



COMPASS



57468-57478 Overseas Highway
Marathon, Florida Keys
Development Opportunity in Grassy Key

FOR SALE



VACANT LAND 6 + - ACRES 103,025 SF \$11,500,000

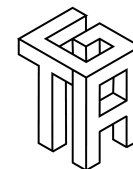


Rare oceanfront development opportunity in the heart of the Florida Keys. Encompassing nearly 6 acres of pristine oceanfront land in Grassy Key Mile Marker 57, this exceptional parcel presents an ideal canvas for developers seeking to create luxury residential units with direct oceanfront and beach access. Surrounded by unspoiled natural beauty and tranquil beaches, the property offers immediate proximity to shopping, fine dining, spas, marinas, and world-class boating. Residents will enjoy unparalleled access to deep-sea fishing, scuba diving, snorkeling, and vibrant coral reefs, all set against the backdrop of the Keys' iconic turquoise waters. Located in Marathon, often referred to as the Heart of the Florida Keys, the site benefits from a highly desirable central Keys location, conveniently positioned between the Upper Keys—such as Islamorada—and the Lower Keys, including Key West. Marathon is known for its rich maritime history, local airport, and accessibility, serving as a central hub comprising islands such as Vaca Key, Duck Key, and Grassy Key. A truly rare offering combining scale, location, and oceanfront presence—an exceptional opportunity to develop a legacy project in one of Florida's most coveted coastal destinations. Please read the broker's remarks for detailed information on this offering.

This offering is composed of 6 lots: 57478 Overseas Highway has 3 parcels: ID#00374650-000000, ID#00374660-000000, ID#00374670-000000, and 57468 Overseas Highway has 3 parcels: ID#00374680-000000, ID#00374690-000000, ID#00374700-000000. Total land as per Monroe County Property Cards: 103,025 SF. Larger as per the survey to be verified.



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