

SE MONTEREY RD

FOR SALE

SE WILLOUGHBY BLVD

Conceptual rendering for illustrative purposes only.

FULLY SITE PLAN APPROVED INDUSTRIAL PARK

7 PROPOSED BUILDINGS | 20 ACRES
2601 SE WILLOUGHBY BLVD. STUART FL 34994

OFFERING MEMORANDUM

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

EXECUTIVE SUMMARY

Introducing a rare opportunity to acquire a **fully site-plan approved, shovel-ready** industrial development site located along SE Willoughby Boulevard in Stuart. Spanning approximately 20 acres, the property is approved for the development of a ±230,178 square foot Class A industrial park designed to accommodate the growing demand for modern flex industrial and warehouse space throughout the Treasure Coast region.

The planned development will feature seven multitenant industrial buildings comprised of 77 flexible units ranging from approximately 1,612 square feet to 18,000 square feet, providing adaptable configurations suitable for a wide range of users including manufacturing, distribution, logistics, technology, service-oriented businesses, and light industrial operations. The project's modern design emphasizes functionality, efficiency, and long-term tenant appeal with high-quality construction and flexible warehouse-to-office layouts.

Its strategic location offers exceptional connectivity to major transportation corridors including US-1 and S Kanner Highway, allowing quick regional access throughout Martin County and the greater South Florida market.

With approvals already in place, this offering presents developers and investors with a significant opportunity to capitalize on the continued growth of the industrial sector while substantially reducing entitlement timelines and development risk. The combination of location, scalability, flexible unit design, and immediate development readiness places the project as a premier industrial investment opportunity within one of South Florida's fastest-growing commercial markets.



PROPERTY OVERVIEW

PRICE	\$15,500,000
LOCATION	2601 SE Willoughby Blvd. Stuart FL 34994
ACREAGE	20.35 AC
COMBINED BUILDING SIZE	±230,718 SF
UNIT SIZES	Starting at ±1,653 SF
NO. OF BUILDINGS	7
FRONTAGE	+/- 860 ft SE Willoughby Blvd. +/- 130 ft SE Monterey Rd.
TRAFFIC COUNTS	16,600 ADT (SE Willoughby Blvd) 37,500 ADT (SE Monterey Rd.)
ZONING	B-4 (Limited Business/Manufacturing)
LAND USE	Commercial
PARCEL ID	16-38-41-000-000-00070-5

