

PRIVATE ISLANDS INC.

FLORIDA KEYS ISLAND

MARATHON, FLORIDA



THE ISLAND — TERRAIN

15 ACRES · FREEHOLD
MILE MARKER 57 · OFF US-1

24.749°N 80.972°W

ELEVATION — LOW-LYING



THE ESTATE

At a Glance

LOCATION	Marathon, Florida Keys
TITLE	Freehold
LAND AREA	15 acres
UPLAND	75% forested upland
ACCESS	Deeded, from US-1
ELEVATION	Low-lying

DEED - GUARANTEED HIGHWAY ACCESS

A deed condition requires the State of Florida to keep free access to the highway open in perpetuity, a rare right in the Keys.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	15 acres
TITLE	TERRAIN
Freehold	Low-lying
WATERS	STATUS
Atlantic Ocean	Undeveloped

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REGION — FLORIDA — THE KEYS

The Keys are a coral island chain strung along the Overseas Highway, where land is held in fee simple freehold. Marathon, in the Middle Keys, is the working heart of the chain: marinas, services and an airport minutes away.



THE ISLAND

A Forested Island, Untouched

Fifteen acres of dense tropical forest on the Atlantic side of Grassy Key, ringed by navigable water. About three quarters of the island is forested upland suited to development, the rest native wetlands kept as a natural buffer.

ACCESS AND POTENTIAL

Just Off the Highway

Just off US-1 at Mile Marker 57, the island carries deed-guaranteed highway access in perpetuity. The listing proposes a short bridge on driveway fill for a permanent connection, with municipal power and water close at hand, and canals dredged in the 1960s give deep-water access over the reef to the Atlantic. Marathon lies 8 miles west, Duck Key 4 miles east.

A NOTE ON HISTORY

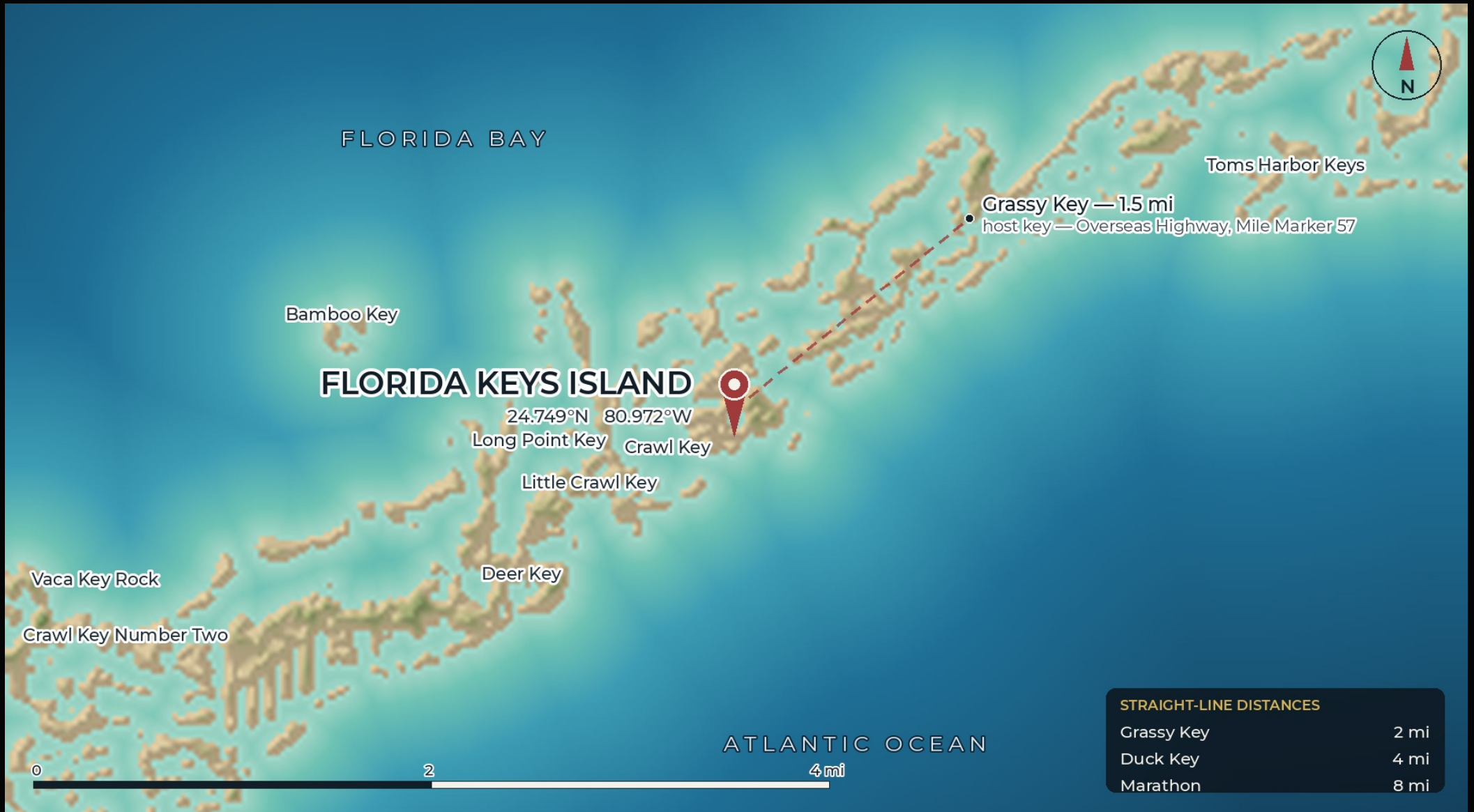
The listing records a federal land patent in the island's past, traced through a Freedom of Information Act inquiry with the National Archives, a history it links to the island's deeded highway access.



LOCATION

On the Map

GRASSY KEY • MARATHON, FLORIDA KEYS



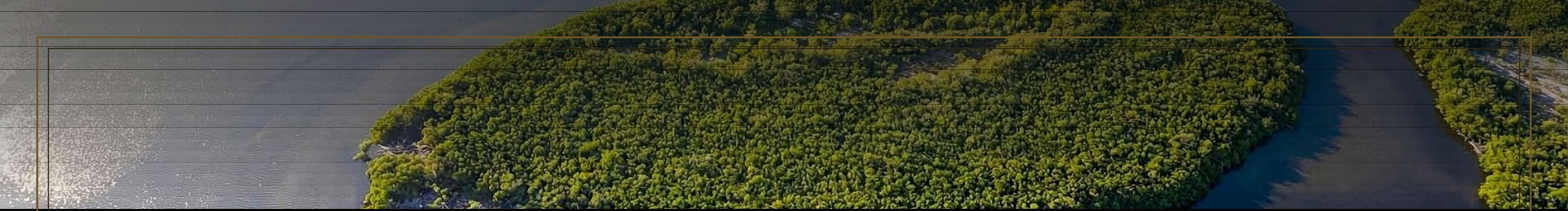
GALLERY

In Frames



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PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

FLORIDA KEYS ISLAND

MARATHON, FLORIDA KEYS

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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