



## PROPERTY SUMMARY

### Prime Hutchinson Island Development Opportunity

Two contiguous parcels totaling approximately **1.9 acres** along **South Ocean Drive** on **Hutchinson Island** in **Fort Pierce, Florida**.

Located directly across from the Atlantic Ocean, the site offers one of the few remaining large development opportunities in this sought-after coastal corridor.

Zoned **HI-Medium**, the property allows for a range of residential uses including **condominiums, townhomes, or duplexes**. The site may also offer potential for **neighborhood commercial or mixed-use development** through rezoning.

Situated within walking distance of the beach, marinas, and local restaurants — and just minutes from **Downtown Fort Pierce** and the **Fort Pierce Inlet** — this rare offering presents an ideal opportunity for developers and investors seeking to capture the continued growth and appeal of Florida's Treasure Coast.

ADDRESSES	1. 609 S Ocean Drive, Fort Pierce, FL 34949 2. 615 S Ocean Drive, Fort Pierce, FL 34949
PARCEL NUMBERS	1. 240150300180000 2. 240150300130005
LOT SIZES	1. 1.26 acres 2. 0.64 acres Total Combined Size: ≈ 1.90 acres



**HI Medium**  
**ZONING**



**1.90 AC**  
**LAND SIZE**  
(Combined)



**TBD**  
**PRICING**



**Approx 290'**  
**FRONTAGE**  
(along South Ocean Drive)



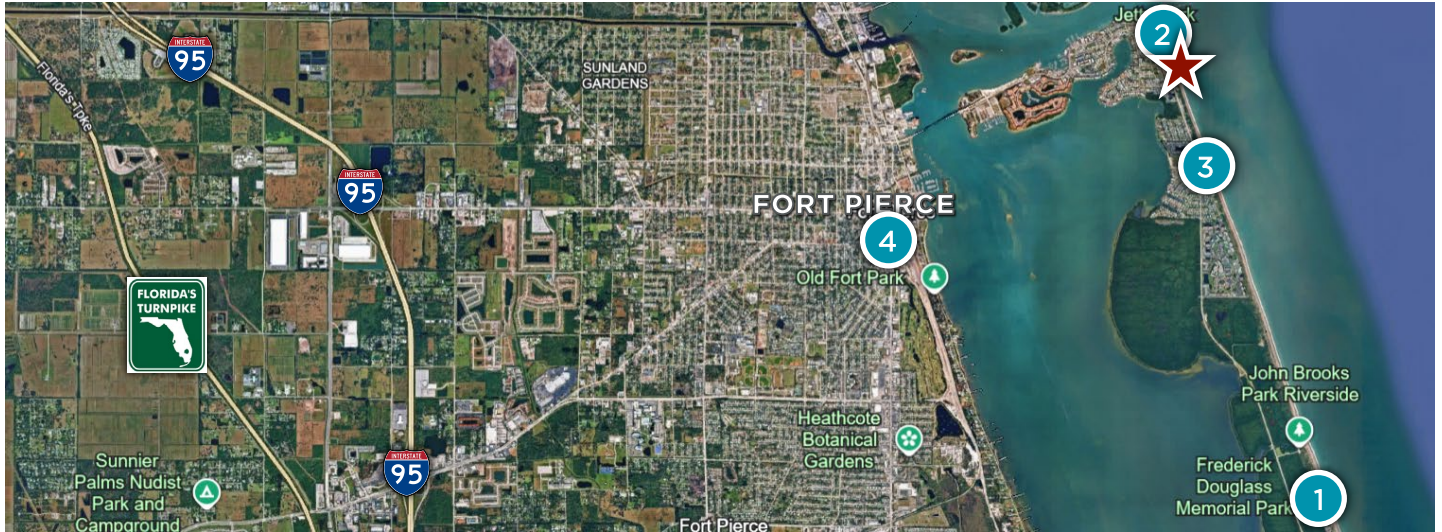


**CUSHMAN &  
WAKEFIELD**

**FOR SALE**  
**609 & 615 S Ocean Drive**  
Fort Pierce, FL

## COMPS SUMMARY

Comparable land sales on Hutchinson Island highlight strong demand for coastal development sites



## CONTACTS

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