



PROPERTY DESCRIPTION

The subject property consists of a 1.31-acre parcel located in the City of Indian Harbour Beach and is currently zoned B-1 (General Commercial). Permitted uses under this zoning designation include retail, restaurant, professional office, religious facilities, and other commercial uses.

In addition, the property has been granted a Conditional Land Use approval allowing for the development of an assisted living facility. The previous property owner planned a three-story, 96-bed assisted living facility on the site, but that design would require official city approval.

The City has also indicated a willingness to rezone the property to R-2 (Residential), which would permit development at a density of seven (7) dwelling units per acre. At this density, the 1.31-acre site would support approximately nine (9) units, with the potential to accommodate up to ten (10) townhome lots, subject to final site design and municipal approvals, as illustrated in the attached conceptual site plan.

Mediterranean Way is currently developed with townhomes as part of the Fortebello community, providing strong compatibility with a potential residential redevelopment and supporting the feasibility of the proposed rezoning.

OFFERING SUMMARY

Sale Price:	\$1,495,000
Lot Size:	1.31 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	763	2,025	4,693
Total Population	1,560	4,136	10,012
Average HH Income	\$88,864	\$92,975	\$112,604

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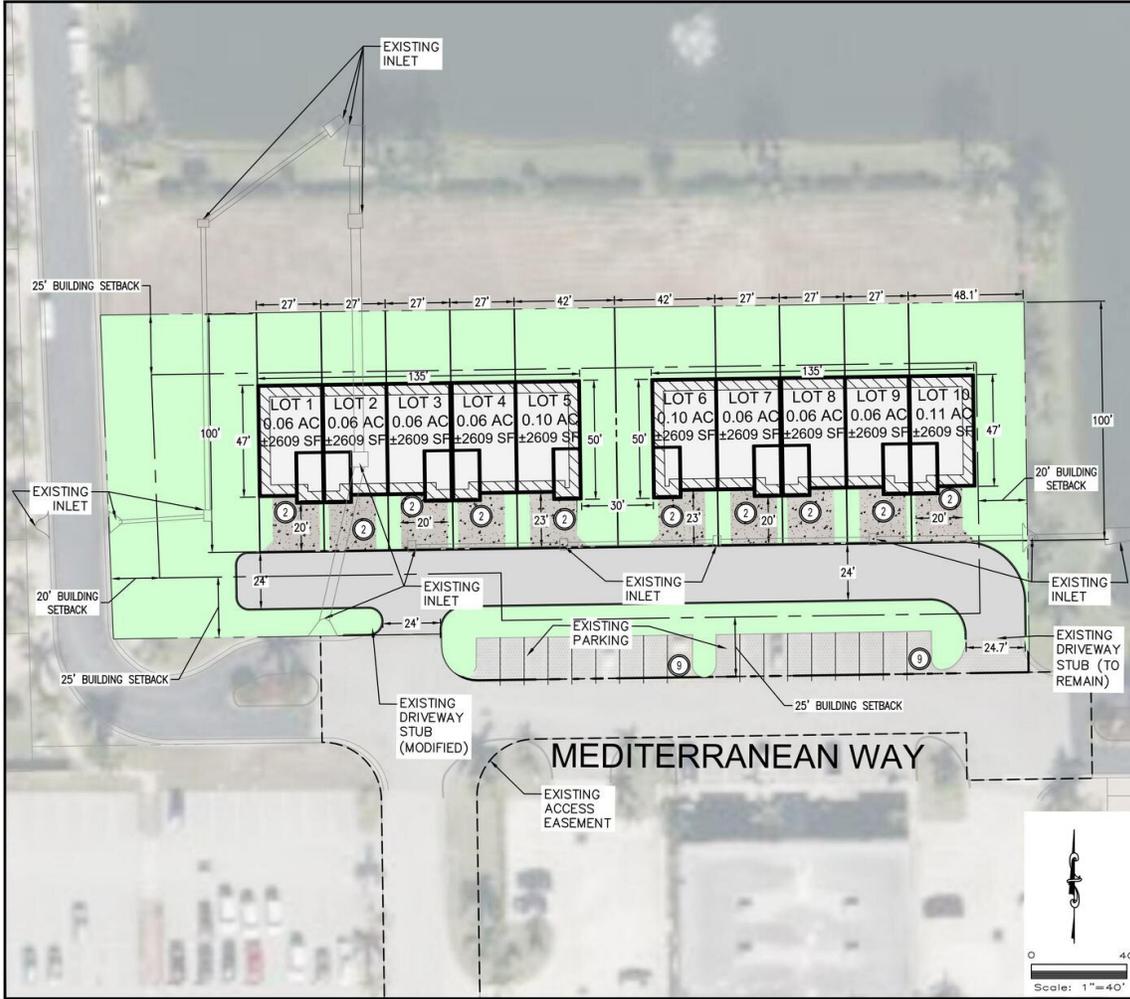
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SITE DATA TABLE

