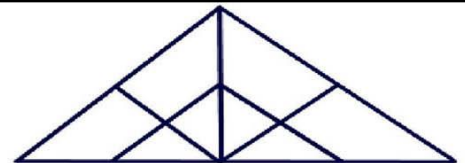


FOR SALE 1.60+/- ACRE COMMERCIAL SITE



STUART, FL



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW Corporate Pkwy, Suite 202
Palm City, FL 34990
772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	Northwest corner of SE Federal Highway and SE Lillian Court, Stuart, Florida 34997
LOT SIZE:	1.60+/- Acres
FRONTAGE:	350 feet on SE Federal Highway 200 feet on SE Lillian Court
ZONING:	LC, Limited Commercial
LAND USE:	Limited Commercial
UTILITIES:	Water & Sewer located along SE Federal Highway in front of property.
TAXES:	\$5,204.04 (2015)
PRICE:	\$945,000.00
COMMENTS:	Superior corner Limited Commercial site with 350 feet on SE Federal Highway. This SIGNALIZED intersection has turning lanes in place from the north and south and a traffic count of 17,000 cars per day. Located less than 1/2 mile south of the major east/west corridor of Cove Road which provides easy access to I-95. Water and sewer available at the site provided by Martin County Utilities. Owner is willing to carry financing or build to suit for a qualified buyer or tenant. Some of the allowed uses in Limited Commercial are: Business and professional offices, places of worship, residential care facilities, commercial day care, financial institutions, funeral homes, hotel/motel, limited retail sales & services, drug stores, medical services, residential storage facility, restaurants and many others.



Martin County



ZONING

	Residential District)	
A	RM-10 (High Density Residential District)	The RM-10 district is intended to implement the policies of the CGMP for lands designated High Density on the Future Land Use Map of the CGMP.
A	MH-P (Mobile Home Park District)	The MH-P district is intended to implement the policies of the CGMP for lands designated Mobile Home Density on the Future Land Use Map of the CGMP. The MH-P district is generally intended for mobile home and other types of single-family dwellings where the land is under common ownership (i.e., operated as a rental park, cooperative or condominium). This district is primarily assigned to mobile home condominiums, cooperatives or rental parks existing prior to February 20, 1990. New mobile home subdivisions or expansions of existing mobile home parks are encouraged to develop pursuant to the provisions for Planned Unit Developments.
A	MH-S (Mobile Home Subdivision District)	The MH-S district is intended to implement the CGMP policies for lands designated Mobile Home Density on the Future Land Use Map of the CGMP. This district is primarily assigned to mobile home subdivisions existing prior to February 20, 1990. New mobile home subdivisions or expansions of existing mobile home developments are encouraged to develop pursuant to the provisions for Planned Unit Developments.
A	CO (Commercial Office District)	The CO district is intended to implement the CGMP policies for lands designated Commercial Office/Residential on the Future Land Use Map of the CGMP. This district is generally used as a transition zone between more intense commercial areas and residential areas where a determination has been made that residential uses within this district are not appropriate.
A	COR-1 (Commercial Office/Residential District)	The COR-1 district is intended to implement the CGMP policies for lands designated Commercial/Office Residential on the Future Land Use Map of the CGMP. This district is generally used as a transition zone between more intense commercial areas and residential areas, particularly in areas that were originally developed as residential but where a gradual conversion to transitional, nonresidential and mixed uses is warranted.
A	COR-2 (Commercial Office/Residential District)	The COR-2 district is intended to implement the CGMP policies for lands designated Commercial/Office Residential on the Future Land Use Map of the CGMP. This district is generally used as a transition zone between more intense commercial areas and residential areas.
A	LC (Limited Commercial District)	The LC district is intended to implement the CGMP policies for lands designated Commercial Limited on the Future Land Use Map of the CGMP.
A	CC (Community Commercial District)	The CC district is intended to implement the CGMP policies for lands designated Commercial General on the Future Land Use Map of the CGMP. This district is designed to minimize the potential for negative impacts on surrounding properties.
A	GC (General Commercial District)	The GC district is intended to implement the CGMP policies for lands designated Commercial General on the Future Land Use Map of the CGMP.

