

Whimbrel Landing

3701, 951, 941, and 931 Jack Island Access Road, Fort Pierce, FL 34949



FOR MORE INFORMATION, PLEASE CONTACT:

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Cheryl Schweigart Commercial Sales Associate | P: 617.230.1940 | C: 617.230.1940 | cherylschweigart@keyes.com

Mr. Chip Armstrong
11290 Legacy Avenue, Suite 210
Palm Beach Gardens, FL 33410
P: 561.282.5265
www.ChipSellsCommercial.com

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PROPERTY DESCRIPTION

Multi-lot offering on N. Hutchinson Island with 245 Front Footage Canal To Intracoastal To Ocean. Infrastructure In Place; 4 Docks. Deeded Beach Access. Steps to Jack Island State Park. Centrally located to both Historic Downtown Ft. Pierce and Vero Beach. 3.62 Acres Maximizing Potential To Rezone to Multi-Family or Build Multiple Luxury Homes.

PROPERTY HIGHLIGHTS

INFRASTRUCTURE IN PLACE - ELECTRIC, WATER, SEWER
CONVENIENT ACCESS TO TURNPIKE AND I-95 VIA ORANGE AVENUE
PRIVATE ROAD WITH GATED ACCESS
NORTH OF CAUSEWAY BRIDGE
NEIGHBORING MULTIMILLION DOLLAR HOMES
STATE PARK FEATURING BEAUTIFUL WALKING AND BIKING TRAILS AT END OF ROAD

OFFERING SUMMARY

Sale Price:	\$1,890,000
Lot Size:	Acres

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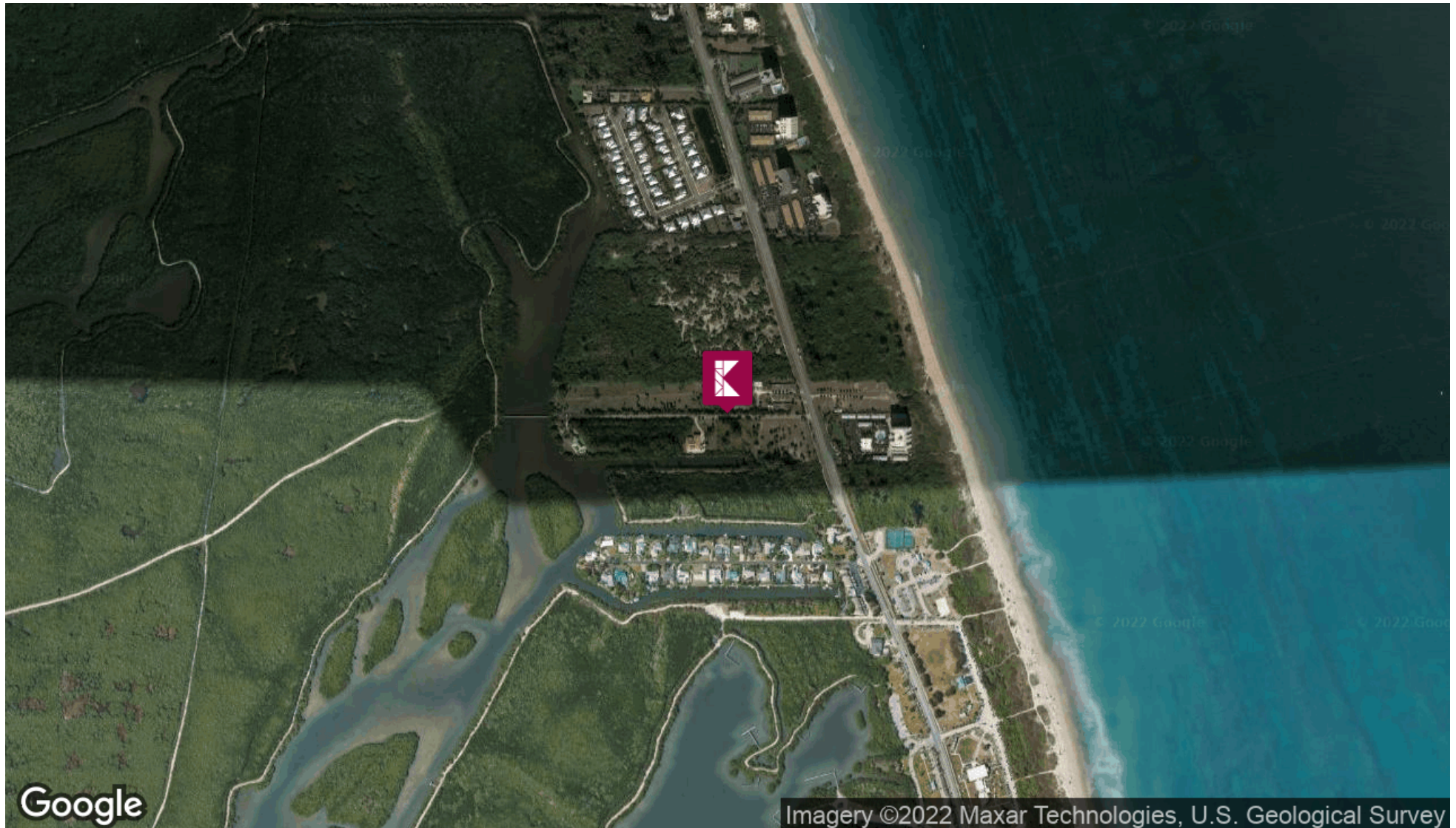
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Jack Island Access Road 3.62 Acres

