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CapasGroup tapped to sell 12+ acre oceanfront development site in South Florida's exclusive Treasure Coast community of Hutchinson Island

Ocean-to-river parcel, site plan approved for 106-unit multifamily development, appeals to trend of luxury developers and homebuilders seeking opportunities "further north"

St. Lucie County, FL – September 22, 2015 – CapasGroup Realty Advisors has been retained to direct the marketing and disposition of Marisol, a development site consisting of 12+ oceanfront acres in addition to 20+ acres of submerged river land along Florida's famed Treasure Coast. Located on the barrier island of Hutchinson Island South, the land is situated along both sides of A1A offering more than 1,500 feet of waterfront access to the Atlantic Ocean and the Indian River.

"The appetite among qualified developers for high-end residential sites remains very strong, particularly among those who have been priced out of Miami-Dade and Broward Counties," says Brad Capas, President of CapasGroup. "More and more, luxury developers and homebuilders are seeking opportunities further north, and waterfront sites are at the top of their list."

The Marisol site plan is approved for 106 units spanning five, three- and four-story residential buildings elevated over ground floor parking garages. Each building will be positioned just steps from the beach with completely unobstructed views of the Atlantic Ocean and the Indian River.

According to Capas, "The low density design of Marisol reduces its construction costs and development risk compared to higher density, high-rise projects. This is particularly appealing to developers in today's environment of rising construction costs."

Hutchinson Island South is an upscale barrier island community immediately proximate to Stuart and Jensen Beach. The island is best known for its natural beauty and more than twenty miles of pristine ocean beaches. Recent condo unit sales and listings here range over \$500 per square foot. Since the two newest, large-scale communities on Hutchinson Island were completed in 1996 and 2003, a developer of Marisol has the opportunity to position it as the newest and most exclusive community on Hutchinson Island South.

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CapasGroup Realty Advisors is a Fort Lauderdale-based investment sales organization specializing in the marketing and disposition of investment properties, including large land tracts, throughout Florida. For more information, please visit: www.capasgroup.com.