

FOR SALE

\$1,099,000

9.04 AC Redevelopment Land

1050 SE Salerno Road, Stuart FL 34997



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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PRICE	\$1,099,000 <i>Price Reduced from \$1,299,000</i>
BUILDING SIZE	1,678 SF + 143 SF (Add'l. Dwelling)
BUILDING TYPE	Single Family
ACREAGE	9.04 AC
FRONTAGE	+/- 640
TRAFFIC COUNT	12,400 ADT
YEAR BUILT	1954-2000
CONSTRUCTION TYPE	Frame/Concrete
ZONING	A-1A
LAND USE	Rural Density
PARCEL ID	55-38-41-000-056-00040-2

- Generously sized land currently consisting of a single family home with an additional dwelling and a detached garage.
- Currently zoned for Agricultural but has a good possibility to be rezoned to accommodate multifamily residences.
- Site is in close proximity to other residential communities, Martin South Hospital, Indian River College, and it is easily accessible from Kanner Highway.



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	2,344	1 Mile	\$80,644	1 Mile	40.40
3 Mile	32,101	3 Mile	\$75,797	3 Mile	44.90
5 Mile	85,729	5 Mile	\$75,636	5 Mile	47.40

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	2,408	1 Mile	\$67,916	1 Mile	42.30
3 Mile	33,539	3 Mile	\$56,228	3 Mile	48.00
5 Mile	90,621	5 Mile	\$56,308	5 Mile	51.40

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Sec. 3.411. - A-1A Agricultural District.

3.411.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the R-2A Two-Family Residential District.
2. Flower farms, nurseries, groves and greenhouses.
3. Packing houses and other accessory buildings necessary for the operation of flower farms and nurseries, excluding labor quarters, except those complying with R-3 zoning.
4. Any sales incidental to flowers or nursery business, wholesale or retail.
5. Private stables, as an accessory use to a residence.
6. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.
7. Farmer's markets, as defined in Division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

3.411.B. Required lot area. The required lot area shall not be less than two acres.

3.411.C. Minimum yards required.

1. Front: 25 feet.

2. Rear and side: 25 feet.

3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.

4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

5. No setback or yard shall be required adjacent to water frontage.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005)

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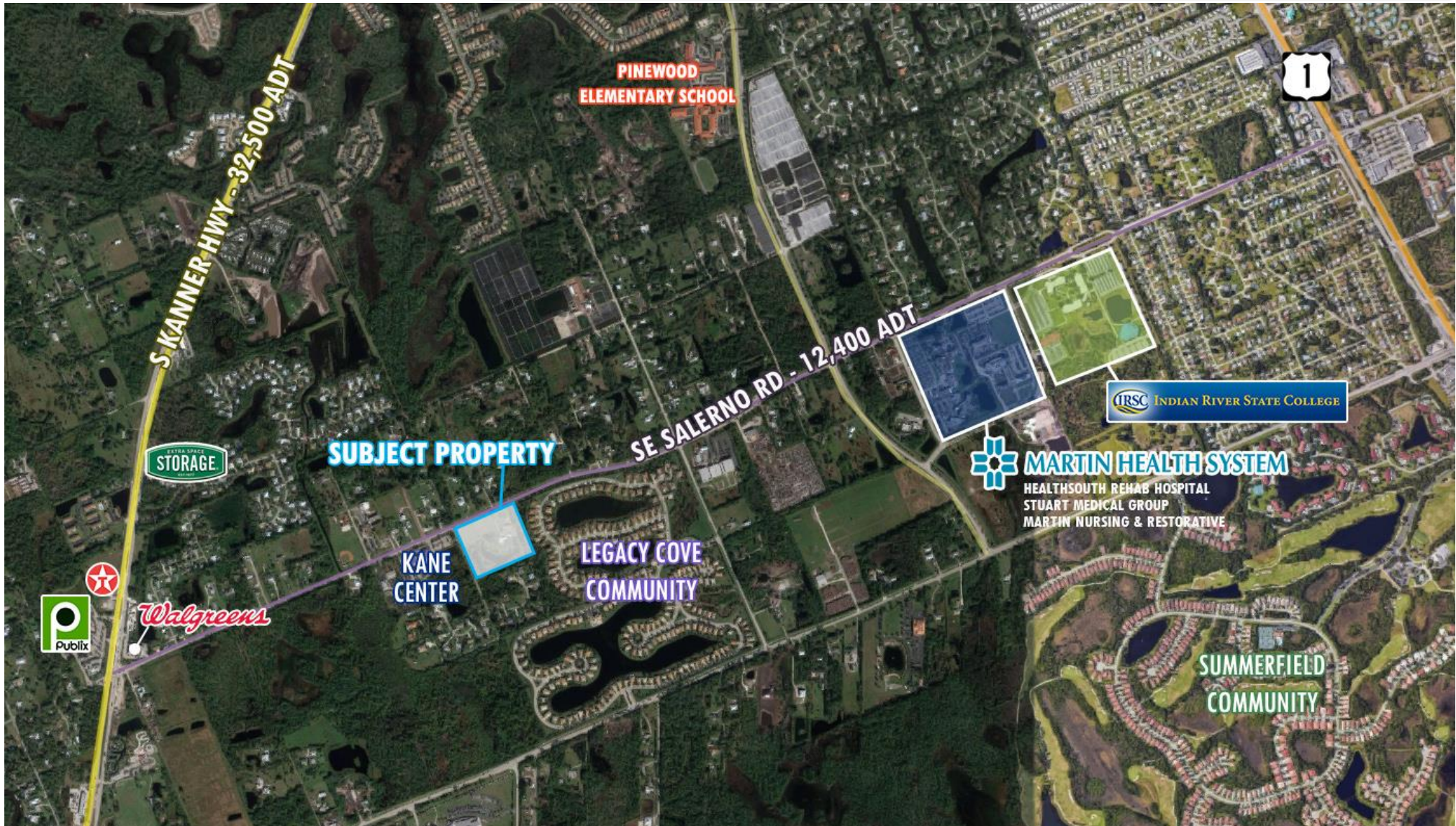
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Trade Area Map

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