

# 2.68 AC SITE PLAN APPROVED LAND

SE Federal Highway, Stuart, FL 34997



HIGH VISIBILITY | DIVERSE COMMERCIAL USES

FOR SALE | \$3,200,000

**JEREMIAH BARON  
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COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Prime development opportunity along SE Federal Highway in Stuart, FL
- This 2.68-acre site is fully site plan approved, featuring proposed plans for a 6,000 SF freestanding building and a 10,000 SF multitenant plaza, ideal for retail, professional services, or mixed-use development.
- Exceptional visibility and access along SE Federal Highway, and located on a signalized corner.
- Positioned near high-end projects, including the Hobe Sound Auto Vault, a luxury auto and residential storage facility, driving increased traffic to the area.
- This is a rare opportunity to secure a strategically located parcel with ready-to-go approvals and partial infrastructure in-place which includes roadway, drainage, etc.



<b>PRICE</b>	\$3,200,000 <small>(Price Reduced from \$3,440,000)</small>
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<b>PROPOSED BUILDING SIZE(S)</b>	6,000 SF   10,000 SF
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<b>BUILDING TYPE</b>	Retail/Office/Service
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<b>ACREAGE</b>	2.68 AC
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<b>FRONTAGE</b>	600'
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<b>TRAFFIC COUNT</b>	37,500 ADT
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<b>ZONING</b>	PUD-C (Commercial)
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<b>LAND USE</b>	Commercial General
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<b>PARCEL ID</b>	31-38-42-012-000-00030-0
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# RETAIL RENDERING



conceptual rendering

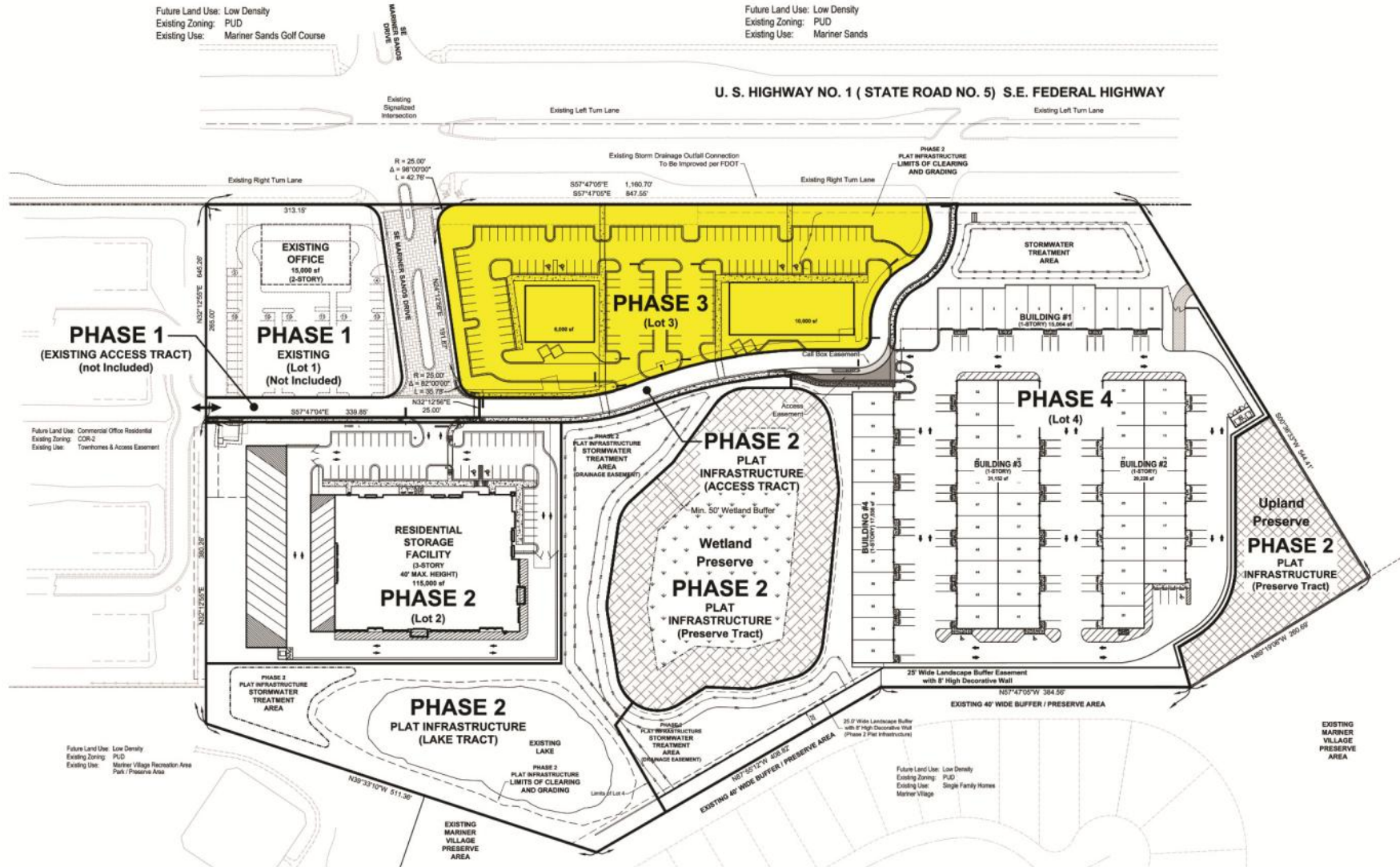
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# SITE PLAN