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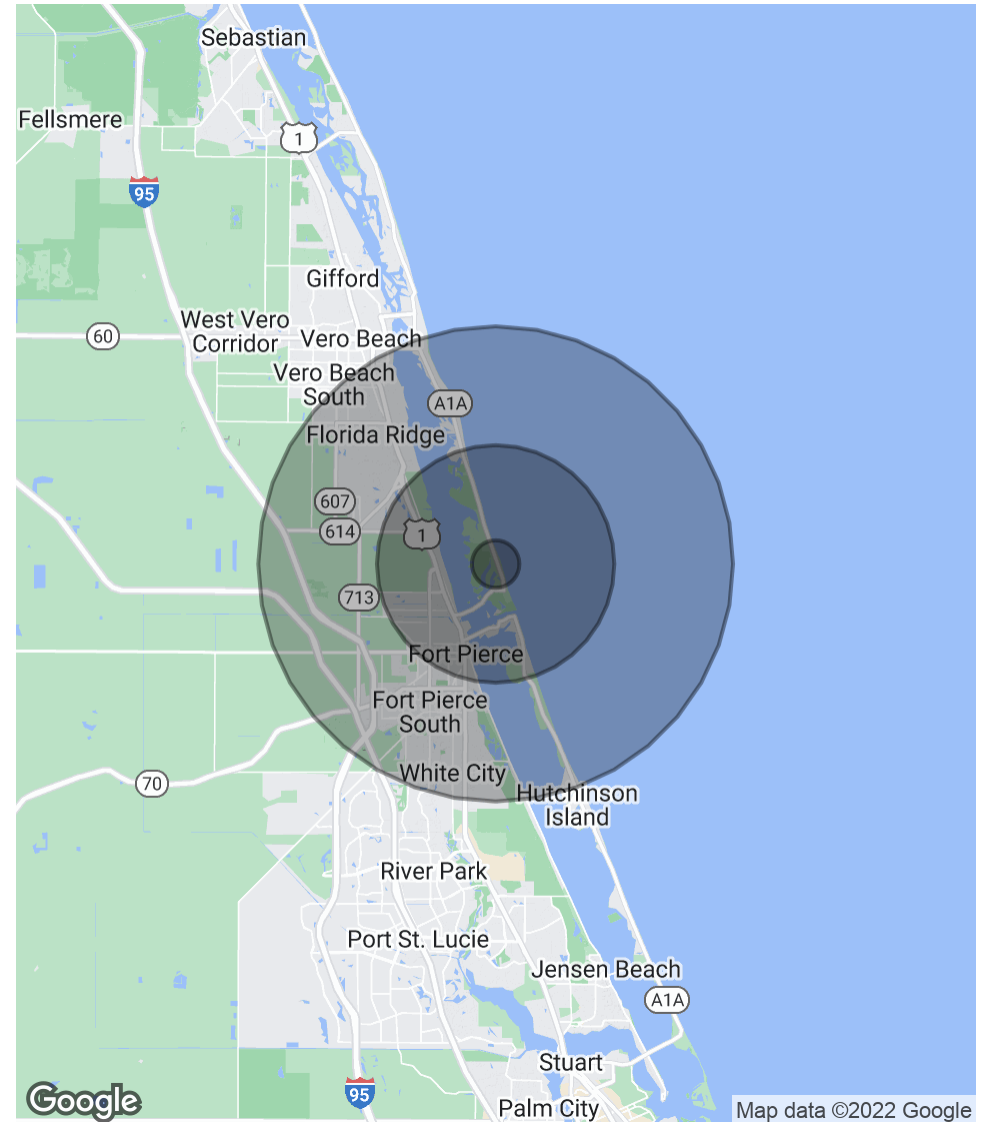
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	453	31,490	127,399
Average Age	64.9	40.3	41.7
Average Age (Male)	67.0	39.8	40.1
Average Age (Female)	64.2	39.6	42.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	253	11,731	49,048
# of Persons per HH	1.8	2.7	2.6
Average HH Income	\$84,724	\$49,158	\$56,414
Average House Value	\$434,686	\$254,275	\$197,159