TABLE 3.11.2

PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
<i>Commercial and Business Uses</i>															
Adult business									P	P	P				
Ancillary retail use	P	P	P												
Bed and breakfast inns	P	P	P	P	P		P	P							
Business and professional offices	P	P	P	P	P	P	P	P	P	P					
Campgrounds												P			
Commercial amusements, indoor				P	P	P	P	P	P						
Commercial amusements, outdoor						P	P	P	P						
Commercial day care				P	P	P	P	P	P	P				P	P
Construction industry trades				P	P	P			P	P	P				
Construction sales and services				P	P	P			P	P	P				
Family day care		P	P												
Financial institutions	P	P	P	P	P	P			P	P					
Flea markets						P			P	P					
Funeral homes				P	P	P								P	P
General retail sales and services					P	P			P						
Golf courses														P	P
Golf driving ranges						P			P					P	P
Hotels, motels, resorts and spas				P	P	P	P	P	P	P					
Kennels, commercial						P			P	P	P				P
Limited retail sales and services				P	P	P	P	P	P						
Marinas, commercial					P	P	P	P				P			
Marine education and research							P	P						P	P
Medical services	P	P	P	P	P	P			P						
Pain management clinics				P		P			P						
Parking lots and garages				P	P	P								P	P
Recreational vehicle parks				P	P	P	P	P				P			
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance		P	P												
Residential storage facilities	P	P	P	P	P	P			P	P					
Restaurants, convenience, with drive-through facilities						P			P						
Restaurants, convenience, without drive-through facilities				P	P	P	P	P							
Restaurants, general				P	P	P	P	P	P	P					
Shooting ranges															
Shooting ranges, indoor				P	P	P			P	P	P			P	P
Shooting ranges, outdoor															P
Trades and skilled services						P	P	P	P	P	P				
Vehicular sales and service						P			P	P					
Vehicular service and maintenance						P			P	P	P				
Veterinary medical services				P	P	P			P	P	P				
Wholesale trades and services						P		P	P	P	P				
<i>Transportation, Communication and Utilities Uses</i>															
Airstrips															
Airports, general aviation										P	P				

Sec. 3.12. - Development standards.

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division.

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
AAG-20A	20 ac.	300	0.05	—	—	30	50	—
AR-5A	5 ac.	300	0.20	—	—	30	50	—
AR-10A	10 ac.	300	0.10	—	—	30	50	—
RE-2A	2 ac.	175	0.50	—	—	30	50	—
RE-1A	1 ac.	150	1.00	—	—	30	50	—
RE-½A	21,780	100	2.00	—	—	30	50	—
RS-3	15,000	60	3.00	—	—	30	50	—
RS-4	10,000	60	4.00	—	—	30	50	—
RS-5	7,500	60	5.00	—	—	30	50	—
RS-6	7,500	50	6.00	—	—	40	50	—
RS-8	5,500	50	8.00	—	—	40	50	—
RS-10	4,500	40	10.00	—	—	40	50	—
RM-3	15,000(h)	60(h)	3.00	—	—	40	50	—
RM-4	10,000(h)	60(h)	4.00	—	—	40	50	—
RM-5	8,500(h)	60(h)	5.00	—	—	40	50	—
RM-6	7,500(h)	50(h)	6.00	—	—	40	50	—
RM-8	5,500(h)	50(h)	8.00	—	—	40	50	—
RM-10	4,500(h)	40(h)	10.00(g)	—	—	40	50	—
MH-P	10 ac.(e)	—	8.00	—	—	20/1	50	—
MH-S	5,500	50	8.00	—	—	20/1	50	(i)
CO	10,000	80	—	—	40	30	40	—
COR-1	10,000	80	5.00	10.00	40	30	40	—
COR-2	10,000	80	10.00	20.00	40	30	40	—
LC	10,000	80	10.00	20.00	50	30	30	—
CC	10,000	80	—	20.00	50	30	30	—
GC	10,000	80	—	20.00	60	40	20	—
WRC	10,000	80	10.00	20.00	50	30	30	—
WGC	10,000	80	—	20.00	50	40	30	—
LI-1	—	—	—	—	—	—	—	—
LI	15,000	100	—	—	50	30	20	—
GI	30,000	125	—	—	50	40	20	—
HI	1 ac.	125	—	—	60	40	20	—
PR	—	—	—	—	45	40	40	—
PC	—	—	—	—	45	30	40	—
PS-1	10,000	80	—	—	45	40	40	—
PS-2	10,000	80	—	—	45	40	40	—
PAF	—	—	—	—	—	—	50	—
BHR-1	10,000	100	(a)	—	—	35	30	—
BHR-1A	12,000	100	(a)	—	—	35	30	—
BR-1	15,000	100	(a)	—	25	30/3	50	—
BR-1A	10,000	85	(a)	—	25	30/3	30	(d)
BR-1B	8,200	75	(a)	—	—	35	30	—

