



## Southeast Asset Specialists, LLC

Licensed Real Estate Broker

Acquisition • Development • Disposition • Investment Management

### PROPERTY INFORMATION

#### I. GENERAL INFORMATION

---

Property ID No.: SEAS-MRTN-047  
Property Name: **THE FALLS OF JENSEN BEACH**  
Date: 06/16/10  
Property Location: West of Federal Hwy., between NW Sunset Blvd. & NW Britt Rd., immediately west of the Treasure Coast Mall.  
Municipality: Unincorporated; Jensen Beach area  
County: Martin  
Asking Price: \$ 7,000,000  
\$/Acre: N/A  
\$/Unit: \$ 67,961  
  
Contact Name: Leslie Maister or Reid Hotaling @ Southeast Asset Specialists, LLC  
Contact Phone: (561) 988-5890  
  
Listing Agent: Yes  No  SEAS

#### II. SITE INFORMATION

---

Parcel No(s): Numerous beginning with 19-37-41-007-000-00010-0  
Property Size: Acres (+/-): N/A  
No. Units: 103 Unit Type(s): Developed Residential Lots  
Utilities: Property is located within the Urban Services Boundary.

#### III. ZONING & LAND USE

---

Current Use: Partially completed residential development.  
Proposed Use: Fully developed residential development.  
Current Zoning: R-2 Current Density: 1.0 DU/Acre  
Proposed Zoning: N/A Proposed Density: N/A  
Current FLU: Low Density  
Proposed FLU: N/A

#### IV. MISCELLANEOUS COMMENTS

---

The Falls of Jensen Beach is a 131.4+/- acre residential community containing 130 lots in total, with a minimum lot size of 80' x 125'. To date, 27 lots have sold leaving 103 developed lots currently available for sale.

This property is bank owned and is being offered for sale as-is. The above information is believed to be correct but Southeast Asset Specialists, LLC neither warrants nor guarantees the accuracy of the information contained herein.



Southeast Asset Specialists, LLC  
Licensed Real Estate Broker



**LOCATION MAP**  
The Falls of Jensen Beach



Southeast Asset Specialists, LLC  
Licensed Real Estate Broker



**AERIAL MAP**

THE FALLS OF JENSEN BEACH



Southeast Asset Specialists, LLC  
Licensed Real Estate Broker



SITE PLAN



Southeast Asset Specialists, LLC  
Licensed Real Estate Broker



### AVAILABLE LOTS @ THE FALLS OF JENSEN BEACH

103 LOTS; TYPICAL LOT SIZE - 80' x 125'