



Florida Residential Investment

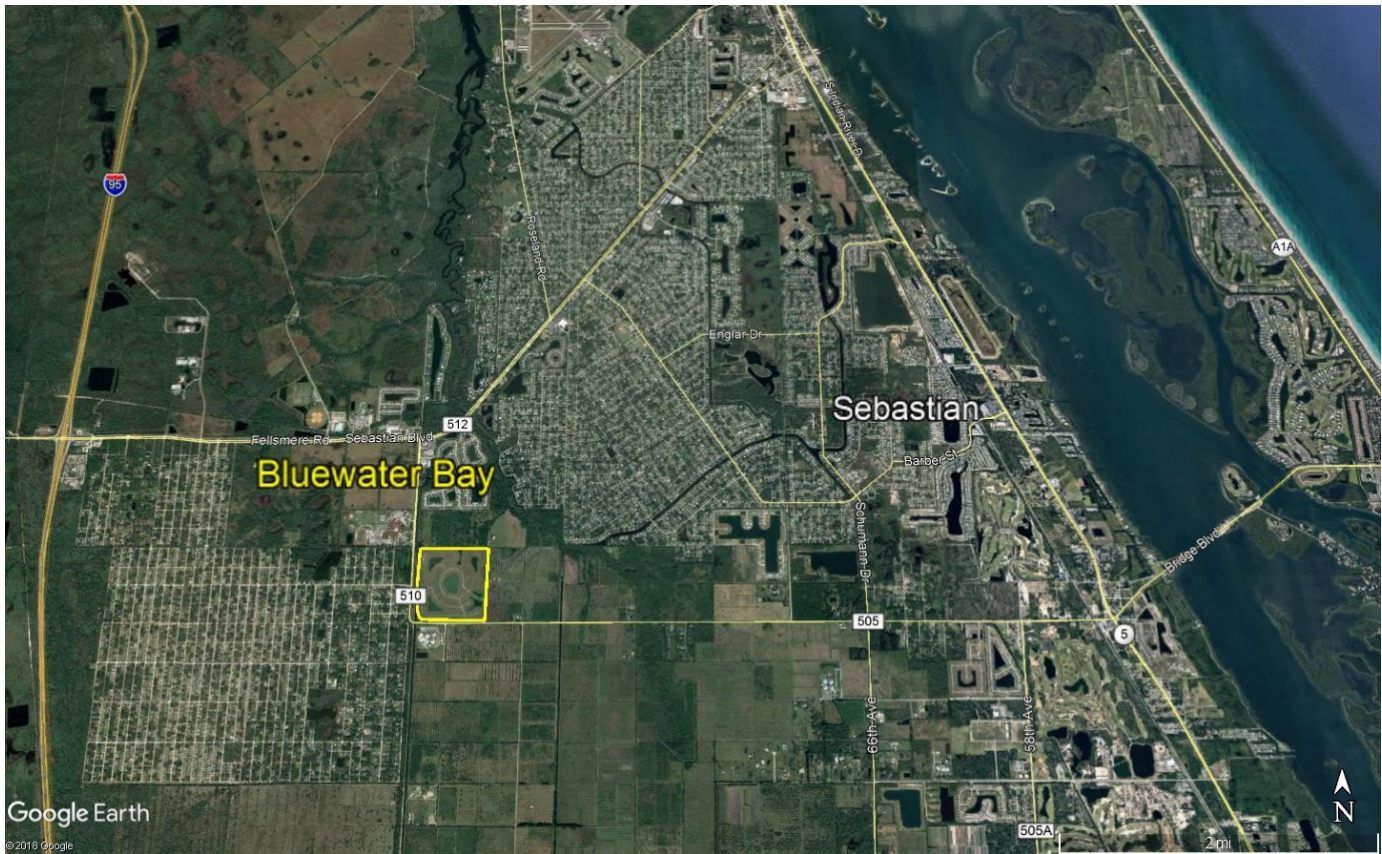


**Bluewater Bay      \$12,000,000      141 +/- Acres**

- Prime residential development—with over 400 lots
- Nearly complete Planned Unit Development (PUD) approval
- Over \$8mm of site work complete

Location: Indian River County  
 Final Lots: over 400  
 Zoning: RS-3AG  
 Likely Home Price: +/- \$300k  
 Sale Price: +/- \$30k/lot

• **Bluewater Bay is nestled within walking distance to two (2) public schools—Treasure Coast Elementary School and Sebastian High School, and within two miles of major shopping areas. Bluewater Bay sits ten minutes to the Atlantic Ocean public beaches, as well as five minutes west to I 95 for quick exit. From I-95, you're just over an hour to Orlando, or an hour and a half to West Palm Beach.**

