



OFFERING MEMORANDUM

United States Bankruptcy Auction

Duplex on a Large 10,591± SF Lot in The Florida Keys

329 63rd Ct Gulf, Marathon, FL 33050



COMPASS

PRESENTED BY



Francis D. Santos
Fisher Auction Company
President

(954) 931-0644
francis@fisherauction.com



Lamar Fisher
Fisher Auction Company
CEO

(954) 942-0917
Lamar@fisherauction.com



Iliana Abella
Compass
Real Estate Advisor

(305) 505-0488
iliana.abella@compass.com

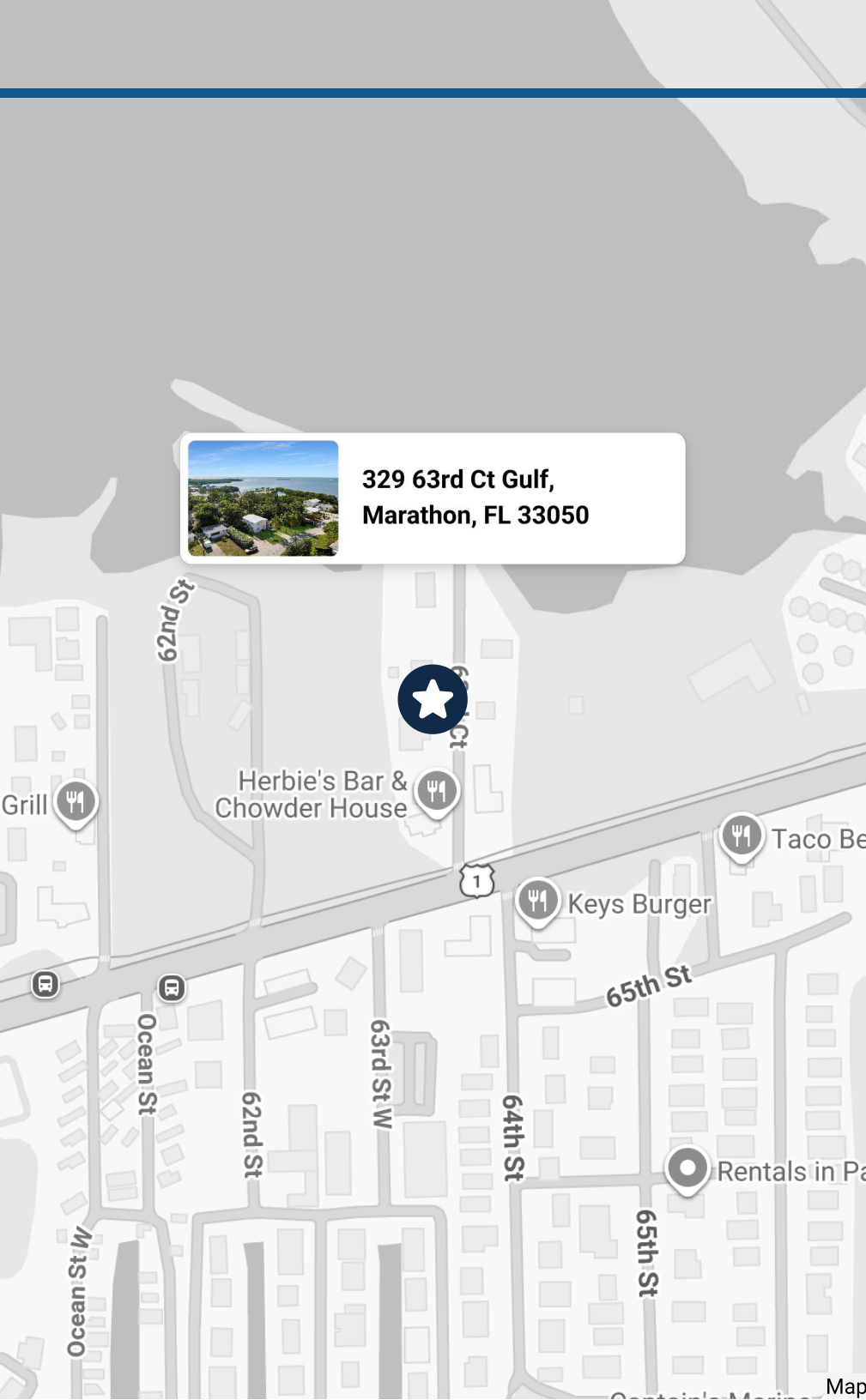


Lamar Paul Fisher Jr.
Fisher Auction Company
Executive Vice President

(754) 220-4120
paul@fisherauction.com

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The Asset

Property Overview

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United States Bankruptcy Auction