* Demographic data derived from 2020 ACS - US Census



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CHIP ARMSTRONG

Director of Commercial Sales

chiparmstrong@keyes.com

Direct: 561.371.3787 | Cell: 561.371.3787

PROFESSIONAL BACKGROUND

Chip brings over thirty years of sales and marketing experience to the Florida real estate market. He also volunteers in many local civic, business, and governmental organizations. This volunteer work and local affiliations have given him an immense knowledge about residential and commercial real estate as well as marine elements of development.

Chip has been very successful in his years at the Keyes Company; a family owned and operated real estate Company that began in 1926! He reached the Chairman's Circle in his first year due to his high volume of sales and consistently ranks amongst the top producers within the company's 2500 sale associates for over 10 years. Chip inspires and manages The Armstrong Group at The Keyes Company.

Born and raised in Palm Beach County, Chip lives with his wife, Trina in Northern Palm Beach County where he continues to spend his free time with family in or near the water.

MEMBERSHIPS

Broward, Palm Beaches, Broward and St Lucie Realtors, Member
Broward, Palm Beaches, Broward and St Lucie Realtors, North Palm Beach Regional Board Member
Broward, Palm Beaches, Broward and St Lucie Realtors, Governmental Affairs Committee, Member
Realtors Commercial Alliance, Member
Florida Realtors®, Director
Palm Beach North Chamber of Commerce Member

The Keyes Company

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CHERYL SCHWEIGART

Commercial Sales Associate

cherylschweigart@keyes.com

Direct: 617.230.1940 | Cell: 617.230.1940

PROFESSIONAL BACKGROUND

As a top-producing Residential and Commercial Realtor, Cheryl Schweigart is recognized for her knowledge, experience, and "whatever it takes to get it done" approach in real estate. Complementing her expertise in residential sales, is her niche for vacant land, working with investors, and commercial sales/services. She was recently honored as The Keyes Company's top Commercial Listing Agent for 2021.

Don't just think of Cheryl as your realtor - think of her as your trusted advisor. "I am always happy to assist my clients no matter the nature of the transaction by offering advice and identifying best options to move forward successfully," says Cheryl.

Originally from Cambridge, Massachusetts, Cheryl has been a resident of Florida for over 7 years. Residing in Daytona Beach, Vero Beach, and Port St. Lucie, she has a front row seat to one of the hottest and desirable real estate markets in the country. An avid golfer, cyclist, and sports enthusiast she also enjoys all that South Florida living has to offer.

MEMBERSHIPS

Realtors of the Palm Beaches + Greater Fort Lauderdale (RAPB + GFLR)

Space Coast Association of Realtors

National Association of Realtors

Costar, Loopnet and the Local Multi-Listing Service

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