PROJECT NAME	RESIDENTIAL TOWNHOMES
PROJECT ADDRESS	201 MEDITERRANEAN WAY, INDIAN HARBOUR BEACH, FL 32937
PROJECT DESCRIPTION	PROPOSAL FOR A NEW RESIDENTIAL DEVELOPMENT CONSISTING OF ONE, 2609 SF TWO STORY TOWNHOME BLOCK, WITH TEN 2,609 SF UNITS
TOTAL PARCEL SITE AREA	55,860 SF (1.27 AC)
EXISTING ZONING	R-1 COMMERCIAL, NEED TO CHANGE TO MULTI-FAMILY, MEDIUM DENSITY (M-2)
JURISDICTION	CITY OF INDIAN HARBOUR BEACH
PARCEL NUMBER	27-31-13-05-275
MIN. BUILDING HEIGHT	10'
REQUIRED LANDSCAPE BUFFERS	FRONT 0' SIDE 5' REAR 5'
REQUIRED BUILDING SETBACK	FRONT 7' SIDE STREET 20' FRONT 7' SIDE 20' REAR 20'
PARKING REQUIREMENTS	2 SPACES PER UNIT + 11 UNITS = 23 SPACES UNIT = 23 SPACES
TOTAL PARKING PROVIDED	20
EXISTING PARKING (19/202)	16
TOTAL PROPOSED SPACES	36

GENERAL SITE NOTES:

- CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
- DESIGNED NOT TO SUPPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE RISK AND EXPENSE.
- STORMWATER MANAGEMENT FACILITY SHOWN ON THESE PLANS ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCC DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
- NO SETS 1075 HAS BEEN RESPONDED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
- THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSULTED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
- THIS CONCEPT PLAN IS NOT BASED ON A SURVEYED BOUNDARY OR EXISTING FEATURES AND TOPOGRAPHY.

PROPOSED LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LOT BOUNDARY LINE
- LANDSCAPE BUFFER
- PARKING COUNT

Scale: 1"=40'

