

DOWNTOWN INFILL LOT

0.07± Acre Vacant Commercial Site

300 SW Dixie Highway, Stuart, FL 34994

FOR SALE
\$275,000



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PROPERTY OVERVIEW

0.07± acre previously developed commercial parcel in the heart of Downtown Stuart.

Fully vacant with two deeded parking spaces and situated between a mixed-use building and a single-story warehouse, ready for a compact infill project.

Key Highlights

- Downtown Stuart location
- UC Urban Center zoning
- Vacant, prev. developed
- Zero-foot build-to lines
- Office, retail & residential
- Walkable downtown setting



The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All information should be independently verified. This offering is subject to prior sale, price change, or withdrawal without notice.

Address	300 SW Dixie Highway
Sale Price	\$275,000
Lot Size	0.07± AC (±3,049 SF)
Site Condition	Vacant, previously developed
Zoning	UC – Urban Center
Land Use	Downtown
Max Height	3 stories / 35 ft
Parking	2
Adjacent Uses	Mixed-use & warehouse
Parcel ID	05-38-41-014-013-00041-1

PERMITTED USES

UC Urban Center is the core of Stuart's Urban Code, built for active, walkable buildings that meet the sidewalk.

Commercial

- Professional & business offices
- Retail sales & services
- Restaurants & cafés
- Banks & financial services

Residential

- Upper-floor apartments
- Multi-family dwellings
- Single-family & duplex
- Mixed-use: shop below, home above

Civic & Lodging

- Museums & libraries
- Child care centers
- Religious institutions
- Hotels & lodging

Height

**3 stories / 35 ft
max.**

Build-To Line

**0 ft front, side &
rear**

Residential Density

15 du/ac (20 by CU)

Minimum Lot Size

None required

Formula (chain) businesses and density above 15 du/ac require a major Urban Code conditional use (CU). Summary of the City of Stuart Land Development Code, §3.01.00 Urban Code; buyers should verify uses and standards with the City of Stuart Development Department.

DEVELOPMENT POTENTIAL

A rare small-format parcel downtown — sized for a compact building built right to the sidewalk.

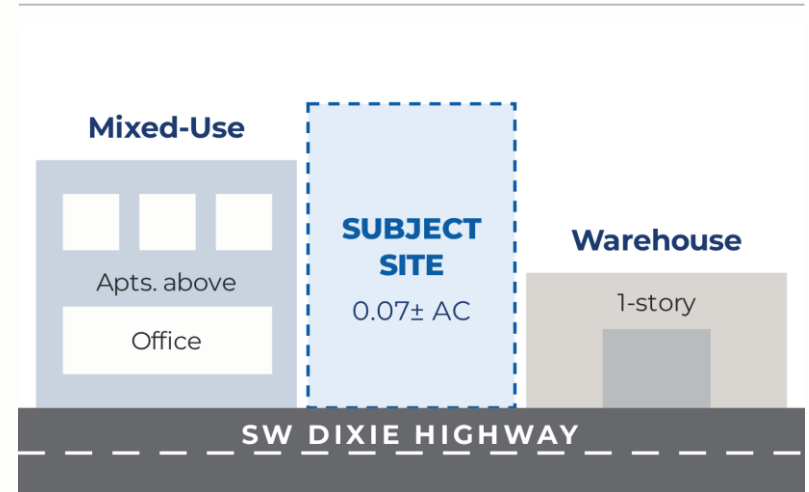
Development Snapshot

Lot Area	±3,049 SF (0.07± AC)
Setbacks	0 ft build-to; zero side & rear allowed
Height	2-story min. • 3 stories / 35 ft max.
Bonus Story	4th story (45 ft) if 25%+ residential

Ideal For

- **Owner-user office:** a home base for a local firm
- **Live-work:** office or retail below, apartment above
- **Boutique retail or café:** street-front space
- **Investor:** build-to-suit for a downtown tenant