— PROPERTY OVERVIEW

Description

Fisher Auction Company and Compass Florida / The Abella Group are pleased to present a 2 Bedroom / 2 Bathroom Duplex on a Large 10,591± SF Lot in the Heart of the Florida Keys located on Grassy Key, Marathon, Florida. Ideal for redevelopment, expansion, or construction of a larger duplex, subject to local approvals. Prime location near popular restaurants, Sombrero Beach, Marathon Sandbar, Florida Keys Marathon Airport, and Curry Hammock State Park. A versatile property with strong upside potential in the Middle Keys.

Property highlights

- 2 bed / 2 bath duplex on a generous 10,591± SF lot in the heart of Grassy Key, offering flexible living and/or rental potential in the Middle Keys.
- Prime Marathon location close to popular dining, Sombrero Beach, Marathon Sandbar, Florida Keys Marathon Airport, and Curry Hammock State Park—ideal for Keys lifestyle seekers.
- Excellent redevelopment opportunity: expand, reconfigure, or construct a larger duplex subject to all required local approvals.
- Versatile layout designed for functionality—one-bedroom floor plans with one full bathroom for comfort, privacy, and everyday convenience.
- Strong upside potential in a high-demand area near major attractions, making this a compelling investment or custom build site for discerning buyers.

— PROPERTY DETAILS

ACCEPTING STALKING HORSE OFFERS

Property Information	Property Details
Property type	Duplex
City	Marathon, FL
County	Monroe County, FL
Addresses	329 63rd Ct Gulf, Marathon, FL 33050
Location	West Side of 63rd Court Gulf, Marathon, Florida 33050
Directions	From Overseas Highway in Marathon go North on 63rd Court Gulf to Address
Parcel ID Numbers	00336410-000000
Lot Size	10,591 SF
Rentable Area	1,302 SF (651 SF per Unit)
Number of Units	2
Unit Mix	Each Unit is 1-Bedroom, 1-Bathroom
Covered Parking Spaces	1
Uncovered Parking Spaces	4
Year Built / Year Renovated	1968 / 1998
Stories	2
Number of Buildings	1
Zoning	RM-2 (Residential Medium - 2)
Utilities	Water, Sewer, and Electric available to site
Access	Court Gulf via Overseas Highway
2025 Taxes	\$5,575

— PROPERTY AND AREA PHOTOGRAPHS



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— PROPERTY AND AREA PHOTOGRAPHS



— INSTRUCTIONS FOR STALKING HORSE QUALIFICATION

**United States Bankruptcy Court
Southern District of Florida | Miami Division
Marathon Development Partners, LLC | Case 25-bk-10467-CLC
Maria M. Yip, Chapter 7 Trustee
Six Vacant Lots and Separate Duplex
Grassy Key, Marathon, Florida**

The following instructions are to help guide you in becoming considered by the Trustee as a Stalking Horse(s) for Six Vacant Lots and Separate Duplex, in Grassy Key, Marathon, Florida (the "Property"). The following Documents, Proof of Funds, Corporate Authority and Bidder Deposit(s) are due **by 5:00 PM EDT on or before the Stalking Horse Bid Deadline, Monday, July 27th, 2026.**

