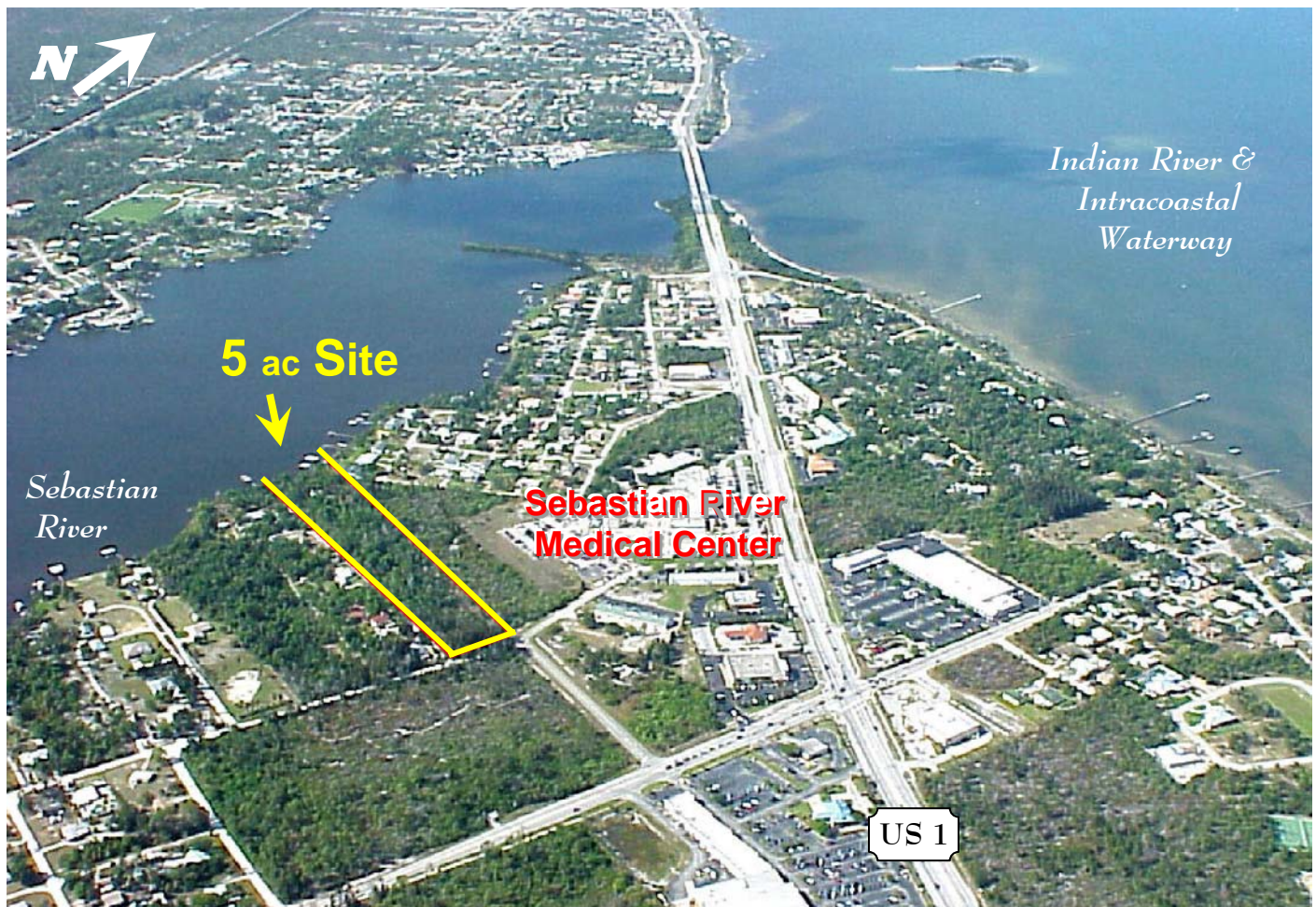


5 ac Waterfront Development Site

*Adjacent to
current expansion of
Sebastian River Medical Center*



- North 1,234 ft boundary shared with Medical Center
- Zoning: OCR – Office, Comm, Residential (6 units per acre)
- Suitable for Medical Offices, Emergency Care Center
- Professional Offices, Vocational & Technical Training
- Potential Resort Hotel site with river & ocean access
- Public Utilities available
- Bay Street / 83rd Ave paved to property corner

5 acres of beautiful, wooded waterfront property with a high elevation. OCR zoning offers a multitude of development possibilities. This unique parcel has a wonderful old Florida setting with a wide-water view.