

WATERFRONT RESTAURANT WITH LAND

3825 Indian River Dr. Jensen Beach, FL 34957



2,396 SF RESTURANT BUILDING
0.91 AC COMBINED LOTS

FOR SALE | \$1,500,000

**JEREMIAH BARON
& CO**

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PROPERTY OVERVIEW

- Established waterfront restaurant with 3 adjacent vacant land lots located in the heart of Jensen Beach.
- Historic site features picturesque views to the inlet, with quick accessibility to the Jensen Beach Causeway bridge.
- PUD zoning allows for many potential uses for the vacant land.
- Quaint restaurant with indoor and outdoor seating, plus an upper level apartment.
- Minutes away from Downtown Jensen Beach and Hutchinson Island.



PRICE	\$1,500,000
BUILDING SIZE	2,396 sf
BUILDING TYPE	Restaurant/ Commercial Lots
ACREAGE	Lot 1: 0.41 AC / Lot 2: 0.23 AC Lot 3: 0.16 AC / Lot 4: 0.11 AC
FRONTAGE	578'
TRAFFIC COUNT	10,223' ADT
YEAR BUILT	1920
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	PUD
LAND USE	Commercial Limited
PARCEL ID	15-37-41-000-000-00181-5 15-37-41-000-000-00171-0 15-37-41-000-000-00170-8 15-37-41-003-001-00340-8

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AERIAL PHOTO



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	2,995	1 Mile	\$91,781	1 Mile	48.40
3 Mile	73,886	3 Mile	\$91,790	3 Mile	50.30
5 Mile	275,457	5 Mile	\$86,282	5 Mile	50.40

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	2,945	1 Mile	\$74,656	1 Mile	52
3 Mile	76,310	3 Mile	\$69,445	3 Mile	56
5 Mile	285,214	5 Mile	\$68,052	5 Mile	56

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ZONING INFORMATION

DIVISION 5. - PLANNED UNIT DEVELOPMENTS

Sec. 3.241. - Purpose and intent.

The Planned Unit Development (PUD) is an alternative to the standard zoning districts in which the landowner and the Board of County Commissioners negotiate the zoning standards that will apply to a specific parcel of land such that the resulting development will be of superior quality and design while protecting the health, safety and welfare of the general public.

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

Sec. 3.242. - Applicability of standards of this article to PUD.

The zoning standards for each PUD shall be set forth in a PUD agreement, which shall be a written, mutual agreement signed by the landowner and the Board of County Commissioners. The PUD agreement shall include a master and/or a final development plan and shall comprehensively set forth all of the zoning standards that shall apply to the subject parcel of land and shall be approved pursuant to article 10.

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

Sec. 3.243. - Status of previously adopted PUD agreements.

All PUD agreements adopted prior to the effective date of this ordinance shall continue to be governed by the terms of such agreements. All PUD zoning designations shall be indicated on the Zoning Atlas.

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

Sec. 3.244. - Standards for PUD zoning agreements.

3.244.A. All PUD zoning agreements, as well as amendments to such agreements, shall be consistent with the CGMP. Applicants for PUD zoning shall have the burden of demonstrating that the proposed PUD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant

to the standard zoning regulations set forth in this article.

3.244.B. Areas designated Agricultural on the Future Land Use Map shall not be eligible for PUD zoning.

3.244.C. Areas designated Agricultural Ranchette on the Future Land Use Map shall comply with all applicable policies of the Comprehensive Growth Management Plan. In particular, any PUD within the Agricultural Ranchette Future Land Use designation shall be consistent with the following:

The plan recognizes the primary value of these lands for small agricultural operations and open space, and, therefore, assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one unit per five gross acres shall be permitted within the areas designated for agricultural ranchettes. However, residential development on these lands should be related to agricultural uses. These areas are situated in locations removed from urban services, have developed at very sparse densities, and maintain their original agricultural and rural character.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003)

Secs. 3.245–3.259. - Reserved.

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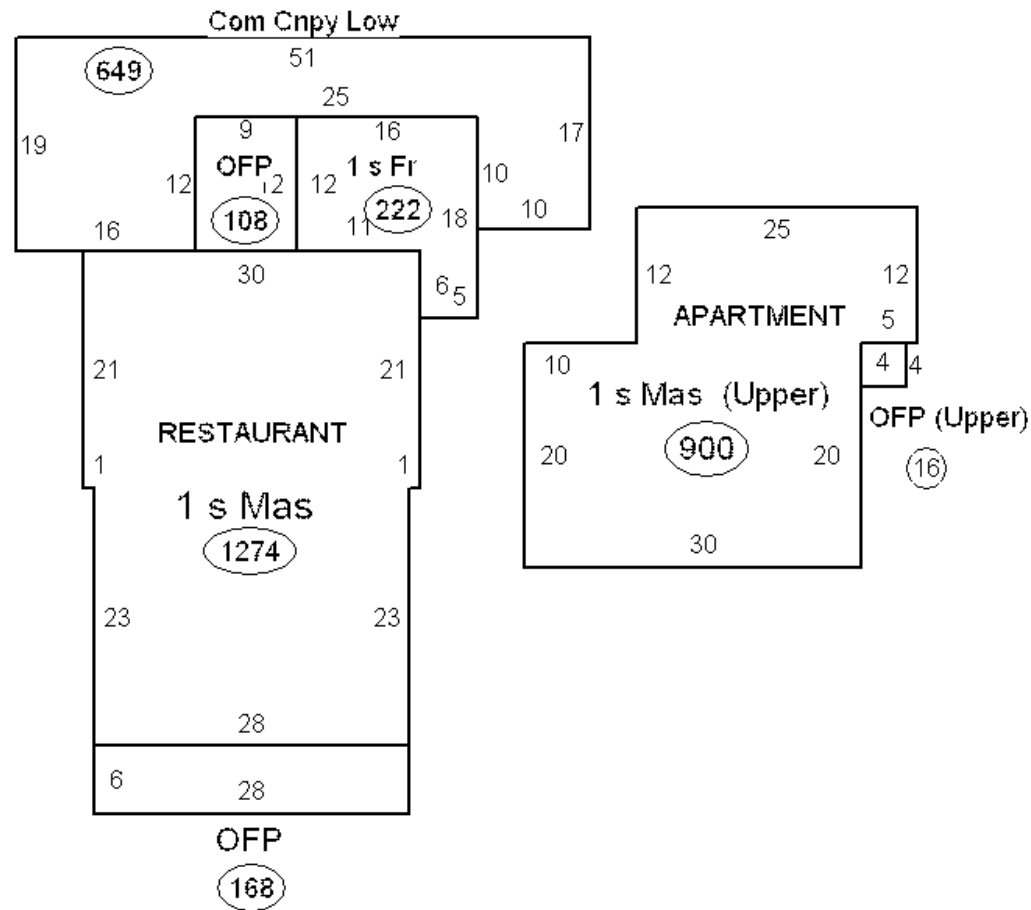
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SITE PLAN

01 06 07 08 09 10



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TRADE AREA MAP



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