

# 1.43 AC VACANT COMMERCIAL LAND

SE Federal Highway / SE Pine Ave. Stuart FL 34997

**1.43 AC  
COMMERCIAL LAND**



**FOR SALE | \$700,000**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

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Stuart FL, 34994  
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# PROPERTY OVERVIEW

- Excellent opportunity for a commercial development situated on a combined 1.43 acre land with ample frontage to SE Federal Highway in Stuart.
- Site is currently zoned as interim zoning which is subject to change based on the predominant zoning classification surrounding the property.
- Located just north of the busy SE Federal Highway and Cover Road intersection, and in close proximity from many National brands such as Bealls, Publix, Walgreens, Dunkin', and a brand new Wawa location.



<b>PRICE</b>	\$700,000
<b>LAND SIZE</b>	61,962 SF
<b>ACREAGE</b>	1.43 AC
<b>FRONTAGE</b>	+/- 626'
<b>TRAFFIC COUNT</b>	32,500 ADT
<b>ZONING</b>	IZ
<b>LAND USE</b>	Commercial / Office / Residential
<b>PARCEL ID</b>	54-38-41-002-032-00010-0 54-38-41-002-032-00030-6

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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	8,497	1 Mile	\$64,804	1 Mile	42.90
3 Mile	43,856	3 Mile	\$77,496	3 Mile	47.20
5 Mile	82,207	5 Mile	\$83,243	5 Mile	48.40

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	8,850	1 Mile	\$51,731	1 Mile	45.10
3 Mile	45,674	3 Mile	\$55,070	3 Mile	50.60
5 Mile	85,731	5 Mile	\$56,113	5 Mile	52.90

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# ZONING INFORMATION

## **Sec. 3.425. IZ Interim Zoning.**

3.425.A. Described. The boundary of the Interim Zoning District shall be the entire unincorporated area of Martin County, excepting those areas specifically covered by another zoning district.

### **3.425.B. Uses permitted.**

1. If the neighborhood is predominantly one classification of usage, the zoning director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied; including required lot area, type of structure, type of use, minimum yards required, height limitations, etc.
2. If no trend of development has been established in the neighborhood, the minimum standards of the R-2 Single-Family Zoning District shall be complied with.
3. Uses in this district are also subject to any additional limitations pursuant to section 3.402.

3.425.C. New subdivisions. Before a new subdivision shall be recorded in an Interim Zoning District, the area involved shall be rezoned by the usual procedure of the planning and zoning commission into a zoning district or districts deemed to be compatible with the area involved, adjoining areas and the overall requirements of the comprehensive plan.

3.425.D. Appeals. Whenever the director of zoning refuses to issue a permit to use, construct, alter, modify, expand or move a building or premises located in an interim zoning district because the proposed use, construction, alteration, modification, expansion or movement would conflict with regulations contained herein, the person desiring a permit may apply for relief to the zoning board of adjustment by the appropriate methods, as set forth in chapter 61-2466, Special Acts of 1961 of the Legislature of the State of Florida.

(Ord. No. 608, pt. 1, 3-19-2002)

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# TRADE AREA MAP



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