

10 +/- Acres

Ocean Drive, Hutchinson Island, FL 34949



ILLUSTRATED
PROPERTIES



FOR MORE INFORMATION, PLEASE CONTACT:

Chip Armstrong Director Of Commercial Sales | 561.371.3787 | chiparmstrong@keyes.com

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

Keyes Commercial

Mr. Chip Armstrong

11290 Legacy Avenue, Suite 210

Palm Beach Gardens, FL 33410

P: 561.282.5265

www.ChipSellsCommercial.com

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AA.HIRD HUTCHINSON ISLAND RESIDENTIAL DISTRICT.

1. **Purpose.** The purpose of the Hutchinson Island Residential District (HIRD) is to provide a residential environment on North and South Hutchinson Island that is respectful of the natural resources and value of the barrier islands and can be supported by available public and private services. HIRD is intended to ensure that the intensity, location, and timing of new residential growth and development is of a character that can be served by adequate public and private facilities, and that protects, preserves and enhances the public health, safety, and welfare of the citizens of St. Lucie County. Hutchinson Island constitutes a unique and valuable public resource that plays a vital role in defining the County's economic and geographic character. HIRD is intended to facilitate growth and development of the barrier islands while conserving the natural and human values the islands represent. Given the environmentally sensitive nature of barrier islands, HIRD is designed to ensure that growth and development is clustered away from environmentally sensitive lands and is limited to the more tolerant upland portions of Hutchinson Island. HIRD is also intended to implement and be consistent with the St. Lucie County Comprehensive Plan.

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Assessment Map

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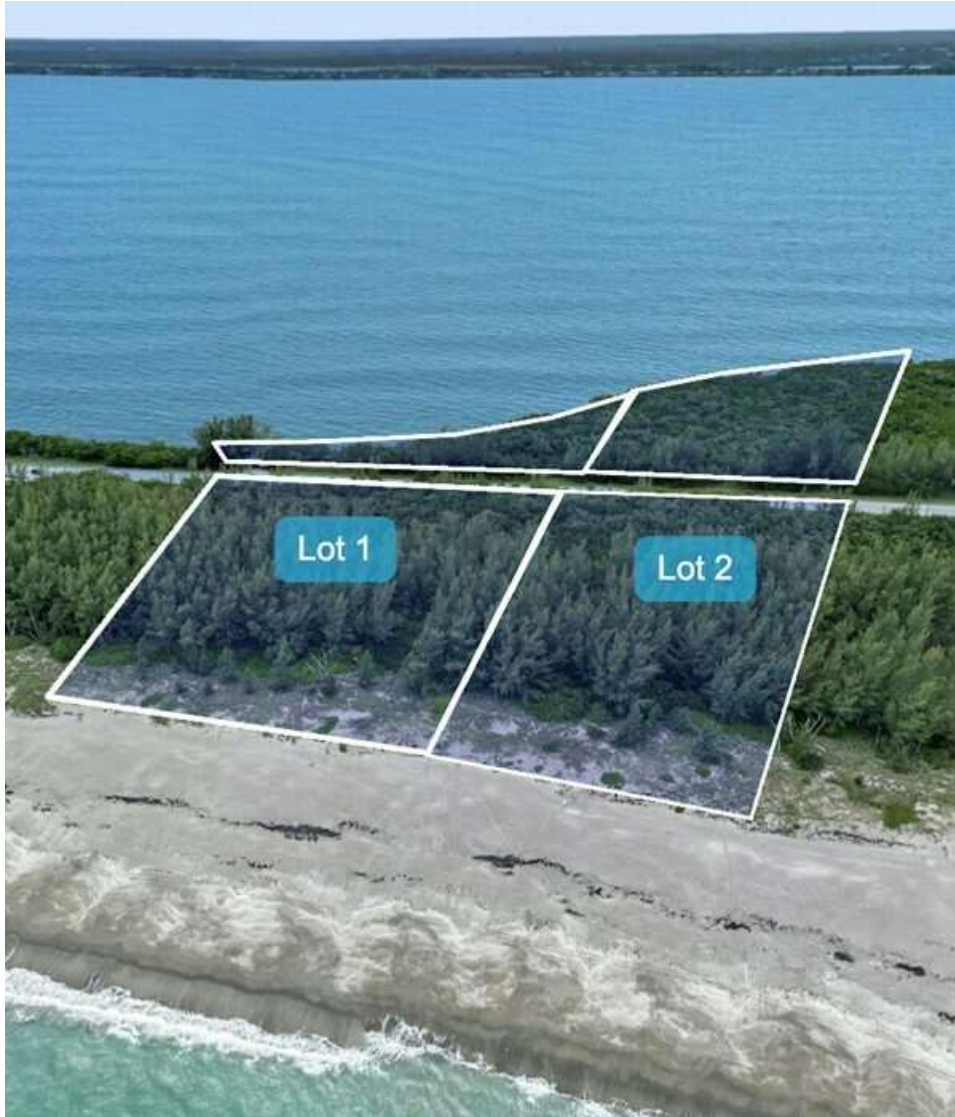
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PROPERTY DESCRIPTION

Ocean Front and Intracoastal. Each parcel straddles A1A.