Site Context



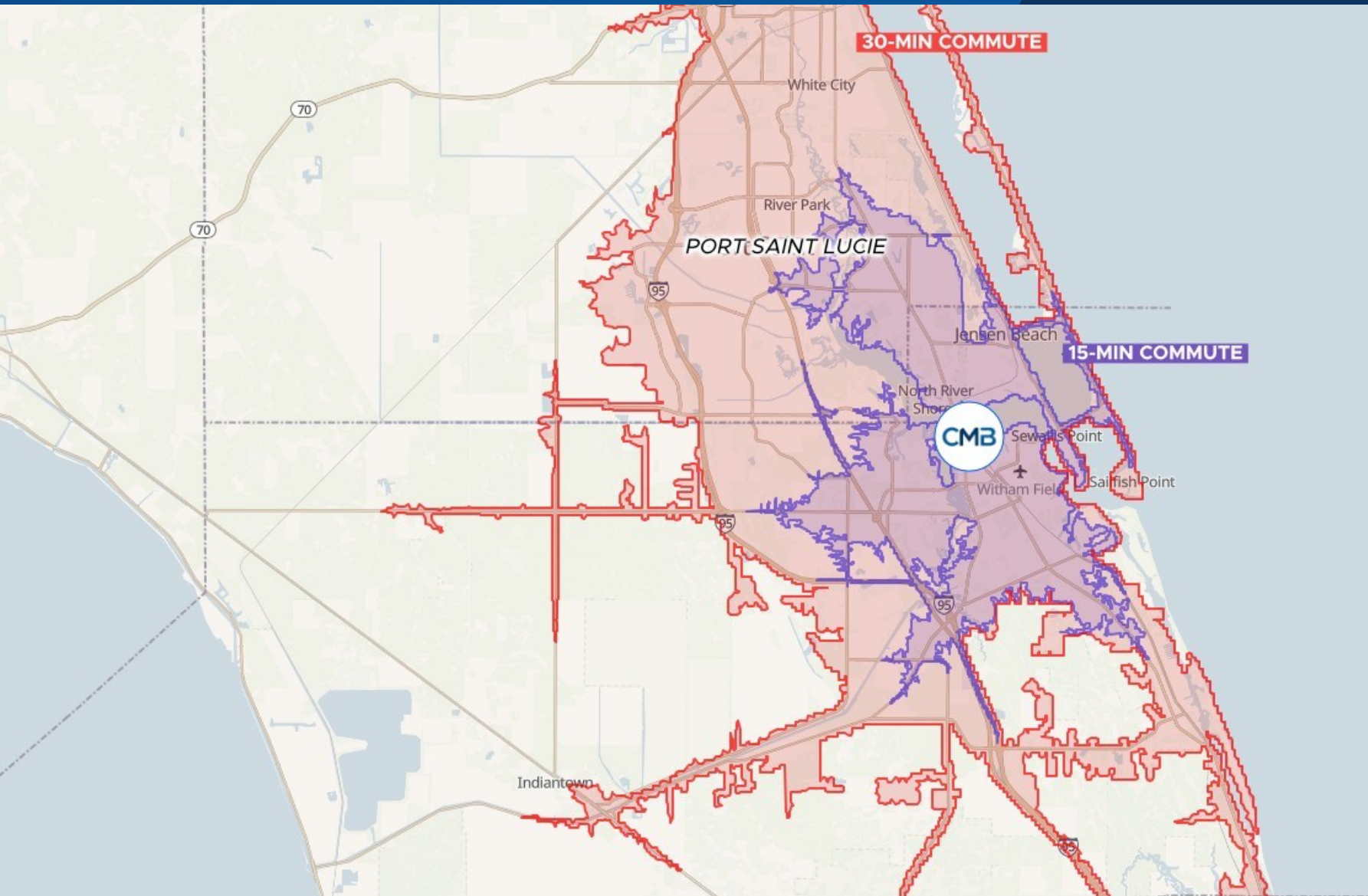
*Illustrative only; not to scale. *Old Downtown District exemptions, payment-in-lieu of parking and on-street credits exist under the Urban Code — confirm eligibility with the City.*

OFFICE BUILDING RENDERING



Digitally staged for illustrative purposes

COMMUTE MAP (15-30 MIN)



DEMOGRAPHICS

1-Mile Radius

Population	3,766
Households	1,791
Median HH Income	\$75,656

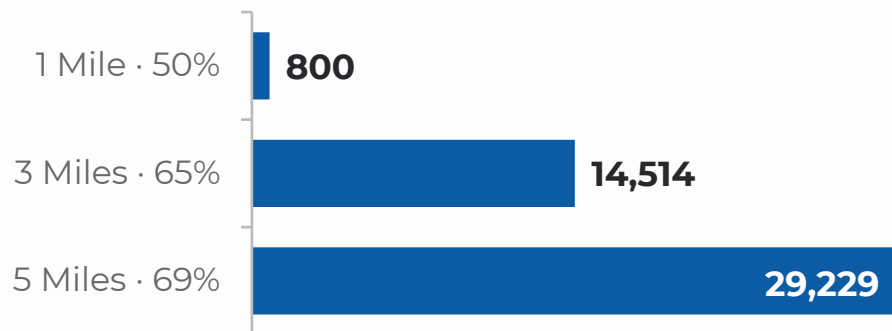
3-Mile Radius

Population	51,696
Households	24,549
Median HH Income	\$88,516

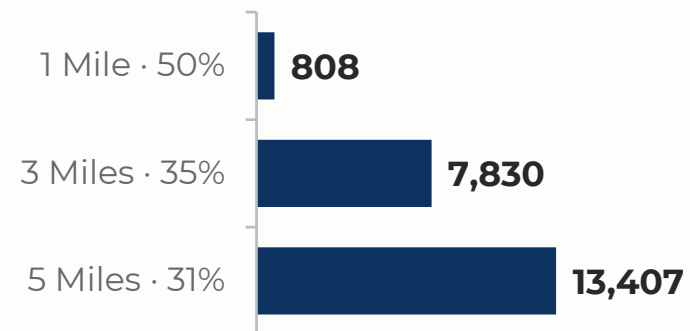
5-Mile Radius

Population	107,483
Households	48,574
Median HH Income	\$99,177

Owner-Occupied Housing Units



Renter-Occupied Dwellings



Both charts share one scale. Percentages are each group's share of occupied housing units (owner + renter) within that radius.

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