



Plot	Acres	Waterfront	Zoning	Price	Price/Acre
28 & 29	40.7	1,768 feet	R-3	\$ 3,450,000	\$ 84,767
26	11.3		R-1	\$ 675,000	\$ 59,735
30 & 31	33.0		R-1	\$ 1,200,000	\$ 36,364
Total	85.0	1,768 feet		\$ 5,325,000	\$ 62,647

Allen Stockbridge, JD, CCIM
Kulshan Commercial
Designated Broker, Founder
360-223-8346
allen@kulshancommercial.com

Amy Koenig
Threshold
Resort Developer Services
208.866.1272
amy@thresholdmkt.com

Detailed Description and Development Scenarios

This is a beautiful, private and secluded large parcel of land with 1,768 feet of shoreline. Approximately 600 feet of the 1,768 feet of shoreline is iconic and picturesque white-sand Caribbean beach.

- The property slopes down from a 500 foot elevation to the beach at Butler Bay, facing west with beautiful sunset views.
- It is adjacent to the 20 acre Prospect Hill Nature Preserve. There is superb wreck diving just offshore, with equestrian stables next door.
- The surrounding area is characterized by large land holdings, extraordinary homes and the serenity and seclusion made possible by being near the end of a dead end road that is the only road that serves the entire area.
- The Rockefeller built, Robert Trent Jones Sr. designed Carambola world class golf course, is nearby.
- The property is two miles from the St. Croix Cruise Ship Terminal, and the lovely town of Frederiksted.

The property is not served by municipal water or sewer. Typically, water is sourced through catchment systems, and septic will need to be developed on-site based on the specific development plans. Wells could also be used to source fresh water. With the density zoning that is in place there is a wide range of development scenarios available.

Private Estate

All things considered, this property would be very desirable as a private Caribbean estate. With 85+/- acres, it is a rare and distinguishable property.

Residential Subdivision

Much of the property is zoned R-1. The ridge line overlooks the pristine Butler Bay valley, the Butler Bay beach and the historic Butler Bay Great House. The zoning on plot 26 is R-1 and the minimum lot size is 1/2 acre.

Single Family Lots

Plot 26 is an 11.3 acre parcel situated on a descending ridgeline with 180 degree views looking to the west. With elevations from 230 to 370 feet above sea level, the sweeping view is as much sky as ocean and a premier location for watching some of the best sunsets on earth.

Resort Hotel or Fractional Ownership Project

It is hard to imagine a site more beautiful and more serene for development as a boutique hotel, eco-hotel or other property type that takes advantage of the density and the unique qualities of this site. The property is zoned in part for up to 183 hotel rooms.



Drive Times to Butler Bay from:

Frederiksted	10 min
Cruise Terminal	10 min
Henry E. Rohlsen Int'l Airport	30 min
Christiansted	45 min

Links to Additional Information:

<http://butler-bay.com>
<http://www.visitusvi.com/todo/stcroix>

St. Croix

The largest of the islands in the US Virgin Islands, St. Croix is home to three national parks, over 50,000 people, and 84 square miles of pristine Caribbean land. There are two areas that contain some amount of density, the towns of Frederiksted and Christiansted. Christiansted is located just southwest of Buck Island, a world-class and sought after dive location, Buck Island. Frederiksted is minutes away from St. Croix's international airport on the island's southwestern coast. The port and cruise terminal on St. Croix are located on the island's west coast, at the northern part of Frederiksted.

Though residential areas are scattered throughout the island, there are grocery stores and schools located in the central part of the island. Most resorts and hotels can be found on the north shore of the island while vacation homes and villas can be found all over the island.

The island's amenities include several beautiful bays and protected areas, Danish colonial architecture in Christiansted, marine gardens, and a plethora of sugar mill ruins. There is much USVI history to be learned at the restored and preserved Whim Plantation.

St. Croix's airport is serviced by daily flights to and from Miami, as well as inter-island trips from St. Thomas, making it easily accessible for visitors.

Frederiksted

The quiet town of Frederiksted is closer to the airport and is smaller than St. Croix's other town - Christiansted. Some shops and restaurants can be found along the Frederiksted's Strand Street.

St. Croix has two deep water ports, one of which is located in Frederiksted. This port is used largely by cruise ships visiting the island. Passengers can explore Frederiksted or use it as a jumping off point to get a taxi to see Christiansted or other parts of the island.

USVI Economy

The economic potential in the US Virgin Islands is significant, especially on the island of St. Croix - and especially in the tourism industry.

Tourists are attracted to USVI because of the tropical climate, its proximity and open-status to the US and its citizens, and the culture and history of the islands. Passports are not required for US citizens traveling to USVI.

Though tourism continues to become a driving force in the economy, approximately 20% of the land on St. Croix is currently farmland. Through the 1970s and 1980s the island shifted from the traditional sugarcane to more diversified crops.

For more information on this unique resort development land please contact:

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