

FOR SALE

Ramrod Key Land

VACANT LAND
CUDJOE KEY, FL

\$225K
PRICE

Casey Prindle

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Executive Summary

VACANT LAND
CUDJOE KEY, FL



\$225,000

PRICE



\$1,335,286

PRICE/ACRE



7,340

LOT SIZE

PROPERTY DATA

Property Type	Vacant
Lot Size (SF)	7,340
Parcel ID	00114030-000000
Zoning	Commercial
County	Monroe
Coordinates	24.662478,-81.407259

Rare opportunity to acquire a commercially zoned, vacant land parcel, fronting on U.S. Highway 1 in Ramrod Key, Florida. The subject property is 7,340 square foot vacant parcel with 50 feet of direct Overseas Highway frontage. Zoned Suburban Commercial (SC) under the Monroe County Land Development Code.

The site comprises 0.168 acres, with all major utilities including; water, sewer, electric, gas, and telecommunications, available at or near the property boundary. The parcel's regular shape and flat terrain minimize site work costs and maximize developable area. No interior road, shared access, or secondary positioning between the property and one of Florida's most trafficked scenic corridors.

The SC zoning designation permits a wide array of commercial uses, including retail, office, and restaurant operations of low to medium intensity as-of-right, with pathways through Monroe County's conditional use process for light industrial uses such as warehousing and storage. Also zoned for commercial recreational operations. A use category in particularly strong demand given the area's dive, fishing, and water sports economy. With available commercial land throughout unincorporated Monroe County constrained by the Area of Critical State Concern designation, ROGO growth management regulations, and the county's limited developable land base, entitled parcels with direct highway frontage of this kind represent a truly unique.

The offering of Ramrod Key Land presents a rare opportunity to acquire a development ready parcel in a supply constrained, high demand market. At \$225,000, or approximately \$30.65 per square foot of land, this offering represents a compelling entry price for a commercially zoned, highway fronting parcel in the Florida Keys. Comparable commercial land trades are rare and prices have appreciated steadily as available inventory has contracted.

Investment Highlights

Diminishing supply of infrastructure ready land parcels in The Keys continues to drive appreciation for well located sites like this offering.

Location: Ramrod Key, Monroe County, Florida

Parcel ID: 00207230-000000

Approximate Mile Marker: 27.5, Overseas Highway (U.S. 1)

Lot Size: 7,340 Square Feet

U.S. Highway 1 Frontage: 50 Feet

Zoning: Suburban Commercial (SC)

Future Land Use Map: Mixed Use / Commercial (MC)

Improvements: None. Vacant Land

As-of-Right Development: Up to 2,500 SF Commercial Retail, Office, or Restaurant

Conditional Use Potential: Commercial Recreation; Light Industrial / Warehousing

Asking Price: \$225,000

Price Per Square Foot (Land): \$30.65 PSF



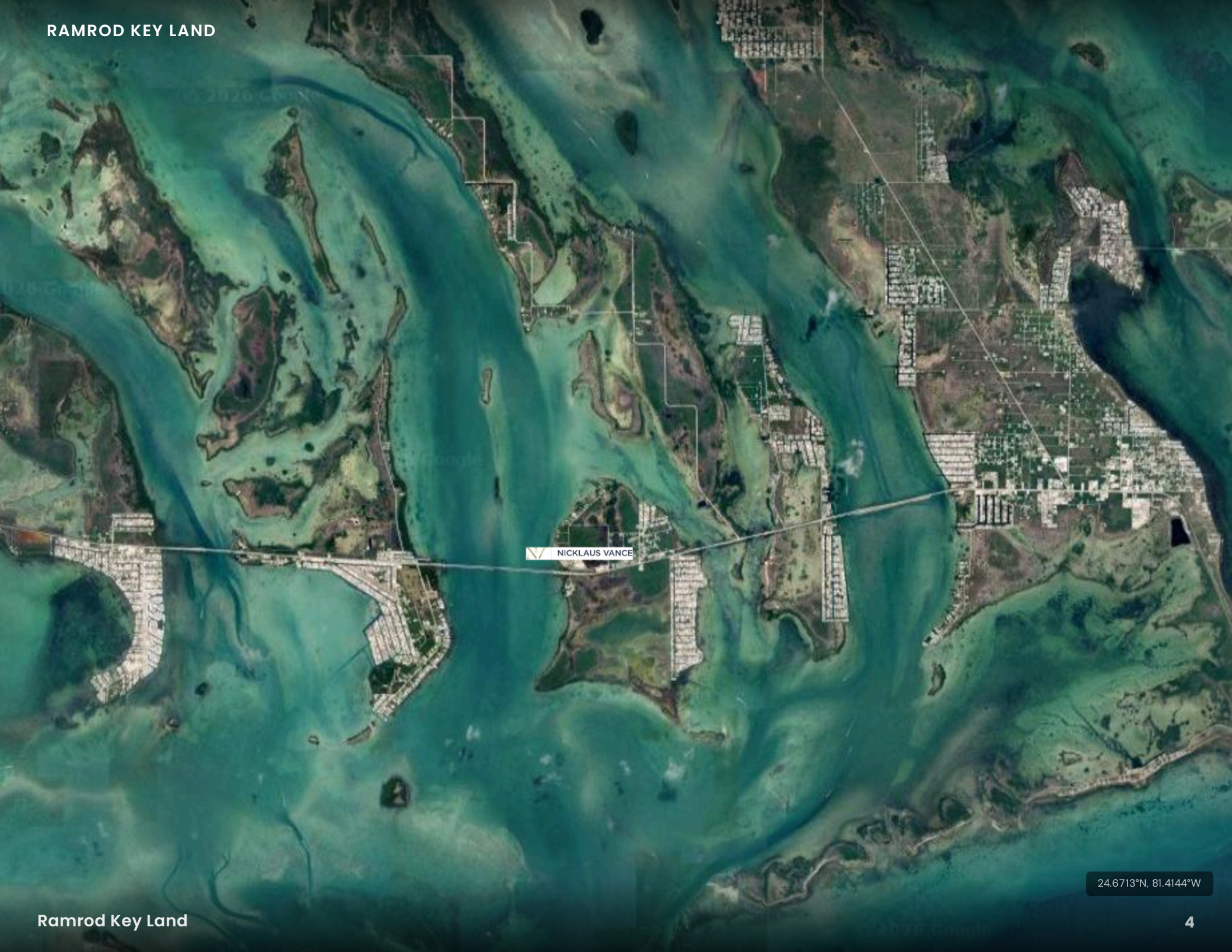
\$225,000

PRICE



\$1,335,286

PRICE/ACRE



NICKLAUS VANCE

24.6713°N, 81.4144°W

Market Overview



Lower Keys Market Overview

The Florida Keys Trade Area

The Florida Keys represent one of the most economically resilient and geographically unique commercial markets in the United States. The island chain's physical constraints create a supply limitation that insulates the market from the oversaturation that affects a lot of Florida. There is no room to build around it, no competing highway to divert traffic, and no new commercially entitled land being created. What exists is what there is.

The Lower Keys

Ramrod Key's position in the Lower Keys places it at the center of one of the most active marine recreation economies in the continental United States. Commercial operators servicing this demand such as; dive shops, charter operations, equipment rental, and marine retail, require the type of U.S. 1-accessible, commercially zoned space that this parcel provides.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	910	Population	3,436	Population	9,364
Median HH Income	\$119,348	Median HH Income	\$120,372	Median HH Income	\$104,979
Households	395	Households	1,556	Households	4,264

Source: ESRI / ArcGIS Business Analyst



PRESENTED BY

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