

14.7 AC RESIDENTIAL LAND

223 SW Appaloosa St. Stuart, FL 34997



FOR SALE | \$1,500,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

- Prime opportunity for new development on a generously sized 14.7 acre land located near S Kanner Highway in Stuart, Florida.
- Site consists of raw land with partial wetlands.
- Ideal potential for a multi-family or single-family development.
- Situated in a quite area with close easy access to S Kanner Highway and only 5 minutes away from the I-95 access ramp.
- Fast developing area with new projects taking place which include apartment complexes, single-family communities, and the area's first Costco along with other retailers.



PRICE	\$1,500,000
LAND SIZE	640,332 SF
ACREAGE	14.7 AC
FRONTAGE	+/- 1,000'
TRAFFIC COUNT	35,500 ADT (S Kanner Highway)
ZONING	A-1 (Small Farms)
LAND USE	Rural Heritage
PARCEL ID	55-38-000-047-00050-8

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SITE PHOTOS



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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	2,654	1 Mile	\$98,459	1 Mile	43.70
3 Mile	84,126	3 Mile	\$92,246	3 Mile	47.00
5 Mile	176,396	5 Mile	\$94,119	5 Mile	47.90
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	2,730	1 Mile	\$81,384	1 Mile	46.50
3 Mile	85,609	3 Mile	\$72,578	3 Mile	51.00
5 Mile	183,313	5 Mile	\$72,419	5 Mile	52.50

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ZONING INFORMATION

Sec. 3.411.1. A-1 Small Farms District.

3.411.1.A. Uses permitted.

1. In this district, a building or structure or land shall be used for only the following purposes:
2. Any use permitted in the R-2A Two-Family Residential District.
3. Barns, dairies, greenhouses, guesthouse, servants' quarters and other accessory buildings.
4. Truck farming, fruit growing, poultry raising, nurseries and field crops.
5. Roadside stands for the sale of fruit, vegetables and other products produced on the premises thereof.
6. Drive-in theatres, private stables.
7. Commercial radio and/or television transmitting stations, towers, poles, masts, antennas, power plants and the other incidental and usual structures pertaining to such stations. All structures and attachments thereto and appurtenances thereof shall comply with all of the applicable requirements of the Federal Communications Commission and the Civil Aeronautics Board and/or authority. Towers, poles, masts and antennas shall be designed and stamped by a registered engineer or architect to assure the structure, masts, etc., will withstand hurricane force winds.
8. 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.

9. 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.

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

3.411.1.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. A minimum setback or yard of 20 feet 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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ZONING INFORMATION

Sec. 3.405.1. R-2A Two-Family Residential District.

3.405.1.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-1, R-2 and R-2B Single-Family Residential Districts.
2. Two-family dwellings, duplexes, but in no case accommodation for more than two families.

3.405.1.B. Required lot area, width, front, side and rear yards and building height limits. Lots in the R-2A Two-Family Residential District shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. The maximum height of buildings or structures shall not exceed three stories or 30 feet, and not more than 35 percent of the lot area shall be occupied by structures or buildings. The minimum floor area of each one-bedroom unit shall be 600 square feet, exclusive of carports, breezeways or utility rooms. The minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet, exclusive of carports, breezeways or utility rooms.

3.405.1.C. Minimum yards required.

1. Front: 20 feet.
2. Rear and side:
1 story: 6 feet.
2 stories: 8 feet.

3 stories and over: 10 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. A minimum setback or yard of 20 feet shall be required adjacent to water frontage.

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FUTURE DEVELOPMENT MAP



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TRADE AREA MAP



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