



Vacant Florida lot lists for \$99M in a balmy playground for billionaires

By Jennifer Gould

It's a lot for a lot.

A pricey piece of dirt listed Thursday for \$99 million in Manalapan, a ritzy enclave for **billionaires like Larry Ellison** in South Florida.

As an added bonus, Ellison lives next door.



This vacant lot is asking \$99 million

Ryan Walblay of Global Video Pros Provided by Margit Brandt of Premier Estate Properties



This outline marks out the property's boundaries.

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And while \$99 million may sound really high, it's still a bit less than the \$105 million that **someone paid** for some dirt in the same neighborhood last month.

The listing, at the tip of Manalapan, is from Margit Brandt, of Premier Estate Properties. It comes as billionaires like **Mark Zuckerberg**, Sergey Brin, Larry Page, **Alex Karp** and others continue to leave California – or at least hedge their bets – by purchasing land in South Florida ahead of the state's proposed 5% billionaire tax.

The current property is at 4000 and 4020 South Ocean Blvd. It comes with 236 feet on the ocean, and sits on 3.1 acres.



A buyer can build a main house on the Intracoastal and a beach house on the ocean.
Ryan Walblay of Global Video Pros Provided by Margit Brandt of Premier Estate Properties

The land is about a 2-minute car ride from the \$105 million lot, which Brandt also listed, at 1120 South Ocean Blvd. That 3.5-acre lot came with 342 feet on the ocean, and sold in 120 days after originally listing for \$125 million.

While Brandt declined to comment on this new lot's seller, she did say the area is experiencing a renaissance – and that ocean-to-lake lots are ideal for wealthy buyers who build their main homes on the Intracoastal and their secondary “beach houses” on the ocean.

“Manalapan over time has become the go-to landing spot for ultra-high-net-worth buyers seeking an ocean-to-lake lifestyle, where you can walk on a quiet beach at sunrise and take your boat out from your intracoastal parcel for sunset,” Brandt said, adding that this piece of land is ideal to build a “custom, secured and secluded dream compound.”