

±1 AC SITE PLAN APPROVED INDUSTRIAL LOT

Proposed Two Flex Buildings Totaling 13,200 SF

1497 NE Success Drive, Jensen Beach, FL 34957

FOR SALE

\$1,000,000



SITE PLAN APPROVED

Shovel-ready LI-zoned development site

CMB
CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart, FL 34994
772.286.5744
www.cmbcommercial.com

Matt Crady
772.260.1655 Mobile
772.286.5744 Office
mcrady@cmbcommercial.com

PROPERTY OVERVIEW

- ▶ **Shovel-ready ±1 acre industrial site** on NE Savannah Road in Jensen Beach, offered for sale in its entirety.
- ▶ **Two flex buildings already designed and approved:** 6,050 SF on Lot 1 and 7,150 SF on Lot 2 (13,200 SF total), with shared paved parking, loading areas and access from NE Success Drive.
- ▶ **Skip the entitlement process:** site plan approval is in place, so a developer or owner-user can move straight to permitting and construction.
- ▶ **High-visibility location** among established industrial users and beside the new River North apartment community, with quick access to NE Dixie Highway and US-1.

Ideal For

Developers / builders

Owner-users

Flex condo developers

Contractors & trades

Investors / land bank

Light manufacturing

Warehouse / storage

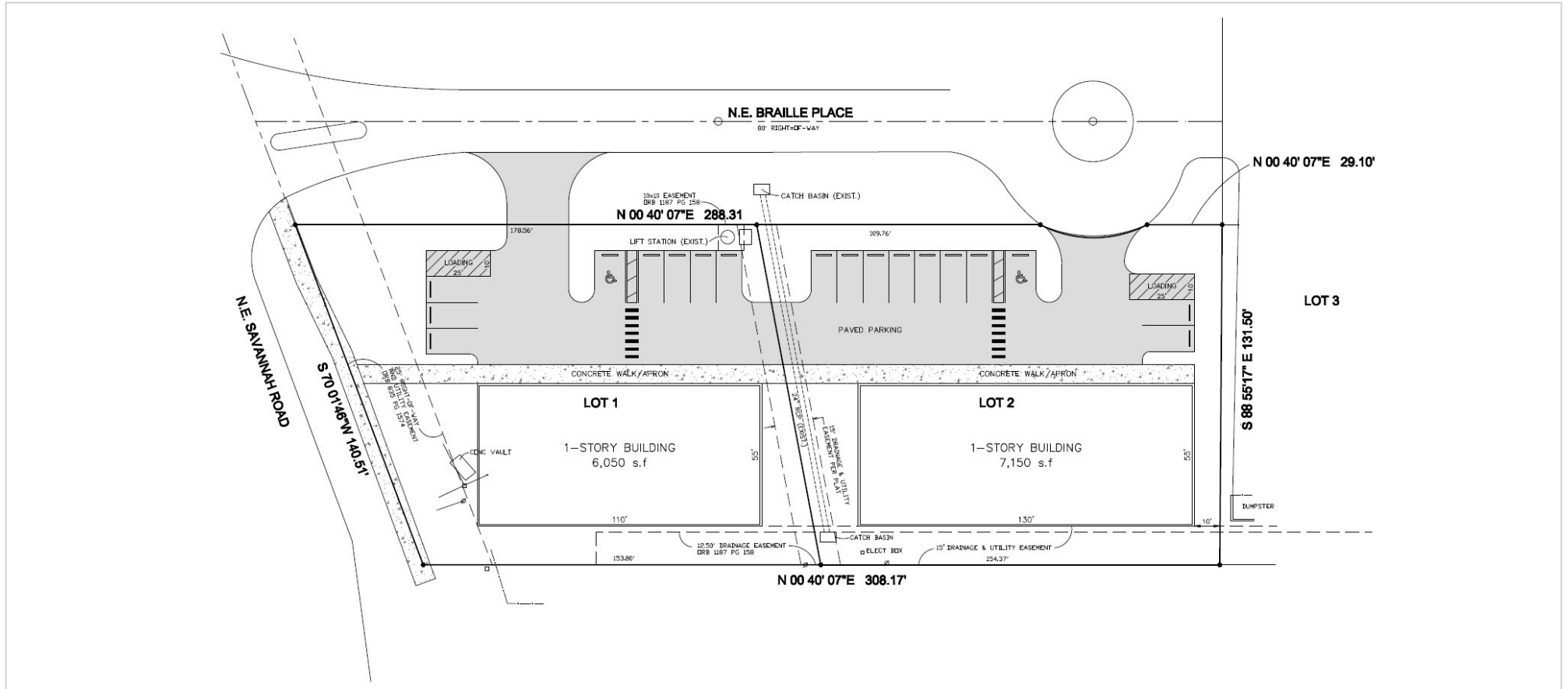
Marine services

Service & repair

Information deemed reliable but not guaranteed. Subject to errors, omissions, prior sale or withdrawal without notice. Buyer to verify approvals and permitting status.

