



# **WATERFRONT HOTEL/CONDO DEVELOPMENT LAND**

St. Thomas | U.S. Virgin Islands

**Presented By Waterfront Investment Properties, Inc.**

**Exclusive Marketing Advisor**  
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Waterfront Hotel/Condo Development Land



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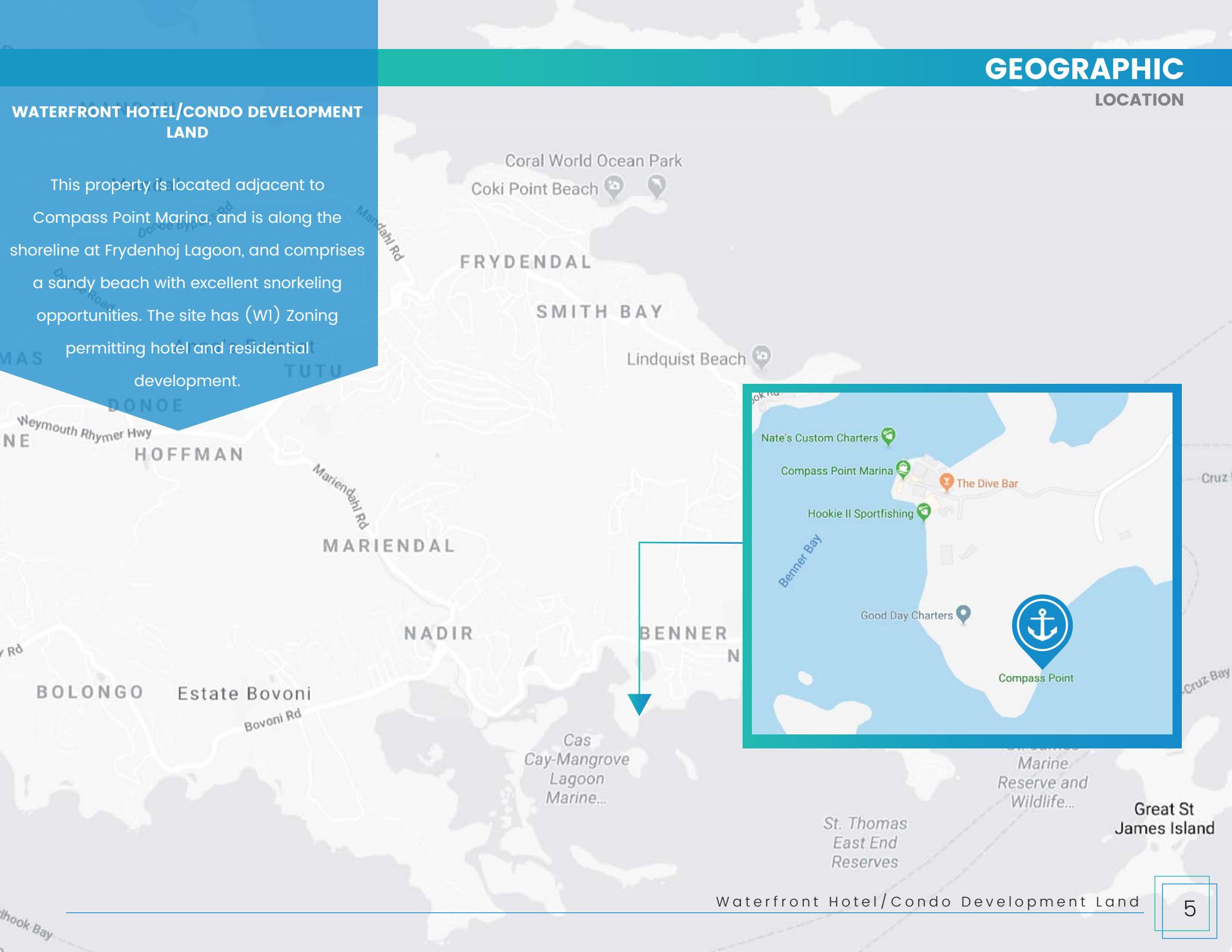
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### WATERFRONT HOTEL/CONDO DEVELOPMENT LAND

This property is located adjacent to Compass Point Marina, and is along the shoreline at Frydenhoj Lagoon, and comprises a sandy beach with excellent snorkeling opportunities. The site has (WI) Zoning permitting hotel and residential development.