1. Complete and sign the Stalking Horse Registration Form.
2. Complete and sign the Return of Bidder Deposit Form.
3. Complete and sign the Acknowledgement of Review of the Purchase and Sale Agreement ("PSA"), Bid Procedures and the United States Bankruptcy Court Order.
4. Submit the fully executed Court approved PSA on the Property of your choice. The effectiveness of such PSA being contingent only upon the Proposed Stalking Horse(s) becoming the Successful Purchaser(s) of the Property pursuant to the Bid Procedures and the entry of the Sale Order by the Bankruptcy Court.
5. Wire into Markowitz, Ringel, Trusty & Hartog, P.A.'s Trust Account (the "Escrow Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) an amount of (i) Six Vacant Lots: \$100,000.00, (ii) Duplex: \$25,000.00 on or before **5:00 PM EDT of the Stalking Horse Bid Deadline, Monday, July 27th, 2026.** Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.**
6. Provide written evidence that, in the sole and absolute discretion of the Trustee, establishes that the Proposed Stalking Horse(s) has the financial ability to consummate the purchase of the Property in the amount of the total purchase price listed in the fully executed PSA ("Proof of Funds").
7. Provide written evidence acceptable to the Trustee in her sole discretion demonstrating the appropriate corporate authorization of the Proposed Stalking Horse(s) to consummate the purchase of the Property.
8. Provide a signed copy of the Corporate Affidavit (if applicable) executed under penalty of perjury by a corporate officer of the Proposed Stalking Horse(s), such Affidavit identifying (i) the corporate structure of the Proposed Stalking Horse(s), (ii) the identity of the officers, directors, managers, members and equity holders of the Proposed Stalking Horse(s) (iii) disclosing any relationship between any of such parties and the Trustee or any or the Trustee's direct or indirect owners, and (iv) disclosing any relationship between any of such parties and any other interested parties and its principals ("Declaration of Disinterestedness").
9. You must submit your complete package, (including items 1 – 8) **on or before 5:00 PM EDT of the Stalking Horse Bid Deadline, Monday, July 27th, 2026, via email or facsimile to the following:**

**Fisher Auction Company
info@fisherauction.com
Facsimile: 954.782.8143
Phone: 954.942.0917**

**If the Stalking Horse(s) becomes the ultimate successful purchaser(s), they will be required to supplement the Stalking Horse Bidder Deposit(s) by an additional amount (the "Additional Deposit") such that the total deposit equals not less than ten percent (10%) of the Total Purchase Price(s) (due within twenty-four (24) hours from the conclusion of the Auction). The Additional Deposit shall be provided by Federal Wire Transfer to the trust account of the Escrow Agent.

Area Description

Located in the desirable Marathon, Florida Keys area (33050), 329 Ct Gulf is surrounded by a relaxed residential neighborhood character with easy access to the region's signature coastal lifestyle. Residents enjoy convenient proximity to everyday shopping and services along Overseas Highway (US-1), including major groceries, pharmacies, banks, and a variety of local retail, plus an excellent selection of dining ranging from casual Keyside cafés to well-known seafood spots and waterfront favorites. For outdoor recreation, nearby options such as Sombrero Beach and Marathon Community Park offer beaches, picnic areas, and space to stay active, while schools serving the Marathon area are also within straightforward reach for families. Transportation is centered around US-1 for quick travel throughout the Keys, with the Marathon airport and regional attractions also nearby—making it well suited for both year-round living and vacation/rental demand. The area's access to world-class boating, fishing, snorkeling, and iconic Keys attractions like the Dolphin Research Center and local nature preserves further strengthens its overall market appeal.

Area Highlights

- Located in an established residential pocket of Marathon's Gulf area, offering a relaxed, island-style neighborhood feel with easy day-to-day accessibility.
- Convenient to everyday amenities, with shopping and dining options just a short drive along US-1 (Overseas Highway), including major grocery and local retail.
- Enjoy outdoor recreation with nearby parks and beaches, including Sombrero Beach and other waterfront green spaces popular for sunrises, fishing, and family outings.
- Families benefit from proximity to Marathon-area schools, with public education options including Marathon Elementary and Marathon High School.
- Ideal for Key travel and local exploration, with quick access to major roads, Marathon International Airport, and attractions such as the Dolphin Research Center and Crane Point Nature Center.