Sale Price	\$1,000,000
Site Size	±1 AC (2 lots)
Approvals	Site plan approved
Approved Bldgs	Lot 1: 6,050 SF Lot 2: 7,150 SF
Total Bldg Area	13,200 SF
Frontage	±140' NE Savannah Rd
Traffic Count	8,400 ADT
Zoning	LI – Limited Industrial
Land Use	Industrial
Parcel ID	28-37-41-011-000-00010-0

APPROVED SITE PLAN



LOT 1

6,050 SF

1-story flex building

LOT 2

7,150 SF

1-story flex building

TOTAL

13,200 SF

Approved building area

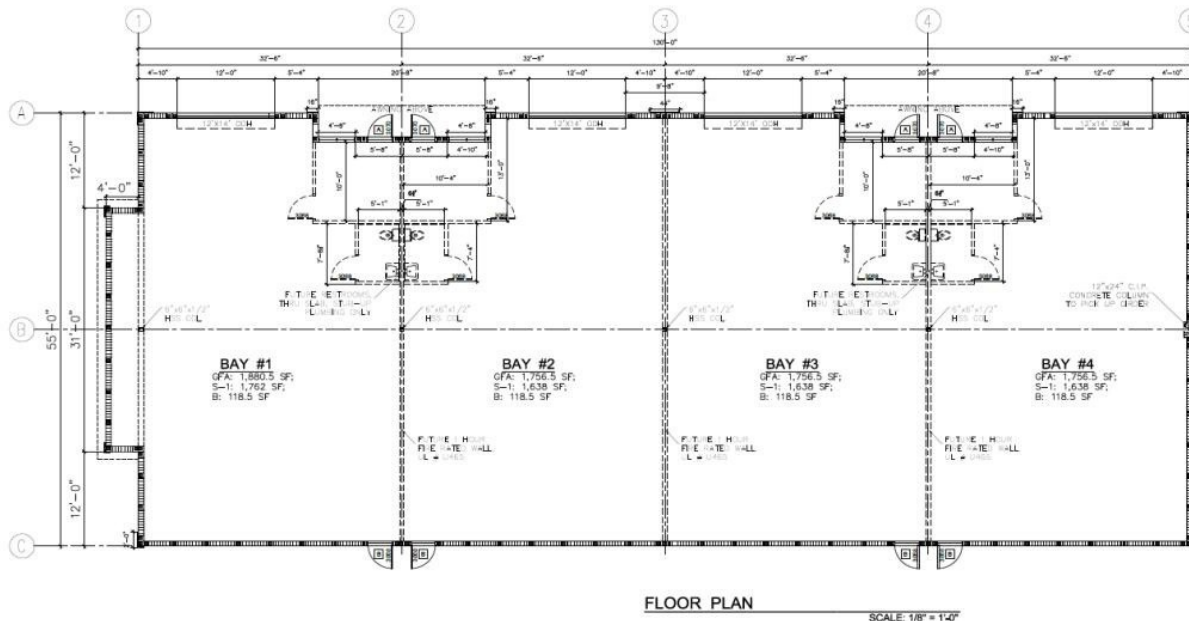
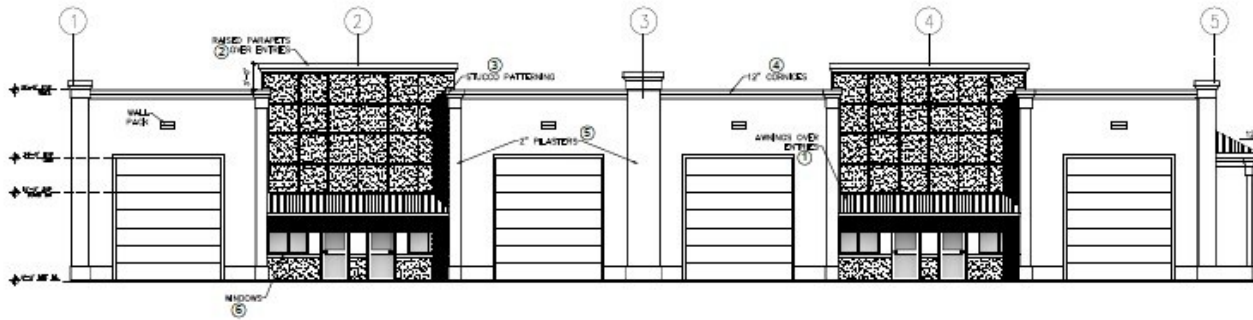
SITE

±1 AC

Shared parking & loading

APPROVED BUILDING DESIGN

Lot 2 Building | 7,150 SF | Four Flex Bays



Design Highlights

- ▶ Four bays of ±1,756–1,880 SF
- ▶ Roll-up door in each bay
- ▶ Storefront entry and office area per bay
- ▶ Concrete walk / apron along the front
- ▶ Suited to condo sale or multi-tenant lease

