

**FOR SALE**

\$1,399,000

**±9.54 AC Development Land**

1700-1750 SE Darling Street, Stuart FL 34997



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

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

# Property Details

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**PRICE** \$1,399,000

**ACREAGE** Parcel 1700: 4.41 AC  
Parcel 1750: 5.13 AC

**FRONTAGE** +/- 650' (from Willoughby Blvd.)

**TRAFFIC COUNT** 9,900 ADT (Willoughby Blvd.)

**ZONING** A-1A\*

**LAND USE** Rural Density

**UTILITIES** Martin County Water

**PARCEL ID** Parcel 1700: 55-38-41-000-064-00011-1

Parcel 1750: 55-38-41-000-064-00010-2

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Development opportunity in one of Stuart's growing communities.
- \*New zoning will allow for 5 units per acre.
- Ideal for development of duplexes, single-family homes, multifamily homes, medical, and ALF.
- Close proximity to the Cleveland Clinic Martin South Hospital, Indian River State College, and just a few minutes away from US-1 and the I-95 access ramp.



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# Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	4,933	1 Mile	\$74,246	1 Mile	42.80
3 Mile	40,693	3 Mile	\$72,839	3 Mile	45.70
5 Mile	89,625	5 Mile	\$76,334	5 Mile	48.20

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	5,003	1 Mile	\$59,823	1 Mile	45.40
3 Mile	42,461	3 Mile	\$54,217	3 Mile	48.60
5 Mile	94,790	5 Mile	\$55,941	5 Mile	52.60

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# Zoning Information

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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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# Trade Area Map

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