LOCATION DESCRIPTION

Oceanfront living in Jensen Beach, Florida, offers a serene and picturesque lifestyle along the Atlantic coast. Jensen Beach is a charming coastal town located on Hutchinson Island, known for its beautiful beaches, warm climate, and abundant recreational opportunities. Here's what you can expect from oceanfront living in Jensen Beach:

Breathtaking Views: One of the most significant advantages of living on the oceanfront is waking up to stunning sunrises over the ocean and enjoying the soothing sounds of waves crashing on the shore. The panoramic views of the sparkling blue waters and sandy beaches create a peaceful and picturesque environment.

Beach Activities: Living on the oceanfront means having direct access to the beach just steps away from your doorstep. Residents can indulge in various beach activities such as swimming, sunbathing, beachcombing, building sandcastles, or simply taking long walks along the shore.

Water Sports: Jensen Beach is a haven for water sports enthusiasts. Residents can enjoy activities like surfing, paddleboarding, kayaking, and boating in the ocean's clear waters and nearby waterways.

Coastal Lifestyle: Oceanfront living in Jensen Beach offers a laid-back and relaxed coastal lifestyle. Residents can enjoy a sense of community and camaraderie with neighbors who share a love for the ocean and beachside living.

Abundant Wildlife: Hutchinson Island, where Jensen Beach is located, is teeming with diverse wildlife. Sea turtles nest on the beaches, and during certain times of the year, you might be lucky enough to witness their hatchlings making their way to the sea. Dolphins and manatees can often be spotted swimming close to the shoreline.

Sense of Seclusion: Jensen Beach provides a sense of seclusion and tranquility.