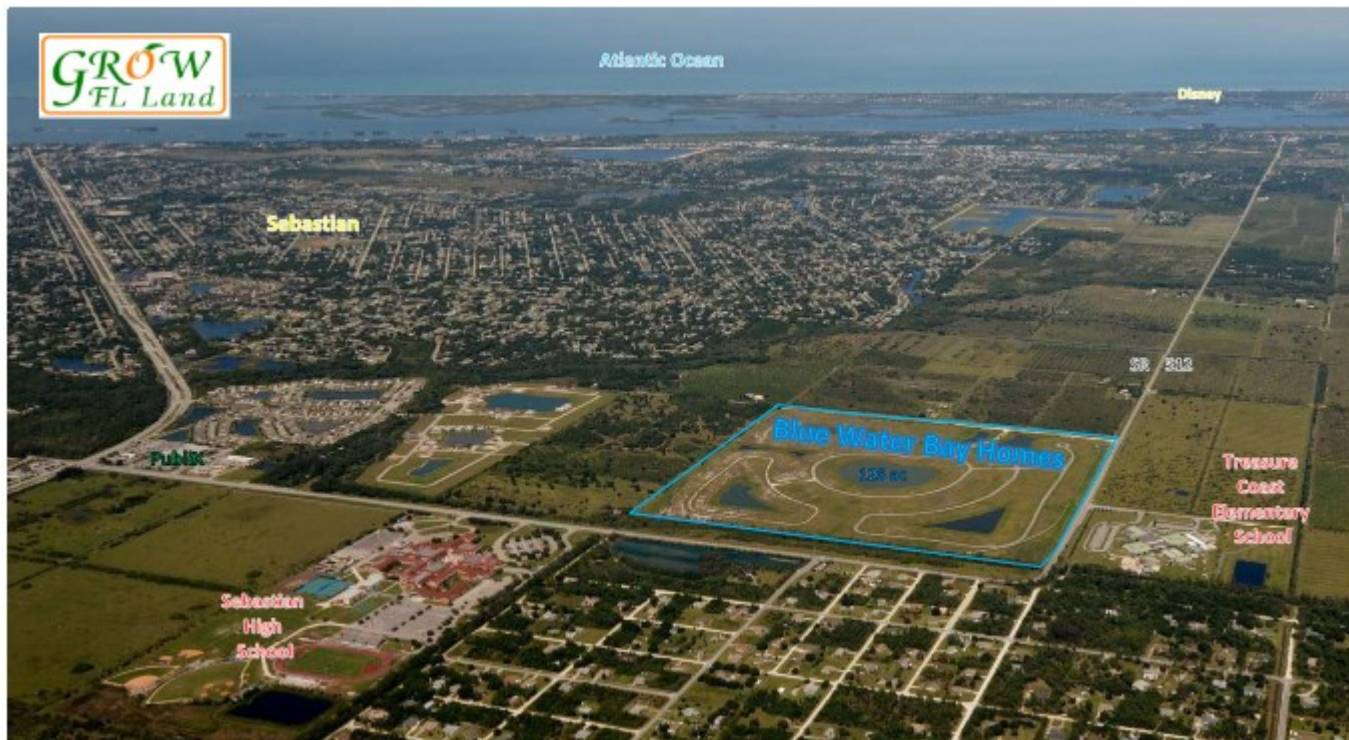


Information presented here is deemed to be reliable, but not guaranteed. Further, pricing is subject to change. For more information on this property please contact Tom Jerkins, @ *Grow Florida Land, Realty*, at (772) 469-1576





Florida  
Residential  
Investment



Indian River Tax ID Parcels: 313826000005000000,0  
313826000005000000,1  
313826000005000000,2

**Exhibit A  
LEGAL DESCRIPTION OF THE LAND**

**PARCEL 1:**

THE EAST 89.19 ACRES OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 38 EAST, SAID PARCEL LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**PARCEL 2:**

THE WEST 38.31 ACRES OF THE EAST 127.5 ACRES OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 38 EAST, SAID PARCEL LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**PARCEL 3:**

THE WEST 17.60 ACRES OF THE EAST 145.1 ACRES OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 38 EAST, SAID PARCEL LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ALL OF THE ABOVE LESS AND EXCEPT LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2088, PAGE 1758 AND OFFICIAL RECORDS BOOK 2049, PAGE 865, ALL IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Information presented here is deemed to be reliable, but not guaranteed. Further, pricing is subject to change. For more information on this property please contact Tom Jerkins, @ *Grow Florida Land, Realty*, at (772) 469-1576