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	7,038	1 Mile	\$94,548	1 Mile	55.5
3 Mile	32,031	3 Mile	\$87,257	3 Mile	52.8
5 Mile	62,455	5 Mile	\$85,224	5 Mile	49.5
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,423	1 Mile	\$60,169	1 Mile	63.4
3 Mile	33,765	3 Mile	\$60,317	3 Mile	59.9
5 Mile	65,886	5 Mile	\$59,779	5 Mile	54.8

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# ZONING INFORMATION

## Planned Unit Developments

### *Sec. 3.241. - Purpose and intent.*

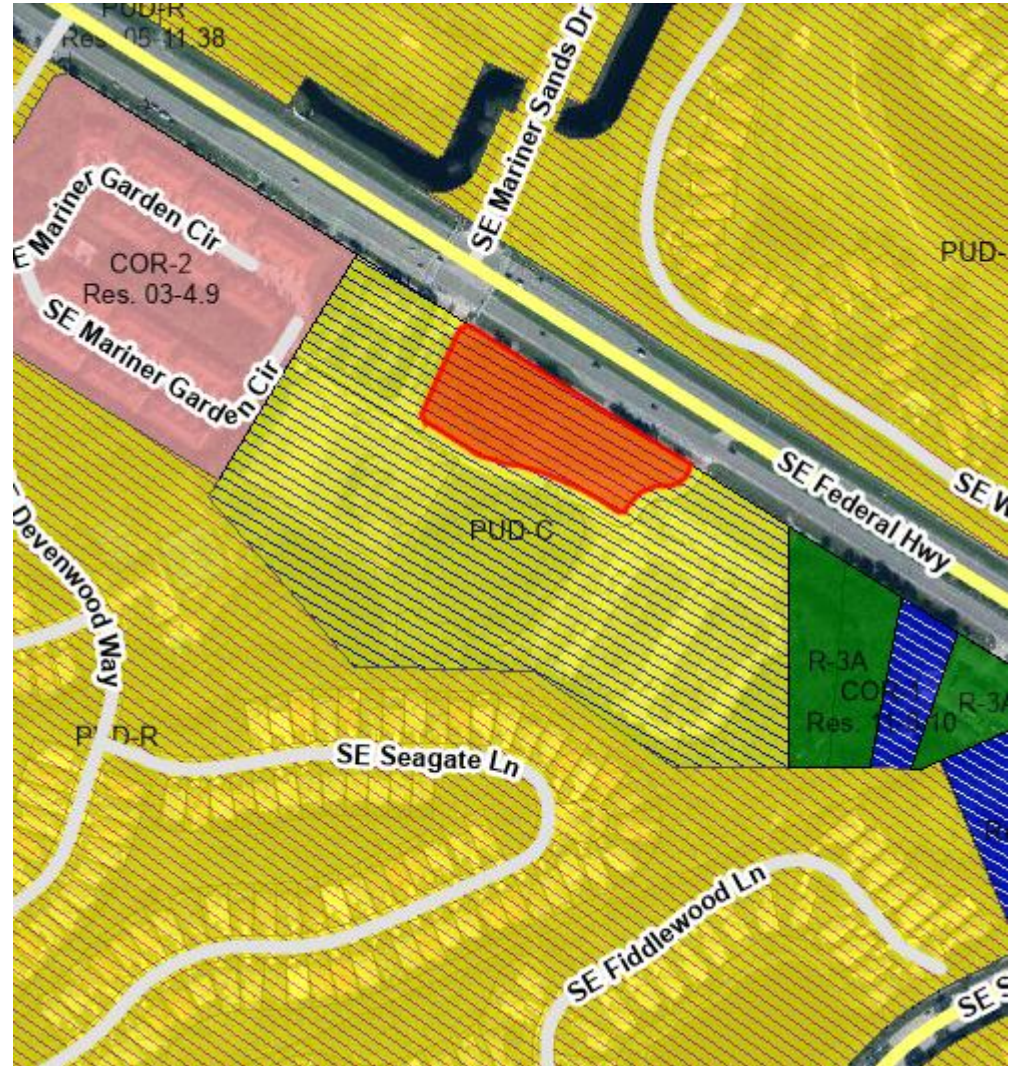
The Planned Unit Development (PUD) is an alternative to the standard zoning districts in which the landowner and the Board of County Commissioners negotiate the zoning standards that will apply to a specific parcel of land such that the resulting development will be of superior quality and design while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



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# TRADE AREA MAP



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