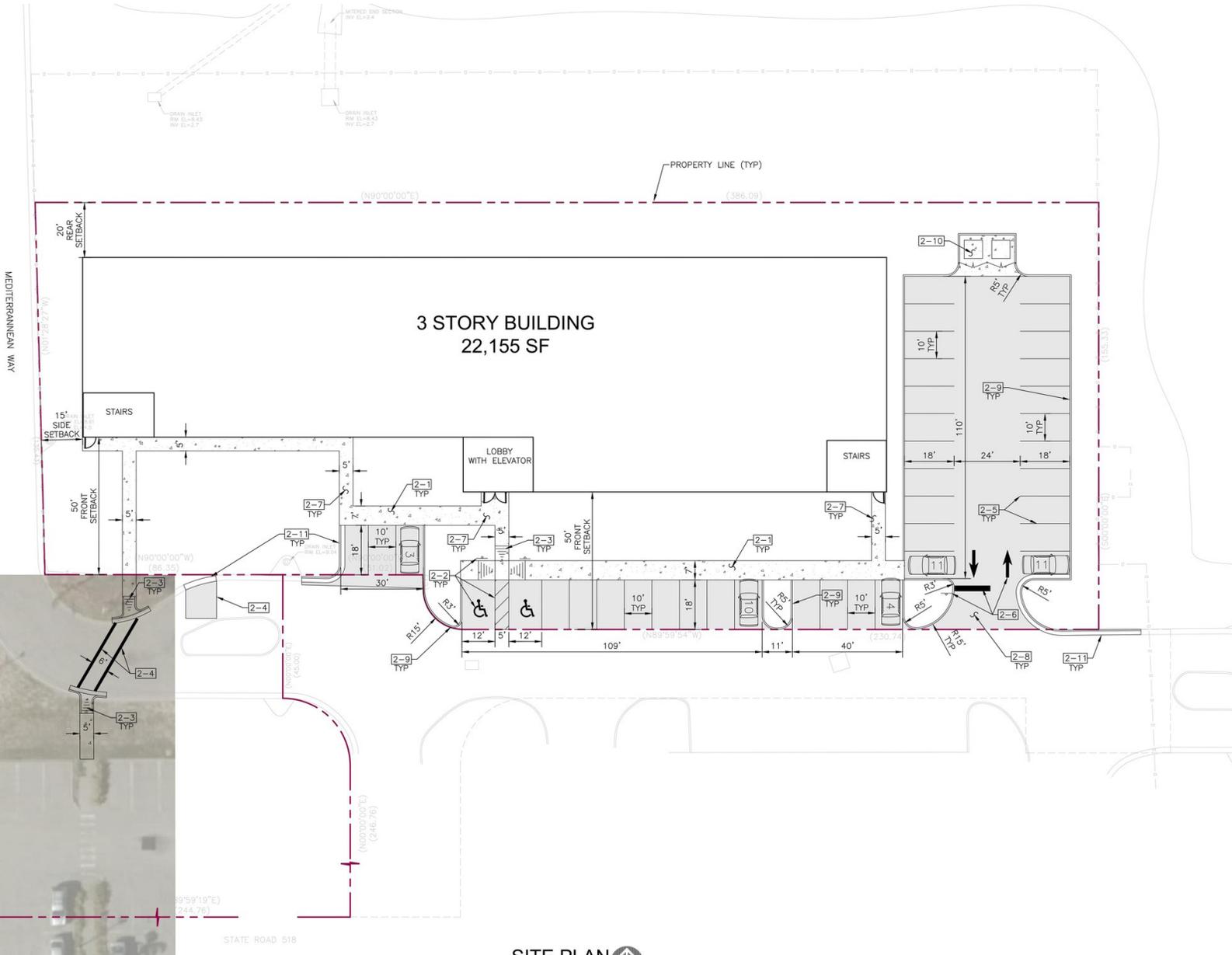
CONCEPTUAL DESIGN

RESIDENTIAL DEVELOPMENT

201 MEDITERRANEAN WAY,
INDIAN HARBOUR BEACH, FL 32937

Bowman
Certificate of Authorization License No. 30402

TEJ	TEJ	KS
011631-01-001	011631-01-001	011631-01-001
SCALE	1" = 40'	
VERSION	1	A



SITE PLAN
1"=20'

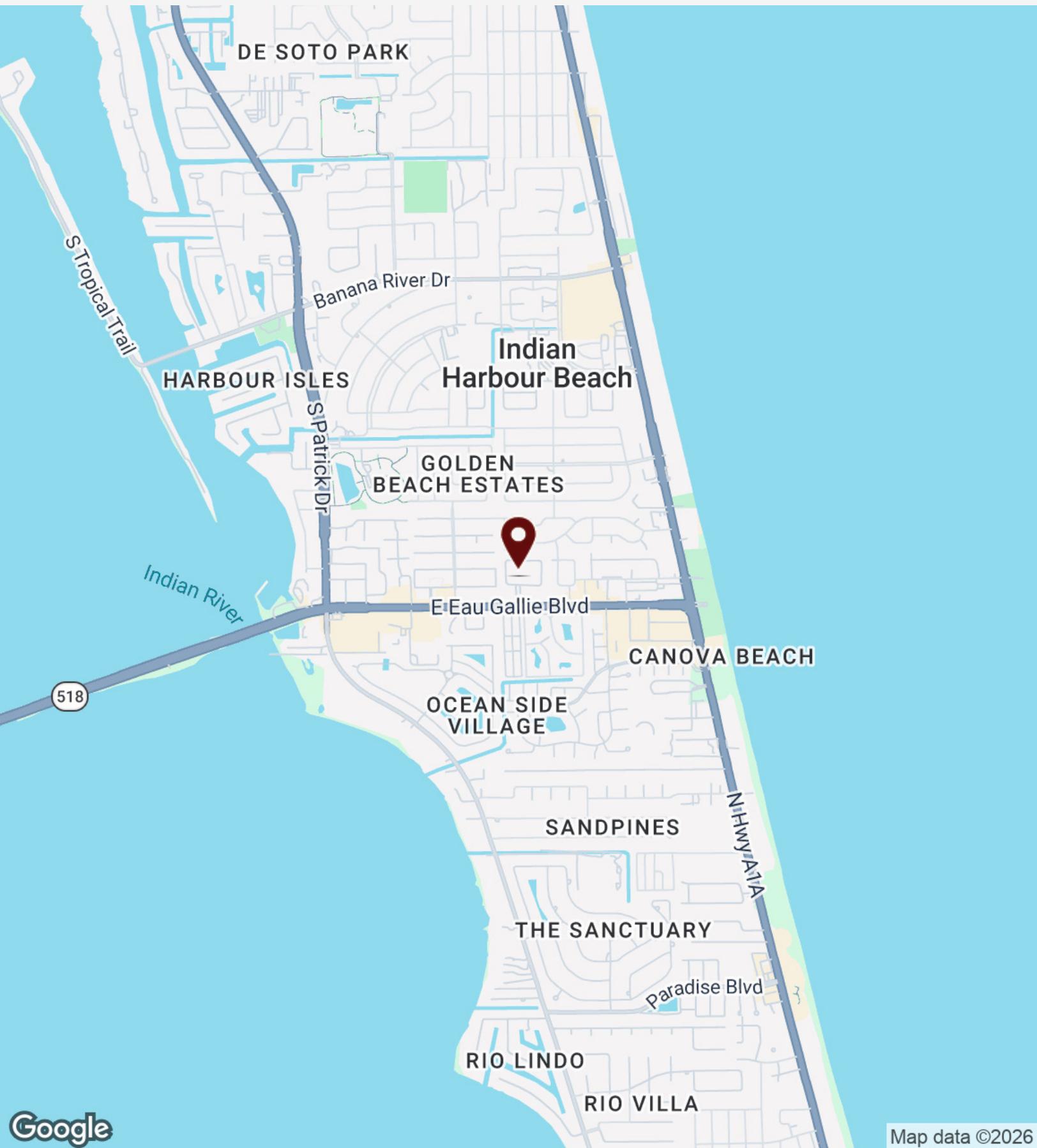
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Map data ©2026