77
UNITS

18'
CEILINGS

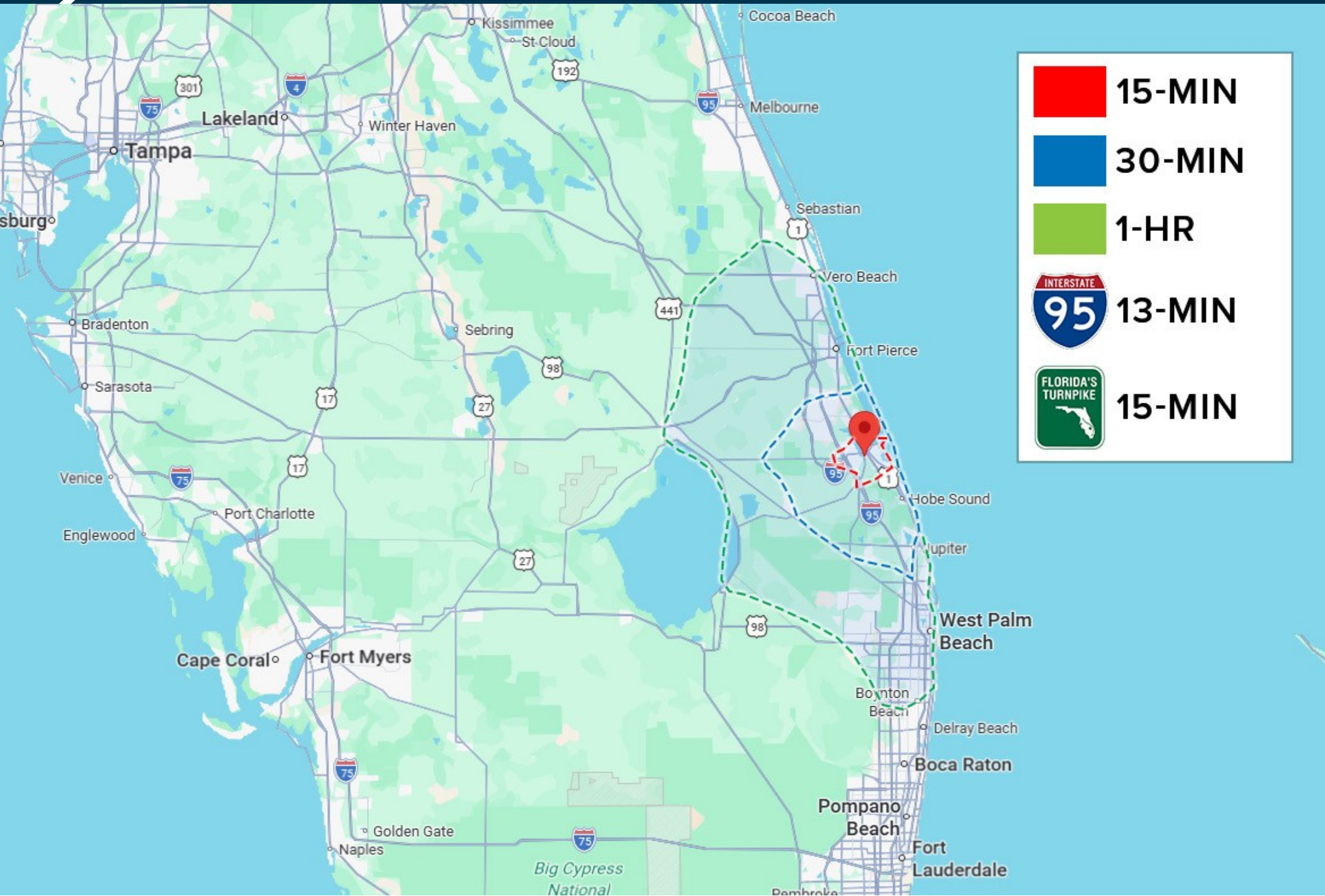
1
STORY



AERIAL VIEW



TRAVEL TIME

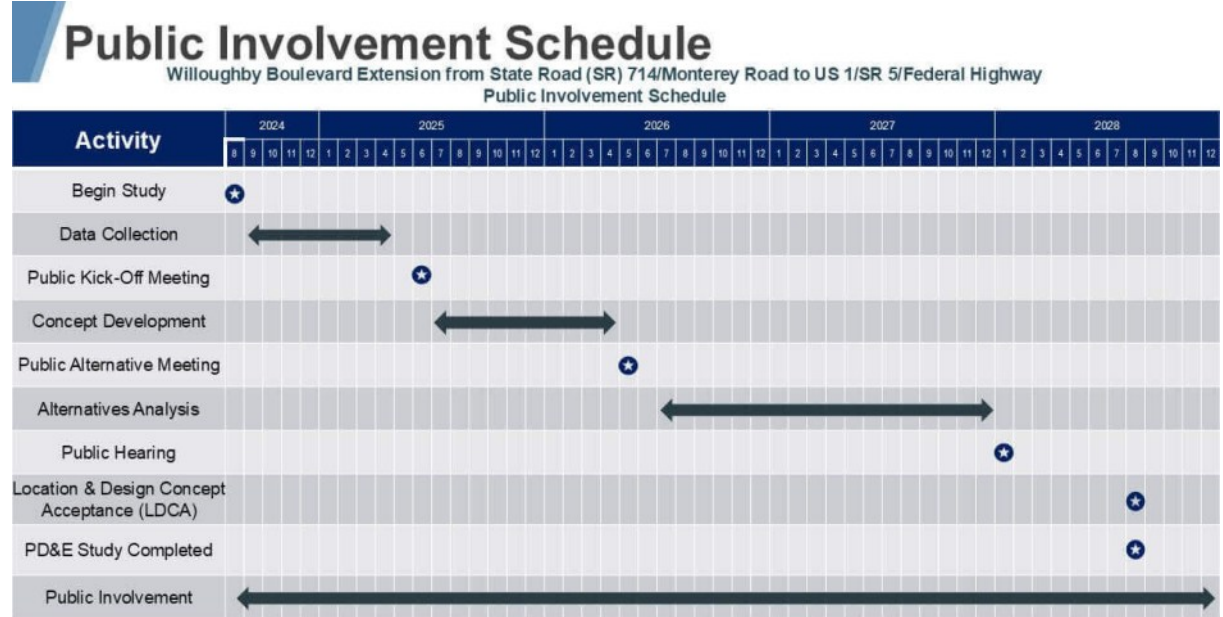


FUTURE ROAD IMPROVEMENTS

Study Overview

The Florida Department of Transportation (FDOT) is currently conducting a PD&E Study for the Willoughby Boulevard Extension from State Road (S.R.) 714/Monterey Road to U.S. 1/S.R. 5/Federal Highway. A PD&E Study is FDOT’s process to evaluate the social, economic, and environmental impacts associated with a planned transportation improvement project. The purpose of this project is to provide system linkage in the roadway network by extending Willoughby Boulevard from its northern terminus and improve multimodal connectivity and mobility. A secondary purpose of the project is to address safety for bicyclists.