1,880 SF

Bay 1

1,756 SF

Bays 2–4 (each)

DEMOGRAPHICS

1-Mile Radius

2024 Population	5,611
2029 Projection	5,979
Annual Growth '24-'29	1.3%
Median Age	52.6
Avg HH Income	\$77,966
Median HH Income	\$54,383

3-Mile Radius

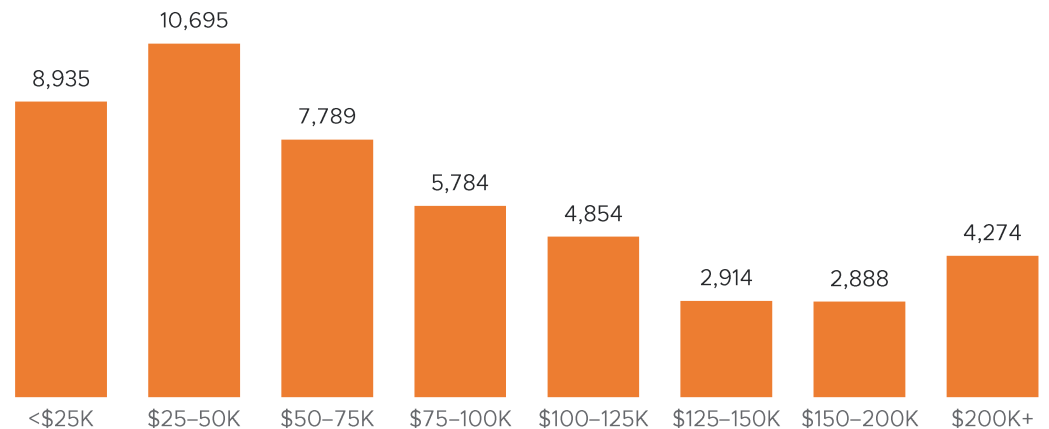
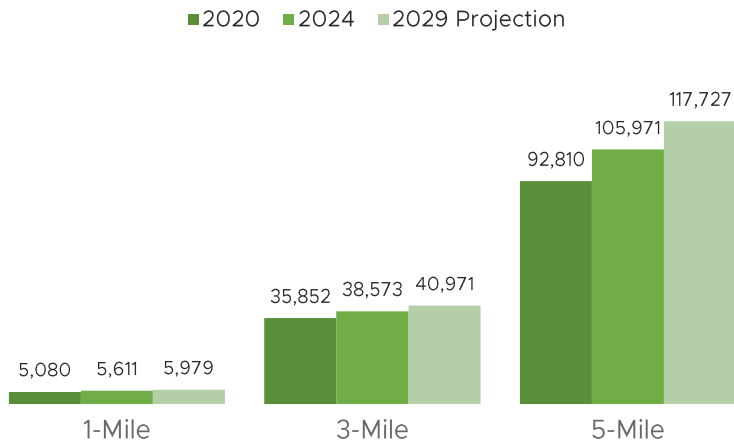
2024 Population	38,573
2029 Projection	40,971
Annual Growth '24-'29	1.2%
Median Age	54.9
Avg HH Income	\$86,136
Median HH Income	\$57,638

5-Mile Radius

2024 Population	105,971
2029 Projection	117,727
Annual Growth '24-'29	2.2%
Median Age	55.4
Avg HH Income	\$89,178
Median HH Income	\$64,164

Population Growth

Households by Income (5-Mile)



ZONING INFORMATION

LI – Limited Industrial. All uses below are listed as Permitted (P). Uses most relevant to flex/industrial development are highlighted in blue.

Limited impact industries	P	Construction industry trades	P	Construction sales and services	P
Trades and skilled services	P	Wholesale trades and services	P	Vehicular service and maintenance	P
Business and professional offices	P	Research and development laboratories	P	Administrative services, not-for-profit	P
Educational institutions	P	Commercial amusements, indoor	P	Commercial amusements, outdoor	P
Commercial day care	P	General retail sales and services	P	Limited retail sales and services	P
Golf driving ranges	P	Hotels, motels, resorts and spas	P	Kennels, commercial	P
Medical services	P	Pain management clinics	P	Vehicular sales and service	P
Veterinary medical services	P	Biomedical / bioscience research	P	Computer & electronic components / products assembly	P
Computer programming & system design	P	Electromedical & electronic equipment assembly	P	Laser, lens & optical research / assembly	P
Management, scientific & technical services	P	Marine research	P	Medical & dental labs; medical equipment assembly	P
Pharmaceutical products research	P	Precision instrument assembly	P	Professional, scientific & technical services	P
Reproducing magnetic & optical media	P	Simulation training; technology centers	P	Telecommunications research; testing laboratories	P

TRADE AREA MAP



COMMUTE MAP (15, 30 & 45 MIN)