**Waterfront Investment Properties**, through its representation of the ownership entities, is pleased to offer for sale 1 waterfront development land opportunity. This land opportunity is located on the south coast of the eastern end of St. Thomas on Compass Point, which is in Estate Frydenhoj. Compass Point forms the eastern shore line of Benner Bay, the harbor in which all the marina slips are located. Benner Bay is one of the largest protected anchorages on St. Thomas, and boats secured in this harbor are basically protected from storms with winds coming from any direction. Many marinas are located there, the largest one being the Compass Point Marina.

Route 32 is the main road passing through Frydenhoj, and the subject is located on a private road approximately a half mile away from Route 32. This offering represents a unique opportunity to acquire an irreplaceable development opportunity with proven strong returns.

### WATERFRONT HOTEL/CONDO DEVELOPMENT LAND

This Development Land consists of 2 contiguous waterfront parcels, with a total acreage of 15.42 acres. Parcel 41 Remainder is 4.25 acres and has frontage on a sandy swimming beach. Parcel 41-7 is 11.17 acres, and this parcel contains shoreline in Frydenhoj.

This property is adjacent to the Compass Point Marina, which can be developed to compliment this neighboring asset. Outside the gold-plated yacht marina category, the Compass Point Marina is the newest, largest and most up-to-date marina on the island, catering to boats in the 25 to 65 foot range. It is also one of the best protected marinas on the island. This property is perfect for a new upscale resort, catered to part-time or full-time residents who wanted to be near a marina facility where they could start their diving or fishing excursions, and keep their own boats close by. The fact that several resort-condo complexes on the island have full time residents proves there is a demand for full time resort living.

**Property Area:** 15.42 +/- acres

**Parcel:** 41, 41-7

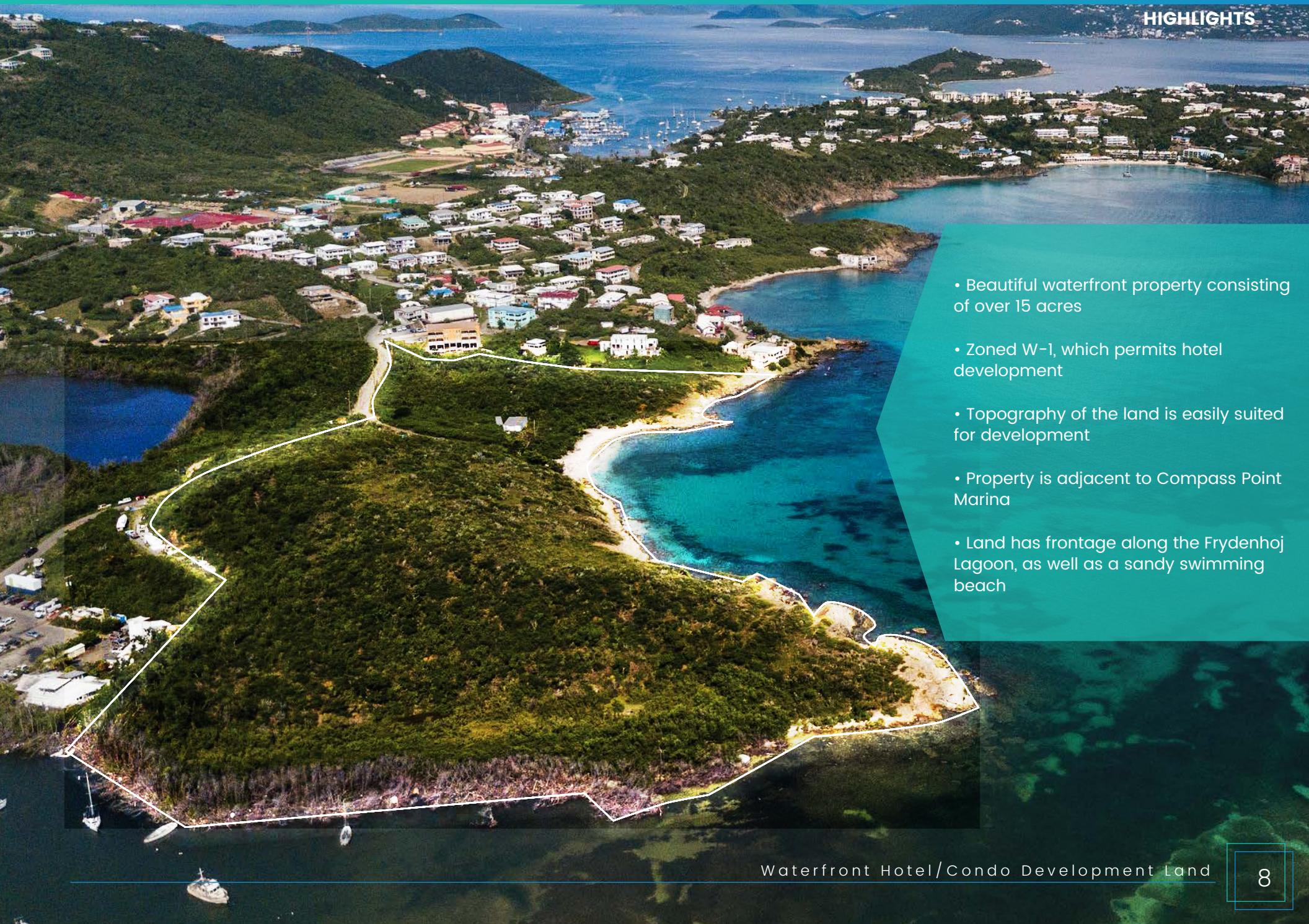
**Zoning:** Commercial | W-1, known as Waterfront Pleasure. This zoning allows for hotels, condos, and two family esidences. Minimum lot sizes are 10,000 SF