Study Area



1 | FDOT District 4 | Willoughby Boulevard Extension PD&E Study

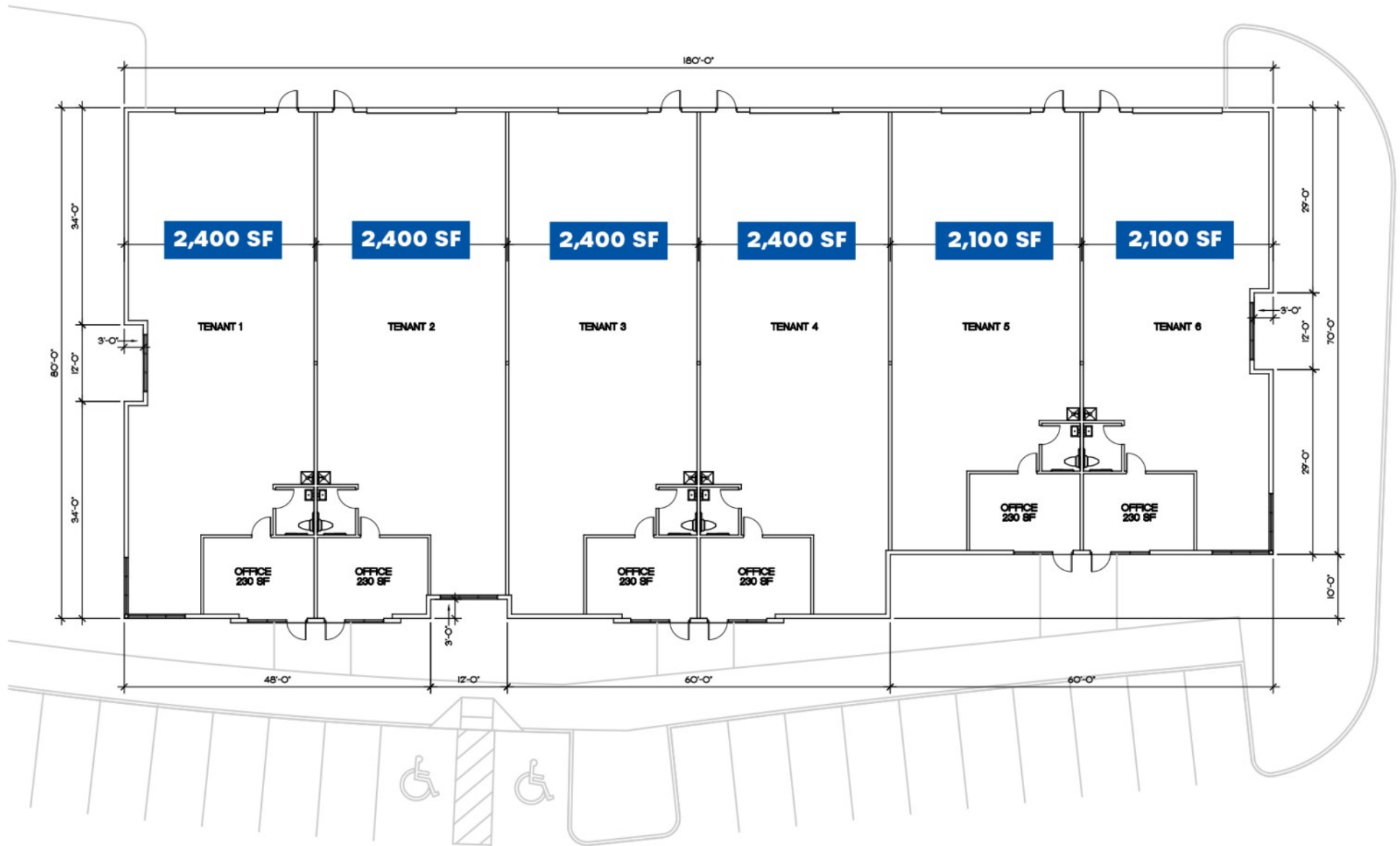
PD&E Study Start Date

August 2024

PD&E Study Estimated Completion Date

August 2028

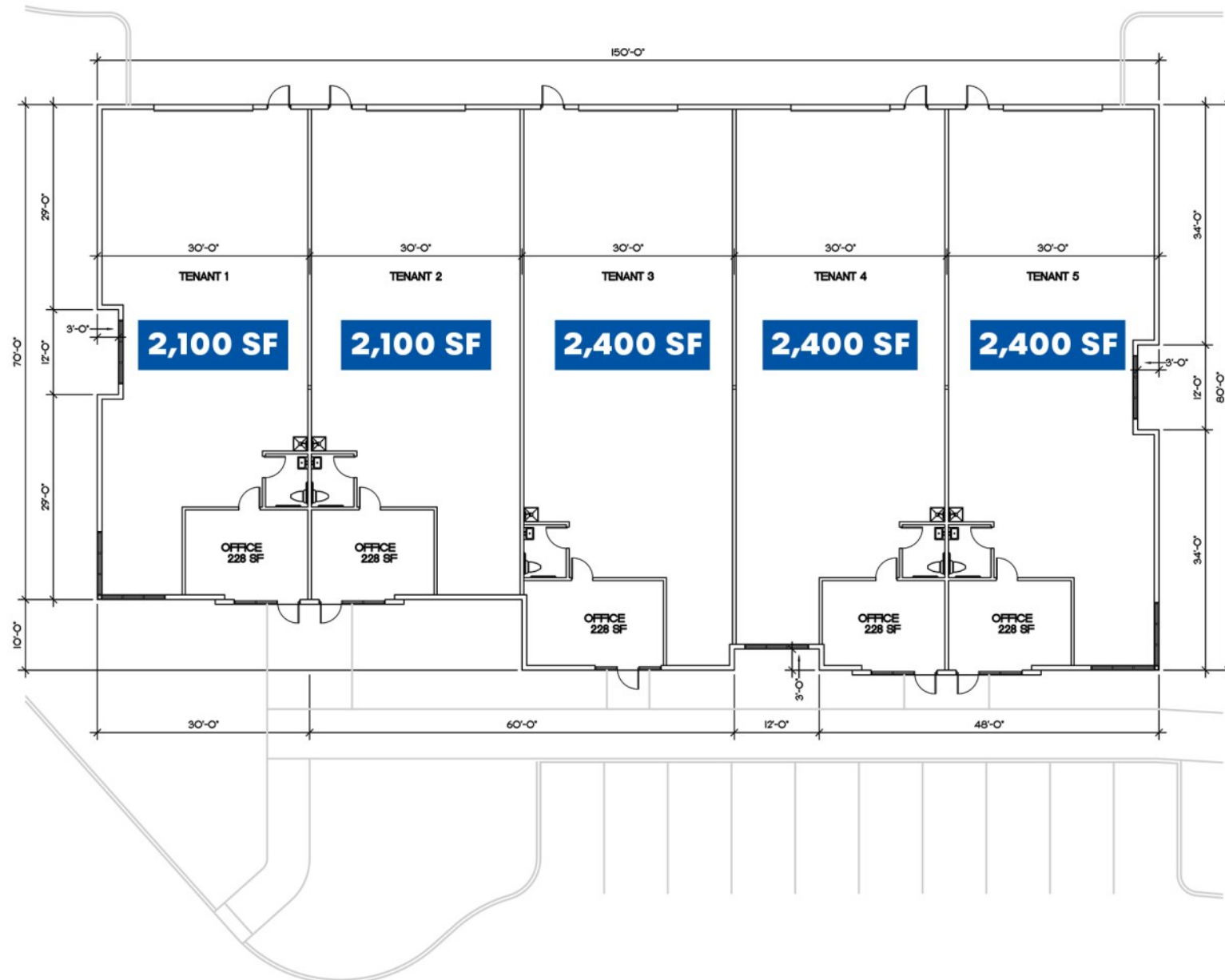
BUILDING 4 FLOOR PLAN



1 FLOOR PLAN
SCALE: 3/32"=1'-0"

Building Square Footage: 13,800 SF
Office: 1,380 SF
Warehouse: 12,420 SF

BUILDING 7 FLOOR PLAN

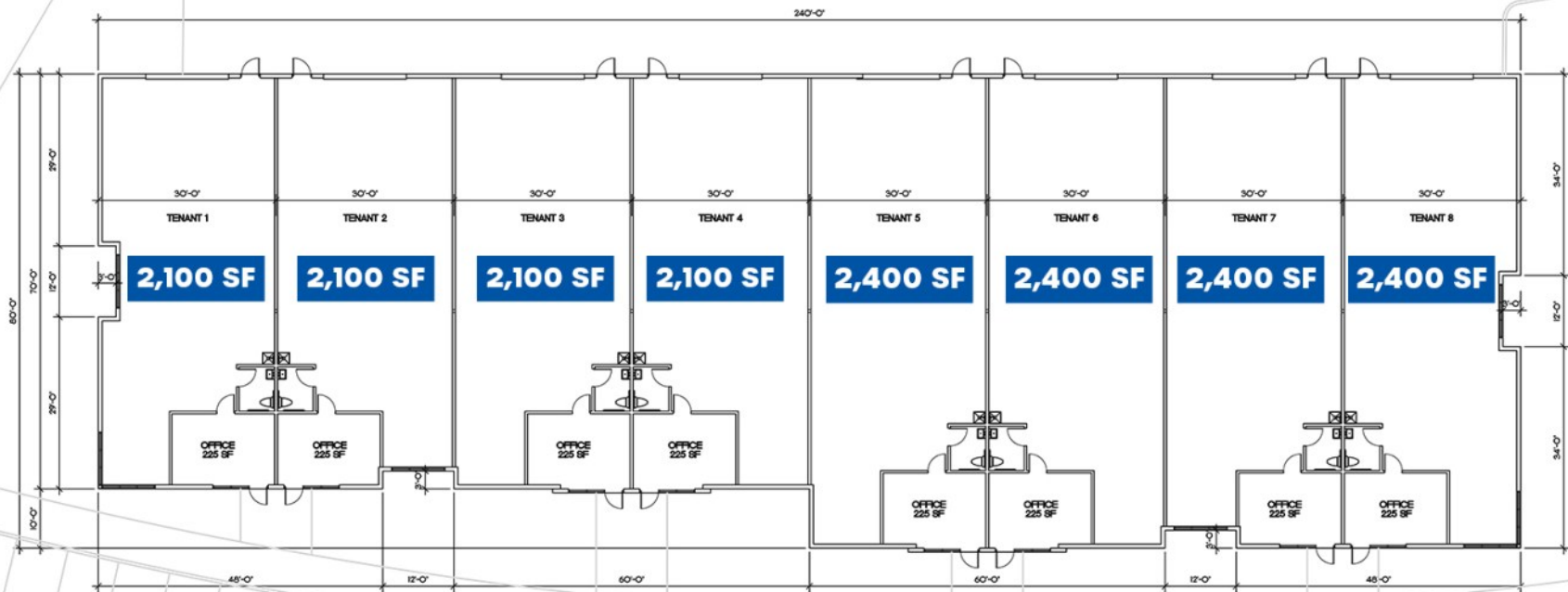


1 FLOOR PLAN
SCALE: 3/32"=1'-0"



Building Square Footage: 11,400 SF
Office: 1,140 SF
Warehouse: 10,260 SF

BUILDING 5 FLOOR PLAN

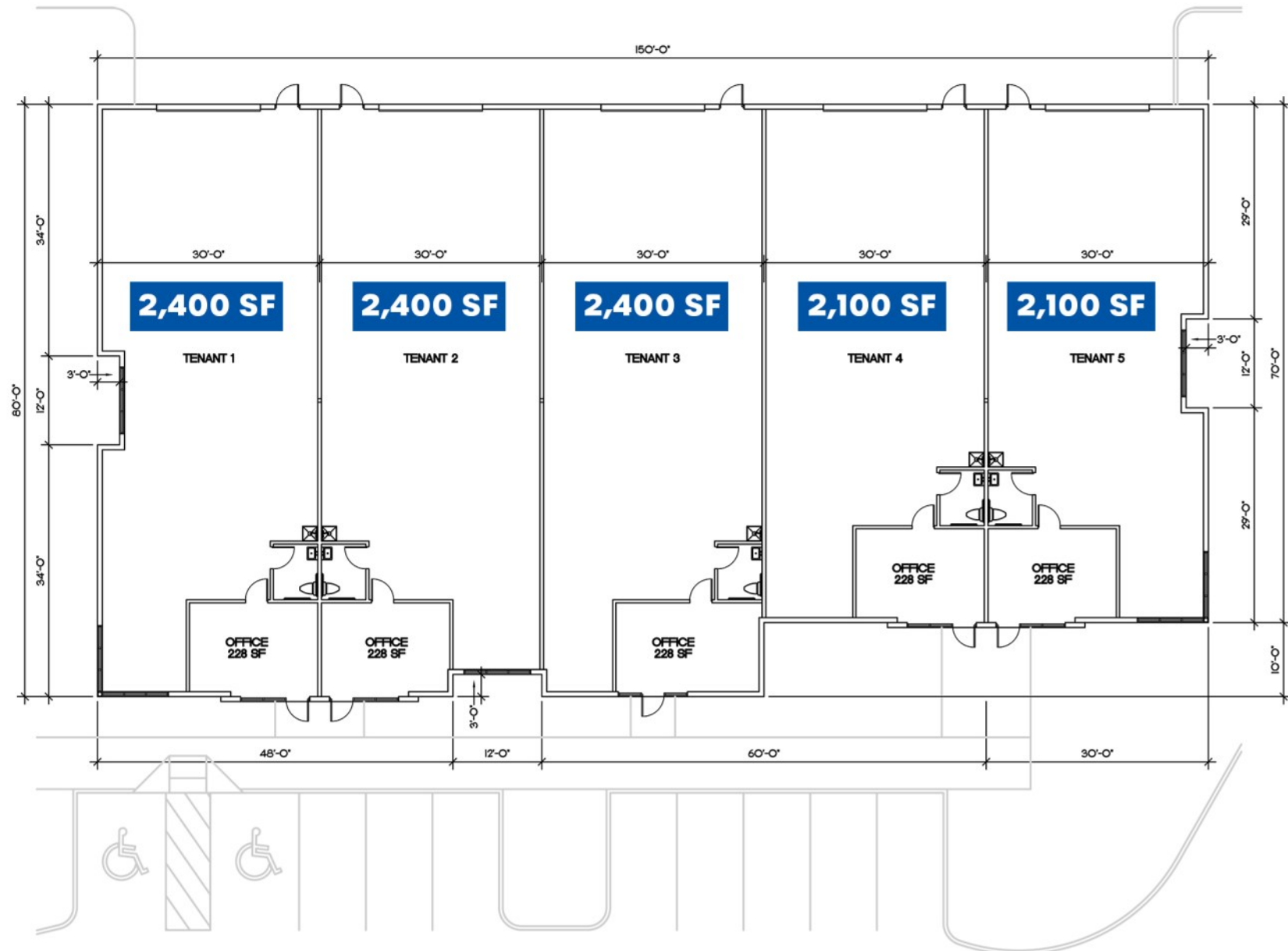


1 FLOOR PLAN
SCALE 3/32"=1'-0"



Building Square Footage: 18,000 SF
Office: 1,800 SF
Warehouse: 16,200 SF

BUILDING 6 FLOOR PLAN



1 FLOOR PLAN
SCALE: 3/32"=1'-0"



Building Square Footage: 11,400 SF
Office: 1,140 SF
Warehouse: 10,260 SF