Walk score
Car-Dependent

42



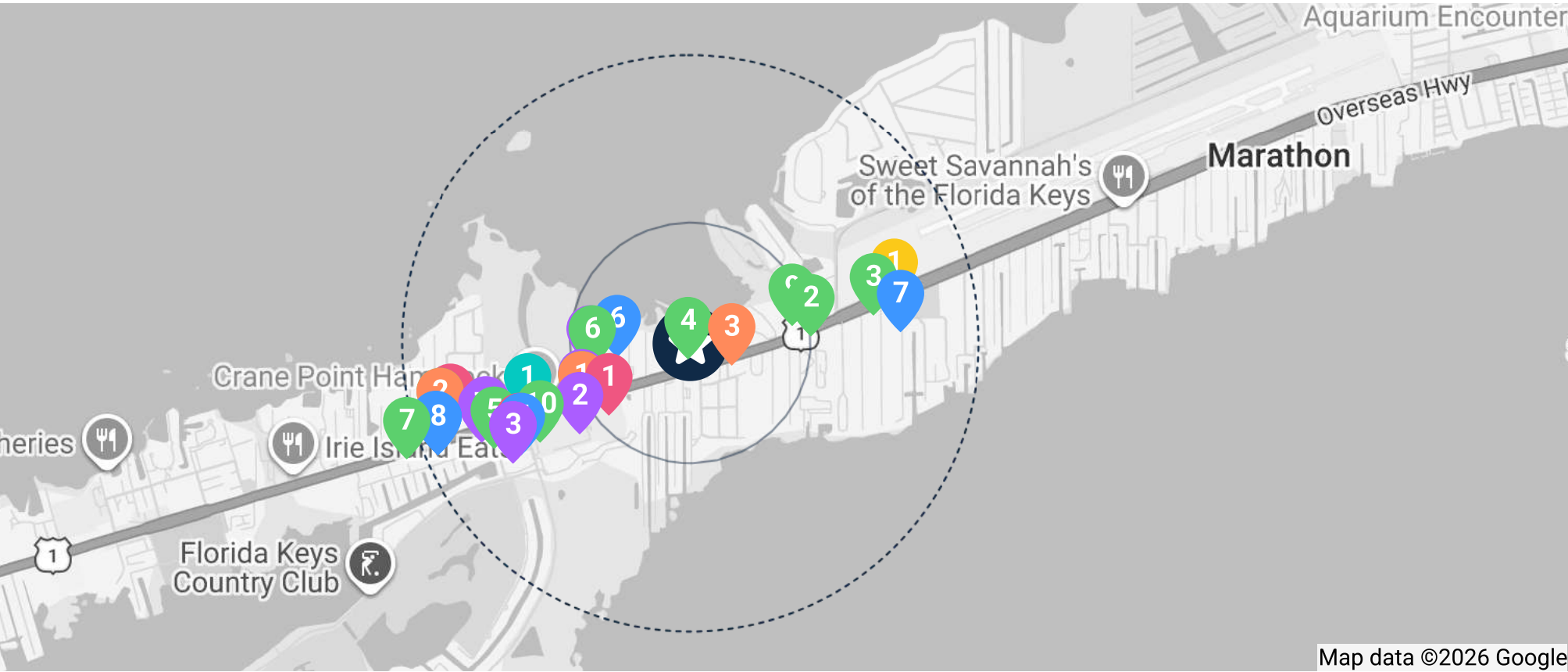
Bike score
Very Bikeable

81

Walk Score®

POINTS OF INTEREST

— 5min walk --- 10min walk



DAILY NEEDS

- 1 Publix Super Market at Mara...
- 2 Winn-Dixie
- 3 Publix Pharmacy at Marathon
- 4 Walgreens Pharmacy
- 5 Gulfside village
- 6 Marathon S.C.
- 7 COVID-19 Drive-Thru Testing...

HEALTHCARE

- 1 Keys Dental Specialists of M...

- 2 Keys Medical Center

- 3 AIR CONDITIONING PROTEC...

WALKABLE DINING & GATHERING

- 1 McDonald's
- 2 Wooden Spoon
- 3 Dunkin'
- 4 Herbie's Bar & Chowder Hou...
- 5 Coast To Coast Pizza Comp...
- 6 Marathon Grill and Ale House

QUICK MEALS

- 1 McDonald's
- 2 Wendy's
- 3 Taco Bell / KFC

- 7 Cracked Conch Cafe

- 8 Wendy's
- 9 Brutus Land and Sea
- 10 Brass Monkeys

CULTURE & RECREATION

- 1 Keys Fitness Center
- 2 Marathon Cinema
- 3 Marathon Community Theatr...
- 4 Fit Living By Chris
- 5 ArtBodySoul Inc.
- 6 Sandra Lee Photography Stu...
- 7 Lighthouse Pilates
- 8 Training with Tracy