**Best Use:** Upscale boutique hotel or residential resort of 80 vacation condos or residences.



Waterfront Hotel/Condo Development Land

# PROPERTY HIGHLIGHTS



- Beautiful waterfront property consisting of over 15 acres
- Zoned W-1, which permits hotel development
- Topography of the land is easily suited for development
- Property is adjacent to Compass Point Marina
- Land has frontage along the Frydenhoj Lagoon, as well as a sandy swimming beach

Waterfront Hotel/Condo Development Land

The property is perfect for a new upscale resort which catered to part time or full time residents who wanted to be near a marina facility where they could start their diving or fishing excursions and keep their own boats close by to where they were staying. The fact that several resort-condo complexes on the island have full time residents proves there is a demand for full time resort living.

Frydenhoj is near the eastern end of St Thomas, where most of the island's hotel industry and boating activity is centered. This has made this section of St Thomas very popular for residential purposes as well. Home site prices in Nazareth have seen sales in Water Point, the best neighborhood on the island, reach \$750,000 for a non-waterfront lot in one of the least desirable locations there. Parcels on Deck Point have as high as \$500,000 on the crest of the point.

Route 32 is the main road running through Frydenhoj and connecting it to the rest of the island. Red Hook, the main commercial center of the East End of St Thomas, is only a mile away to the east of the subject. TuTu, the island's central business district, is 2 miles away from Frydenhoj to the west. Frydenhoj contains the island's main boatyard, known as Independent Boatyard. Boats up to 65 feet long can be hauled out there. Frydenhoj also has several of St Thomas's largest marinas. The lagoon at Frydenhoj is very protected and is safe for mooring and docking boats for hurricanes. There are many marine oriented businesses centered around the lagoon.

The property's immediate neighborhood is known as Compass Point. Compass Point is somewhat off the beaten track in Frydenhoj, however, and the commercial aspects of the neighborhood should not detract from the residential or resort desirability of Compass Point. The land along the entrance road to Compass Point is improved with medium priced homes on its north east side, while its south side is undeveloped, and will probably remain so as it is mostly wetlands. From the property outward, the land is only improved with Compass Point Marina, a complex of shops, restaurants, and docks. Resort condos built on the property's southern half would have good views of the ocean and the docks and moored boats around the lagoon.

## ST. THOMAS VIRGIN ISLANDS



# **WATERFRONT HOTEL/CONDO DEVELOPMENT LAND**

St. Thomas | U.S. Virgin Islands

**Please Contact To  
Arrange Additional Information**

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