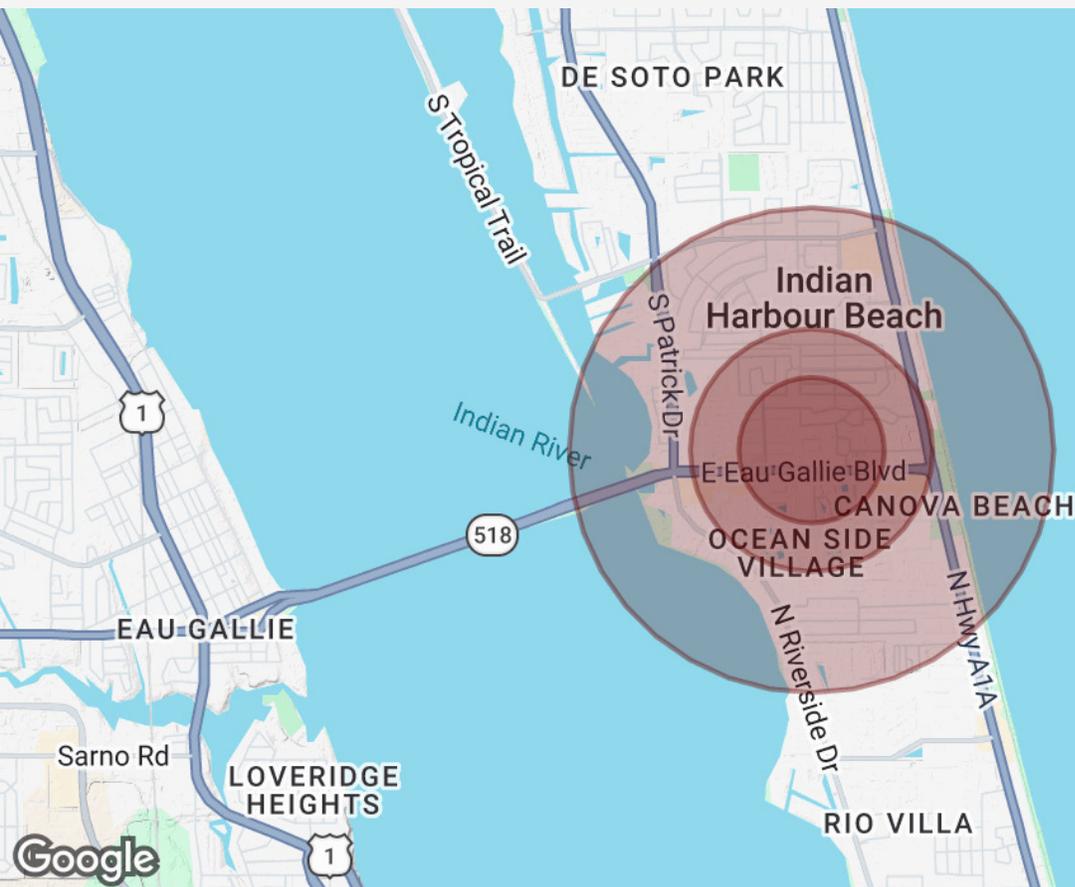
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,560	4,136	10,012
Average Age	49	49	49
Average Age (Male)	48	49	48
Average Age (Female)	49	50	50
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	763	2,025	4,693
# of Persons per HH	2	2	2.1
Average HH Income	\$88,864	\$92,975	\$112,604
Average House Value	\$471,070	\$469,041	\$483,511

Demographics data derived from AlphaMap

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