EDUCATION

- 1 Tender Loving Care Gardens

TRANSIT ACCESS

- 1 Mile Marker 50 Marathon



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Market Overview

City Overview

Demographics

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Area Description

Nestled in the heart of the Florida Keys, Marathon, FL, is a vibrant city known for its stunning natural beauty and rich maritime heritage. With its unspoiled beaches and serene atmosphere, it serves as a gateway to diverse outdoor adventures. The city, incorporated in 1999, is steeped in history, dating back to the Florida East Coast Railroad. Marathon's unique location offers residents and visitors a balanced lifestyle surrounded by majestic waters and lush landscapes, making it a sought-after destination for sun-seekers and water enthusiasts alike.

Recreational Delights

Marathon, FL, is a paradise for outdoor lovers, boasting a variety of beaches, parks, and aquatic pursuits. Popular spots include:

- Sombrero Beach: A family-friendly beach featuring picnic areas, playgrounds, and serene waters for swimming.
 - Coco Plum Beach: A quieter, hidden gem known for its natural beauty and wildlife, perfect for sunbathing and beachcombing.
 - Crane Point Museum and Nature Center: An interactive museum with nature trails, a tropical hardwood hammock, and educational exhibits.
 - Boot Key Harbor: A scenic harbor ideal for kayaking, fishing, and exploring the vibrant marine life surrounding the area.
 - Diving and Snorkeling: The nearby coral reefs offer exceptional scuba diving and snorkeling experiences, showcasing the breathtaking underwater ecosystem.
- Marathon's numerous parks and facilities deliver ample opportunities for biking, hiking, and enjoying the Florida Keys' unparalleled natural environment.

Culinary Scene

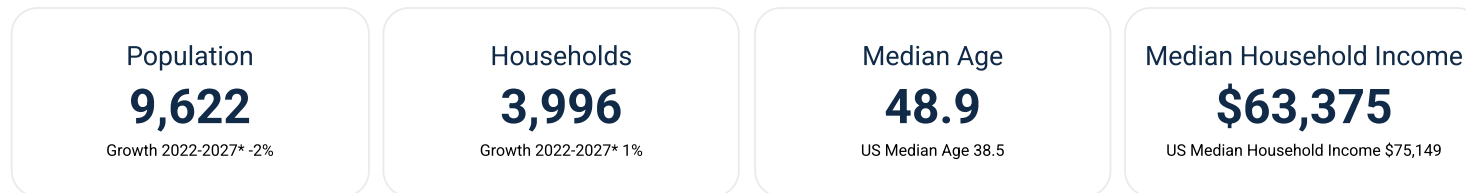
Marathon's culinary landscape is as diverse as its residents, offering a wide range of dining experiences reflective of its coastal environment. Seafood dominates the local palate, with popular dishes including fresh conch fritters and stone crab claws. Notable areas for foodies include:

- The Overseas Highway: Lined with various restaurants and cafes serving everything from local seafood to global cuisines.
- Marathon Seafood Market: A go-to spot for fresh catch, where locals and visitors can buy fish and enjoy meals.
- Sunset Grille and Raw Bar: A waterfront venue famous for its sunset views, fresh oysters, and vibrant atmosphere.
- Key's Fishery: Renowned for its laid-back vibe and delicious seafood dishes, including their famed lobster Reuben. Marathon's culinary scene is increasingly embracing farm-to-table trends, showcasing local ingredients and flavors, providing an unforgettable dining experience.

DEMOGRAPHICS

Highlights

- Population: Approximately 9,622 residents.
- Median age: 49 years, notably higher than the U.S. median of 38.5.
- Median household income: \$63,375, lower than the U.S. median income of \$75,149.



2022 POPULATION BY AGE



Quality of Life

Life in Marathon is characterized by a laid-back atmosphere, excellent outdoor recreational opportunities, and a strong sense of community, making it an appealing place to live or visit.

Education

Stanley Switlik Elementary School
Marathon Middle/High School
Martin Luther Children's Day School
Kreative Kids Christian Academy

Entertainment

Monroe County Public Library
(Marathon Branch)
Crane Point Museum
The Marathon Jazz & Arts Festival
The Turtle Hospital

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Real Estate Advisor

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