 55	LOT	
Lot 2	112 Ocean Estates DR	LOI	Bebis Holdings LLC/Juan Carlos Macias
Lot 3	116 Ocean Estates DR	HOUSE	Brian D HaysRevocable Trust
Lot 4	120 Ocean Estates DR	HOUSE	Stephenson Peter & Lynne
Lot 5	124 Ocean Estates DR	LOT	AVALON BEACH DEVELOPERS LLC
Lot 6	128 Ocean Estates DR	HOUSE	Pierce William & Maria Carmen
Lot 7	132 Ocean Estates DR	HOUSE FOR SALE	Walden Receivership LLC
Lot 8	136 Ocean Estates DR	LOT	AVALON BEACH DEVELOPERS LLC
Lot 9	140 Ocean Estates DR	HOUSE FOR SALE	Walden Receivership LLC
Lot 10	144 Ocean Estates DR	LOT	AVALON BEACH DEVELOPERS LLC
Lot 11	150 Ocean Estates DR	HOUSE	Epstein, Larry & Liliana C
Lot 12	156 Ocean Estates DR	LOT	Ali, David & Ali, Lisa
Lot 13	164 Ocean Estates DR	LOT	Pa La Playa LLC/Vanessa Diaz
Lot 14	172 Ocean Estates DR	HOUSE	Bronson, Nancy
Lot 15	171 Ocean Estates DR	LOT	AVALON BEACH DEVELOPERS LLC
	Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 10 Lot 11 Lot 12 Lot 13	Lot 1 104 Ocean Estates DR Lot 2 112 Ocean Estates DR Lot 3 116 Ocean Estates DR Lot 4 120 Ocean Estates DR Lot 5 124 Ocean Estates DR Lot 6 128 Ocean Estates DR Lot 7 132 Ocean Estates DR Lot 8 136 Ocean Estates DR Lot 9 140 Ocean Estates DR Lot 10 144 Ocean Estates DR Lot 11 150 Ocean Estates DR Lot 12 156 Ocean Estates DR Lot 13 164 Ocean Estates DR	Lot 1

1403-500-0032-000-8	Lot 16	167 Ocean Estates DR	LOT FOR SALE	Fernandez Juan C & Lauren C
1403-500-0033-000-5	Lot 17	163 Ocean Estates DR	LOT FOR SALE	Fernandez Juan C & Lauren C
1403-500-0034-000-2	Lot 18 & Lot 19	159 Ocean Estates DR	HOUSE	Raimist Scott & Natalya
1403-500-0036-000-6	Lot 20	151 Ocean Estates DR	HOUSE FOR SALE	Walden Receivership LLC
1403-500-0037-000-3	Lot 21	147 Ocean Estates DR	LOT	AVALON BEACH DEVELOPERS LLC
1403-500-0038-000-0	Lot 22	143 Ocean Estates DR	LOT	AVALON BEACH DEVELOPERS LLC
1403-500-0039-000-7	Lot 23	139 Ocean Estates DR	HOUSE FOR SALE	Walden Receivership LLC
1403-500-0040-000-7	Lot 24	135 Ocean Estates DR	LOT	AVALON BEACH DEVELOPERS LLC
1403-500-0041-000-4	Lot 25	131 Ocean Estates DR	HOUSE	Stern, Kenneth & Beth
1403-500-0042-000-1	Lot 26	127 Ocean Estates DR	LOT	AVALON BEACH DEVELOPERS LLC
1403-500-0043-000-8	Lot 27	123 Ocean Estates DR	LOT	Vanessa Diaz
1403-500-0044-000-5	Lot 28	119 Ocean Estates DR	HOUSE FOR SALE	Walden Receivership LLC
1403-500-0045-000-2	Lot 29	115 Ocean Estates DR	LOT	AVALON BEACH DEVELOPERS LLC
1403-500-0046-000-9	Lot 30	111 Ocean Estates DR	HOUSE	Egan, Letitia
1403-500-0047-000-6	Lot 31	107 Ocean Estates DR	LOT	Star Acquisitions LLC/Ela Sanchez
1403-500-0048-000-3	Lot 32	103 Ocean Estates DR	LOT SOLD 7.2024	107 Ocean Estates Drive LLC
1403-503-0004-000-2	Beach Lot 1	6420 OCEAN ESTATES CT	LOT ON BEACH	Rand Michael A & Heather H

