



Indian River County Orchid Island property

Jungle Trail - 19.6ac - \$4.0mm

Last developable acreage on the Island

CLUP - L2 - ZONING RS-6 to RM-6 - Access from A1A



**Selling Brokers
Welcome - 2%**

Directions: From US-1 and SR 512, head east to the beaches across Wa-basso Causeway. Prior to A1A, turn south and drive about a mile on Jungle Trail. Property is on the east side of the road just before the Island Club. development

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 FL Land Realty at (772) 469-1576



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Indian River Tax ID Parcels: 313926 000000 10000008.0 - 19.60 ac

The last developable parcel on the Island, with River frontage and surrounded by the undevelopable Hammock Preserve. With access to A1A, only a couple of miles over the causeway to the mainland.



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APPRAISAL SUMMARY

Property Type:	Vacant Riverfront Parcel
Property Address:	8510 Jungle Trail Vero Beach, Florida 32967
Effective Date of Appraisal:	June 18, 2019
Date of Inspection:	June 18, 2019
Inspected by:	Daniel A. Nelson & Peter D. Armfield
Date of Report Preparation:	June 18 - July 12, 2019
Date of Appraisal Report:	July 12, 2019
Property Rights Appraised:	Fee Simple Estate.
Purpose of the Appraisal:	Provide our opinion of the Market Value of the subject property, "As Is."
Intended Use of Appraisal:	The intended use of this appraisal is for asset decisions by the client.
Intended Users of the Appraisal:	The intended user of this appraisal is Tom Jerkins, President of Premier Citrus, LLC
Appraisal complies with the 2018 - 2019 Uniform Standards of Professional Appraisal Practice (USPAP):	Yes, Appraisal Report.
Zoning:	A-1, Agricultural
CLUP:	L-2 Low Density - 6 Units Per Acre
Parcel Size:	19.6 ± Acres
Frontage:	184 ± feet - Jungle Trail and Indian River
Average Depth:	2,150 ± feet
Highest and Best Use:	
Site As Vacant:	Hold as vacant and consider future single family residential subdivision development.
Opinion of Market Value: (Fee Simple Estate - "As Is")	\$4,000,000

Boundary and Environmental Survey current and available upon request