TRADE AREA MAP



SUBJECT PROPERTY

The site will have access to SE Willoughby Blvd. which offers easy access to both US Highway 1 and South Kaner Highway. The immediate area is booming with new development including single and multifamily communities, and the area's first Costco.

The City of Stuart sits along Florida's Treasure Coast as part of the Port St. Lucie MSA. The area features an economy driven by the retail service, hospitality, construction and government sectors. Stuart provides quick access to nearby metropolitan centers Fort Pierce and West Palm Beach via Highway 1. The city of Stuart is served by the West Palm Beach Airport, 40 miles away, Fort Lauderdale Airport 86 miles away, and the public use Witham Field Airport located across US-1 minutes from the site.

ZONING INFORMATION

B4 Limited Business / Manufacturing - Permitted Uses

Bakeries, retail and/or wholesale warehouses	P
Banks/financial institutions	P
Boat storage, dry	P
Craft distillery	P
Dry cleaning establishment	P
Laundry establishments (self-service)	P
Microbrewery	P
Newspaper or publishing plant	P
Office, business or professional	P
Office, low intensity medical	P
Office, veterinary	P
Outdoor storage (refer to standards in section 6.10.00)	P
Repair services	P
Restaurants, limited	P
Retail, bulk merchandise	P
Retail, intensive sales	P
Retail, non-intensive sales and service	P
Retail, strip shopping center	P
Industrial, low-impact *within enclosed facility	P*
Newspaper or publishing plant	P
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	P
Radio and/or television broadcast stations	P

Warehouse, general storage	P
Warehouse, mini-storage	P
Warehouse, wholesale and distribution	P

DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	8,118	49,476	101,421
2024 Population	9,350	52,094	106,197
2029 Population Projection	10,029	55,071	112,251
Annual Growth 2020-2024	3.8%	1.3%	1.2%
Annual Growth 2024-2029	1.5%	1.1%	1.1%
Median Age	47.2	51.2	52.7
Bachelor's Degree or Higher	23%	29%	32%
U.S. Armed Forces	45	54	104

Income	1 mile	3 miles	5 miles
Avg Household Income	\$58,691	\$83,613	\$91,403
Median Household Income	\$44,589	\$59,721	\$64,766
< \$25,000	894	4,434	8,398
\$25,000 - 50,000	1,353	5,544	10,620
\$50,000 - 75,000	639	3,822	7,262
\$75,000 - 100,000	726	2,918	5,557
\$100,000 - 125,000	303	2,085	4,423
\$125,000 - 150,000	110	1,279	2,775
\$150,000 - 200,000	130	1,201	3,341
\$200,000+	42	1,780	4,437

Housing	1 mile	3 miles	5 miles
Median Home Value	\$141,123	\$290,912	\$329,443
Median Year Built	1985	1984	198



CONTACT INFORMATION



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