1403-503-0005-000-9	Beach Lot 2	6414 OCEAN ESTATES CT	LOT ON BEACH	Rand Michael A & Heather H
1403-503-0006-000-6	Beach Lot 3	6408 OCEAN ESTATES CT	LOT ON BEACH	Rand Michael A & Heather H
1403-503-0007-000-3	Beach Lot 4	6408 OCEAN ESTATES CT	HOUSE ON BEACH	Rand Michael A & Heather H

Developer Lots (14)

Lot sold for \$350,000 7.2023

House for Sale -Recently Built Small Model

House or Lot owned and occupied by Homeowner

lots for sale by Homeowner

AVALON BEACH SINGLE FAMILY HOMES DEVELOPMENT CLOSEOUT OPPORTUNITY

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,974	24,974	53,646
2010 Population	2,329	22,975	52,708
2023 Population	2,746	25,549	59,172
2028 Population	2,674	25,275	58,888
2023 African American	54	11,242	22,858
2023 American Indian	7	115	373
2023 Asian	25	154	488
2023 Hispanic	169	4,527	14,225
2023 Other Race	39	1,935	6,013
2023 White	2,463	9,803	22,884
2023 Multiracial	156	2,287	6,533
2023-2028: Population: Growth Rate	-2.65 %	-1.10 %	-0.50 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	189	1,983	3,431
\$15,000-\$24,999	194	1,524	3,169
\$25,000-\$34,999	217	1,347	2,953
\$35,000-\$49,999	104	1,392	3,388
\$50,000-\$74,999	237	1,741	4,294
\$75,000-\$99,999	297	771	2,236
\$100,000-\$149,999	137	1,053	2,168
\$150,000-\$199,999	153	532	968
\$200,000 or greater	74	245	468
Median HH Income	\$58,165	\$38,774	\$42,590

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,490	12,638	25,697
2010 Total Households	1,300	9,251	20,035
2023 Total Households	1,602	10,590	23,076
2028 Total Households	1,542	10,360	22,721
2023 Average Household Size	1.70	2.39	2.55
2000 Owner Occupied Housing	780	5,151	12,265
2000 Renter Occupied Housing	309	4,747	8,353
2023 Owner Occupied Housing	1,110	5,636	12,853
2023 Renter Occupied Housing	492	4,954	10,223
2023 Vacant Housing	619	2,397	4,433
2023 Total Housing	2,221	12,987	27,509
2028 Owner Occupied Housing	1,086	5,606	12,904
2028 Renter Occupied Housing	456	4,754	9,817
2028 Vacant Housing	679	2,649	5,007
2028 Total Housing	2,221	13,009	27,728
2023-2028: Households: Growth Rate	-3.80 %	-2.20 %	-1.55 %



