

FOR SALE

\$32.00-36.00/psf

Industrial Land Lots

1265 NE Savannah Road, Jensen Beach FL 34957



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

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LOT SIZE/RATES	(2) 9,800 sf @ \$36.00/sf 6,636 sf @ \$32.00/psf +/- 6,280 sf @ \$32.00/psf
BUILDING TYPE	Industrial
ACREAGE	2.60 AC
TRAFFIC COUNT	14,846 AADT
ZONING	IPUD - Industrial Planned Development Fully Approved and Permit Ready
LAND USE	Land Industrial T1 Cable Ready - High Speed Internet Available Three Phase Electric
UTILITIES	Fire Sprinklers

SELLING QUICK! Great opportunity to purchase industrial land lots in the Industrial Park at Avonlea. Bids from contractors are under review. Construction taking place soon! Located on NE Savannah Road, easily accessible from US Highway 1.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,078	1 Mile	\$71,184	1 Mile	44.80
3 Mile	36,307	3 Mile	\$66,987	3 Mile	47.30
5 Mile	95,670	5 Mile	\$72,790	5 Mile	48.10

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Zoning Information

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IPUD - Industrial Planned Unit Development

Location. A IPUD may be located anywhere in the city where the area is defined and described "industrial" by the Future Land Use Element of the City of Stuart's comprehensive plan and which is of suitable character and compatible with surrounding uses as determined by the City Commission.

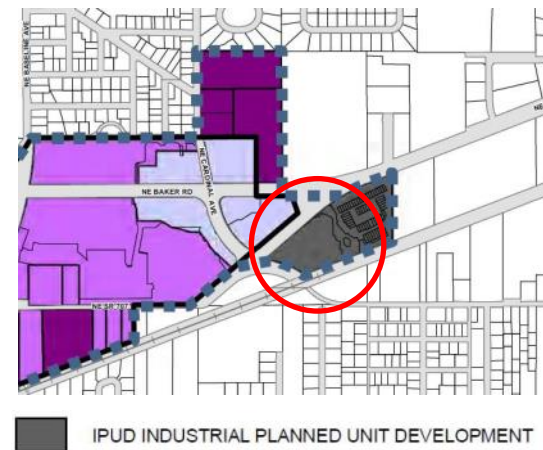
Minimum size. The minimum size of an IPUD is one acre.

Uses permitted in a IPUD district. The buildings, structures, land and water within a IPUD district may incorporate only those uses identified in the industrial zoning district.

Industrial PUD standards. The following standards shall apply to a IPUD district:

- a. **IPUD standards.** IPUD standards regarding circulation, parking, utilities, drainage, open space and other standards shall apply as described in this code except as modified by the city commission as part of the IPUD ordinance.
- b. **Open space.** Not less than 25 percent of the IPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping such as parking area interior landscaping shall not count towards the open space requirement. In the event that less than 25 percent of the IPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.
- c. **Native vegetation.** Excluding wetlands defined by the South Florida Water Management District, not less than 25 percent of the total development site shall remain as undeveloped native vegetation area. The

required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.



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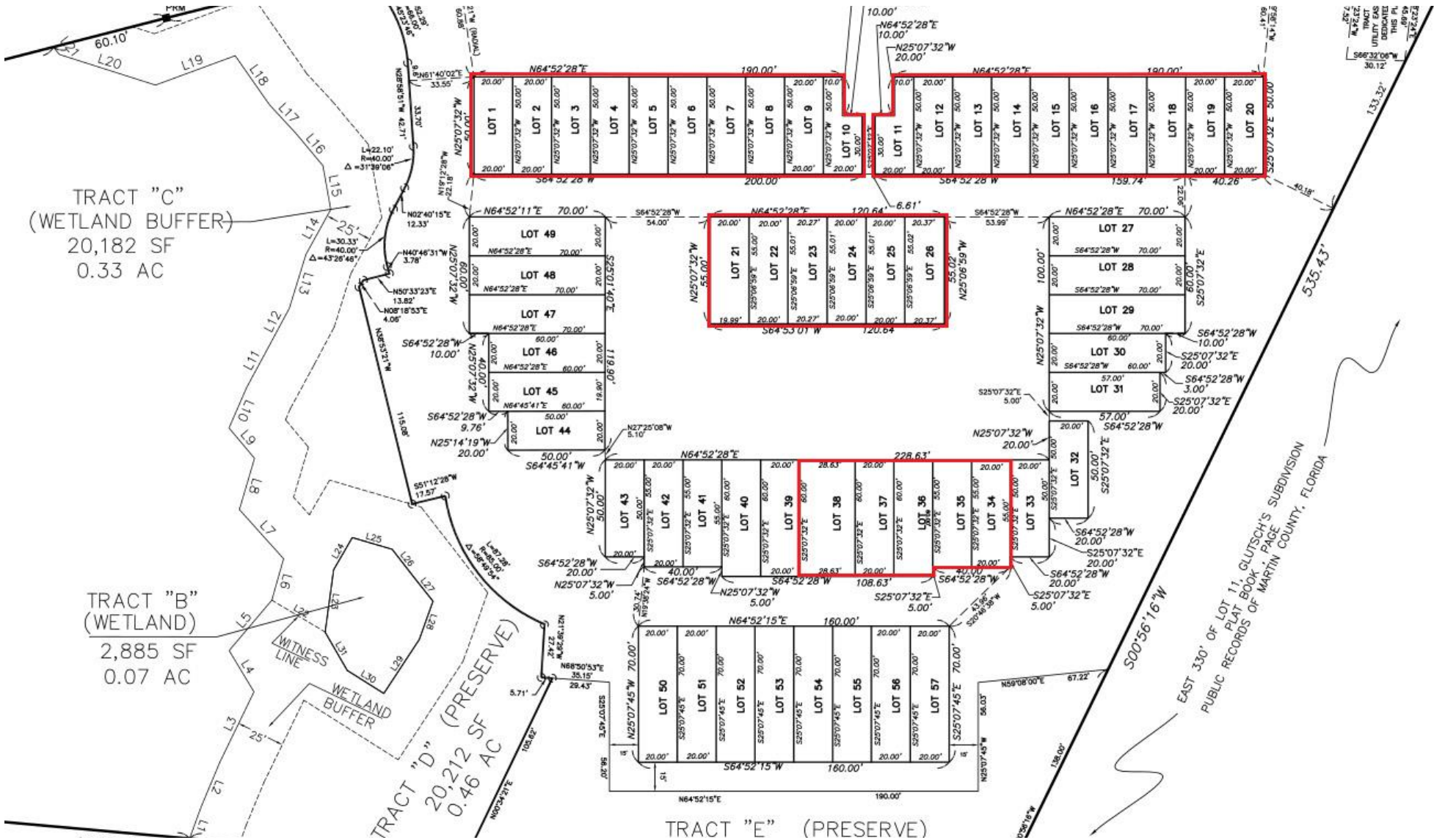
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Site Plan

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Property Aerial

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