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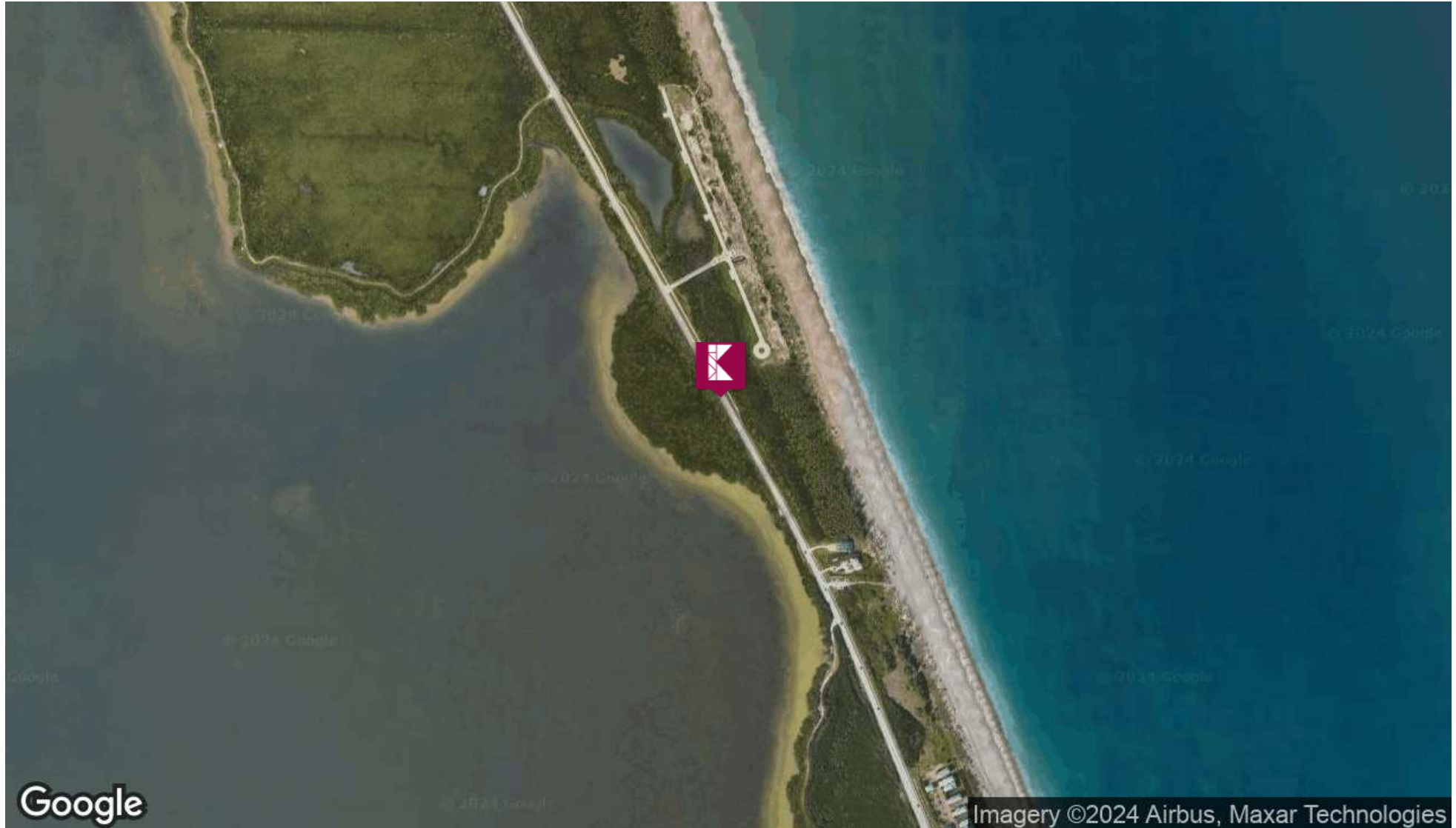
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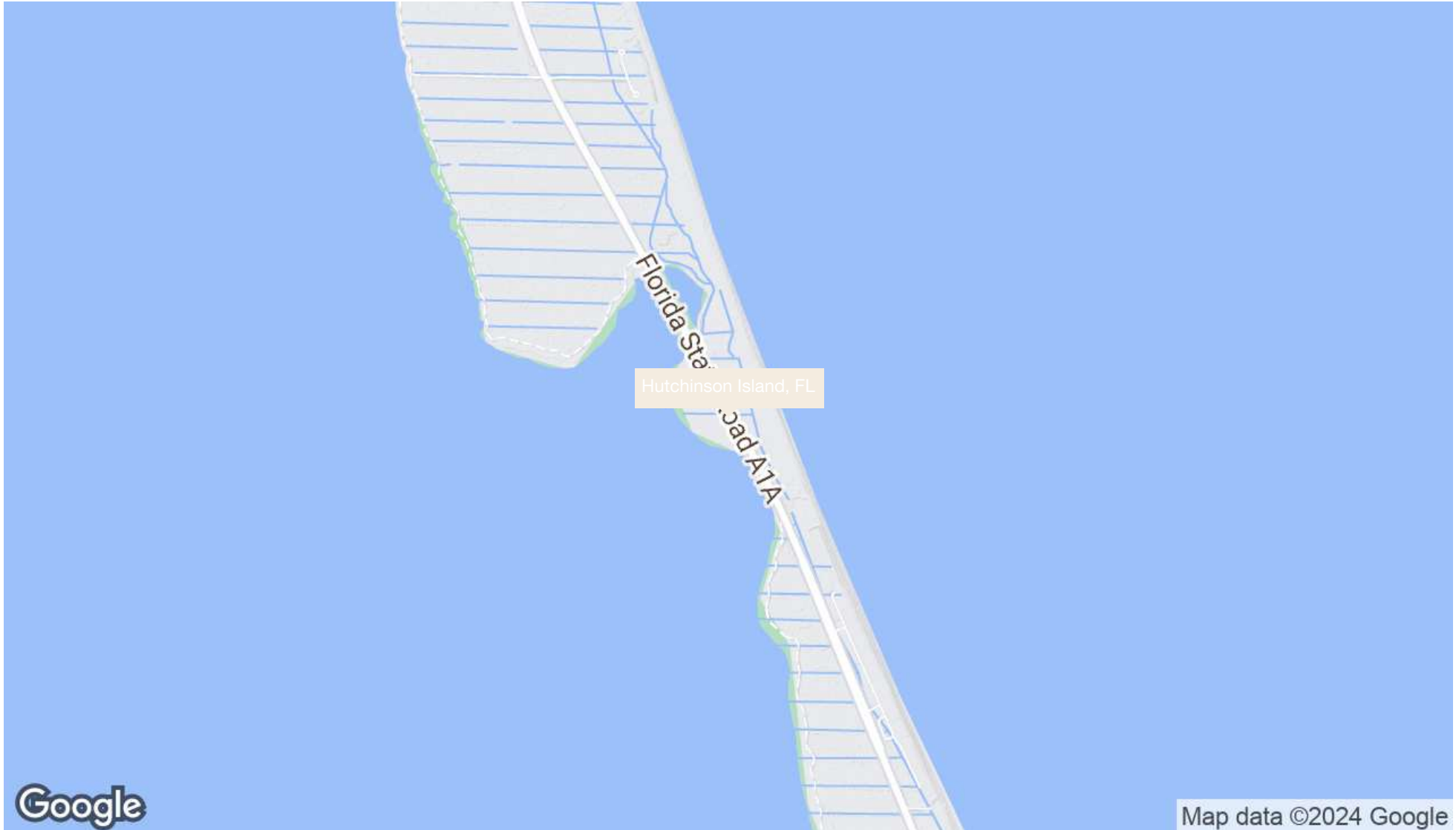
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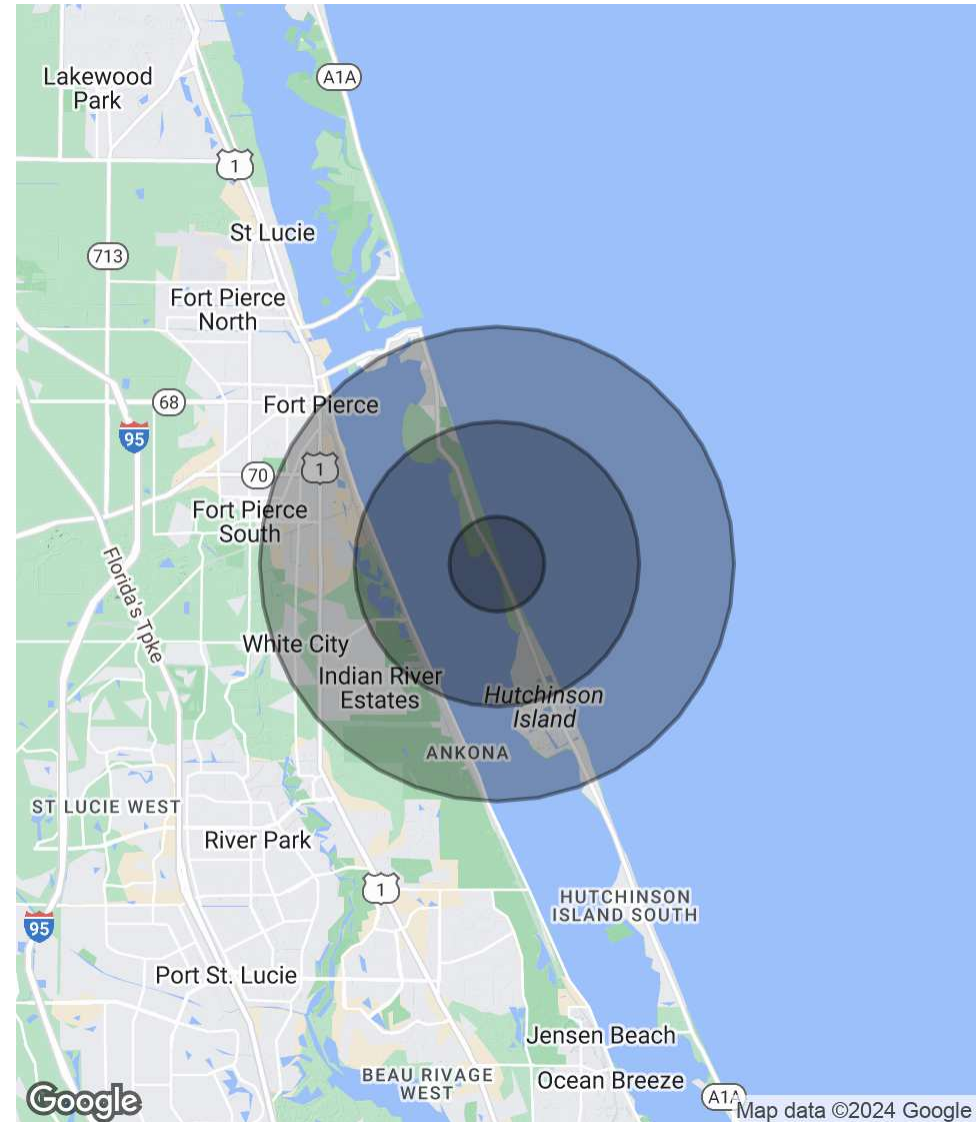


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,097	10,269	41,019
Average Age	66.3	51.6	41.5
Average Age (Male)	65.6	50.2	39.7
Average Age (Female)	67.3	54.6	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,036	7,405	20,876
# of Persons per HH	1.1	1.4	2.0
Average HH Income	\$57,197	\$48,033	\$40,596
Average House Value	\$428,609	\$277,049	\$161,732

2020 American Community Survey (ACS)



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CHIP ARMSTRONG

Director of Commercial Sales

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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, 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
Palm Beach North Chamber of Commerce, Economic Development Committee, Chairman
Palm Beach North Chamber of Commerce, Government Affairs Committee, Member
NorthPAC Trustee, Chairman
Riviera Beach Tourism Task Force, Member

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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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