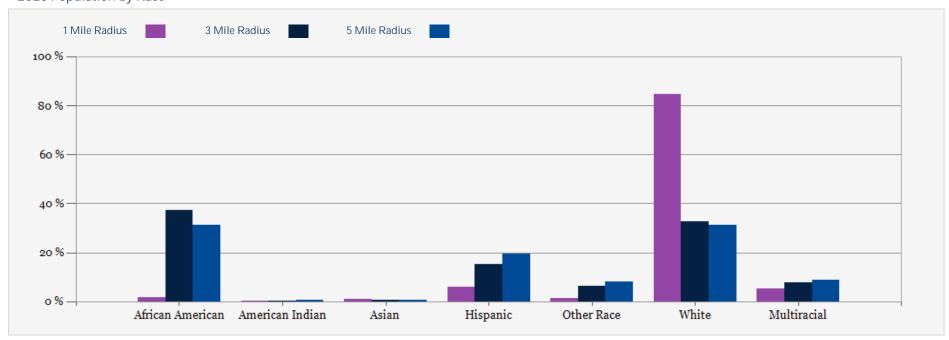
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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE	2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	133	1,589	3,847	2028 Population Age 30-34	68	1,253	3,397
2023 Population Age 35-39	148	1,335	3,294	2028 Population Age 35-39	132	1,487	3,638
2023 Population Age 40-44	131	1,337	3,146	2028 Population Age 40-44	163	1,364	3,266
2023 Population Age 45-49	133	1,301	2,986	2028 Population Age 45-49	166	1,414	3,205
2023 Population Age 50-54	173	1,441	3,235	2028 Population Age 50-54	139	1,308	2,966
2023 Population Age 55-59	211	1,638	3,488	2028 Population Age 55-59	176	1,459	3,206
2023 Population Age 60-64	295	1,910	3,870	2028 Population Age 60-64	230	1,678	3,478
2023 Population Age 65-69	354	1,900	3,783	2028 Population Age 65-69	334	1,890	3,768
2023 Population Age 70-74	310	1,667	3,417	2028 Population Age 70-74	312	1,827	3,570
2023 Population Age 75-79	252	1,325	2,614	2028 Population Age 75-79	275	1,447	2,974
2023 Population Age 80-84	122	835	1,736	2028 Population Age 80-84	181	1,000	2,021
2023 Population Age 85+	77	675	1,528	2028 Population Age 85+	96	816	1,764
2023 Population Age 18+	2,513	20,193	45,499	2028 Population Age 18+	2,444	20,028	45,384
2023 Median Age	61	45	40	2028 Median Age	62	46	41
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE	2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,000	\$36,988	\$41,542	Median Household Income 25-34	\$61,980	\$41,345	\$48,429
Average Household Income 25-34	\$76,963	\$54,194	\$56,959	Average Household Income 25-34	\$86,485	\$59,390	\$63,798
Median Household Income 35-44	\$77,198	\$41,327	\$44,690	Median Household Income 35-44	\$82,474	\$46,307	\$50,548
Average Household Income 35-44	\$98,937	\$62,230	\$62,371	Average Household Income 35-44	\$117,350	\$71,109	\$71,000
Median Household Income 45-54	\$77,816	\$45,335	\$50,585	Median Household Income 45-54	\$90,283	\$51,151	\$54,549
Average Household Income 45-54	\$98,183	\$67,809	\$68,717	Average Household Income 45-54	\$119,199	\$77,481	\$78,136
Median Household Income 55-64	\$70,238	\$41,178	\$46,049	Median Household Income 55-64	\$78,942	\$48,039	\$52,612
Average Household Income 55-64	\$88,808	\$65,783	\$67,598	Average Household Income 55-64	\$106,811	\$75,874	\$77,701
Median Household Income 65-74	\$51,632	\$36,873	\$42,209	Median Household Income 65-74	\$61,293	\$41,272	\$48,116
Average Household Income 65-74	\$80,872	\$63,162	\$65,358	Average Household Income 65-74	\$100,704	\$72,167	\$74,319
Average Household Income 75+	\$62,966	\$59,315	\$56,827	Average Household Income 75+	\$73,458	\$66,326	\$64,647

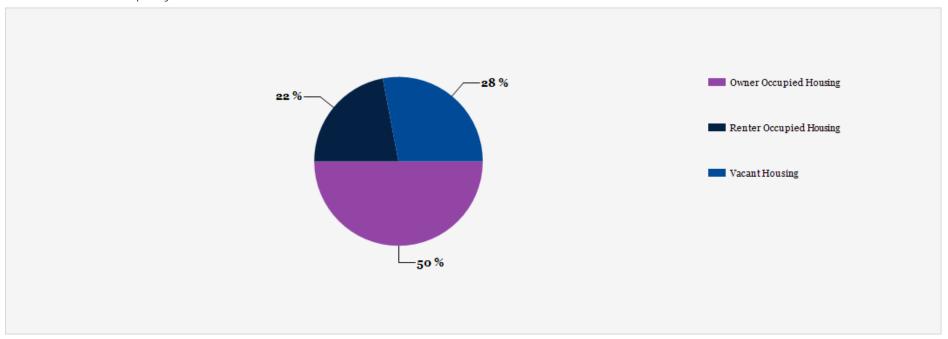
2023 Household Income



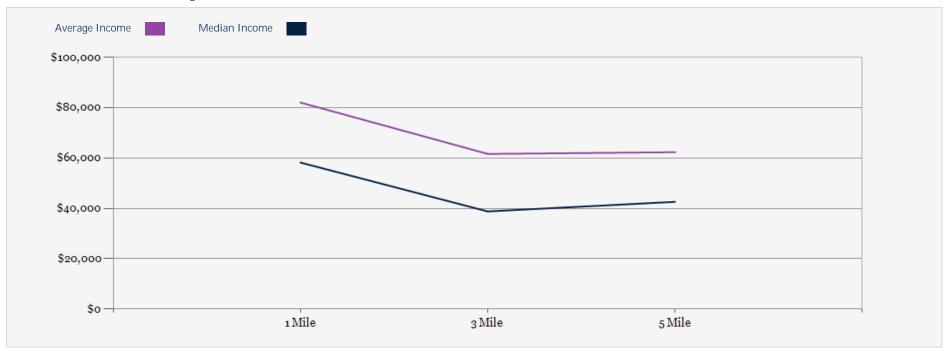
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 38 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

AVALON BEACH SINGLE FAMILY HOMES DEVELOPMENT CLOSEOUT OPPORTUNITY



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Exclusively Marketed by:



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