LAND USE

(2) *Limited Commercial development.* Limited Commercial development is allocated to commercial sites accessible to major thoroughfares near residential neighborhoods. The scale and intensity of commercial uses in Limited Commercial areas shall be compatible with adjacent residential neighborhoods. Sites in this designation are intended for shops with limited inventory of goods as well as transient lodging facilities consistent with the CGMP and the Land Development Regulations. This designation is not generally intended to accommodate residential development. Duly approved residential uses existing at the effective date of the CGMP shall be considered permitted uses.

Areas designated for Limited Commercial development are not intended to accommodate large-scale retail sales, service or trade activities that generally serve a larger market area. Such stores would usually require a larger floor area, carry a relatively larger inventory and require a substantially greater parking area.

Land Development Regulations implementing the Limited Commercial future land use designation shall be consistent with these development standards.

Minimum net lot sizes shall be 10,000 square feet. FAR shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units shall be 20 units per gross acre. Maximum coverage shall be 50 percent. Minimum open space shall be 30 percent. Maximum building height shall be 30 feet.

TRAFFIC COUNT

FLORIDA DEPARTMENT OF TRANSPORTATION 2010 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 89 MARTIN

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT	"K"	DEMAND	"D"	DEMAND	"T"
=====	=====	=====	=====	=====	TWO-WAY	FCTR	K100	FCTR	D100	FCTR
5003		SR 76 / COLORADO AVE - SW OF SR 5/US 1	N 17500	S 14500	32000 C	9.38F	9.11	58.28F	52.00	5.72F
5006		SR 5 / US 1 - SE OF SR 76/COLORADO AVE	N 26500	S 19500	46000 C	11.34F	10.75	58.32F	52.00	5.73P
5038		SR 5 / US 1 - N OF SALERNO RD	N 17500	S 14500	32000 C	11.34F	10.75	58.32F	52.00	3.98P
5042		SR 76 / KANNER HWY - SW OF INDIAN ST	N 16000	S 13500	29500 C	9.38F	9.11	58.28F	52.00	5.94A
5052		SR 5 / US 1 - S OF INDIAN ST/STUART	N 21000	S 20000	41000 C	11.34F	10.75	58.32F	52.00	4.71A
5053		SR 76 / KANNER HWY - S OF SR 9/I-95	N 5400	S 9800	15200 C	10.09F	9.41	58.05F	52.00	6.21A
5060		SR 5 / US 1 - N OF CR 708/BRIDGE RD,HOBE SOUND	N 12500	S 11500	24000 C	11.34F	10.75	58.32F	52.00	4.34A
5061		SR 5 / US 1 - S OF COVE RD	N 17000	S 17000	34000 C	11.34F	10.75	58.32F	52.00	5.93A
5065		SR 76 / KANNER HWY - W OF SR 710/WARFIELD BLVD	E 1100	W 950	2050 C	10.09F	9.50	58.05F	52.00	24.94A
5100		CR 707 AT ST LUCIE RIVER - OLD ROOSEVELT BRIDGE	N 4200	S 3700	7900 C	11.34F	10.75	58.32F	52.00	5.31A
8500		SUNSET TRAIL FROM HIGH MEADOWS AVE TO PALM CITY	E 950E	W 900E	1850 S	9.38F	9.11	58.28F	52.00	2.85P
8501		SW MURPHY RD FROM MATHESON AVE TO MARTIN DOWNS H	N 3100E	S 3200E	6300 S	11.34F	10.75	58.32F	52.00	2.53P
8502		COVE RD FROM KANNER HWY TO FEDERAL HWY	E 7100E	W 6700E	13800 S	9.38F	9.11	58.28F	52.00	6.70P
8503		SALERNO RD FROM COLORADO AVE TO WILLOUGHBY BLVD	E 4200E	W 4700E	8900 S	9.38F	9.11	58.28F	52.00	6.67P
8504		INDIAN RIVER DRIVE FROM JENSEN BEACH CSWY TO NE	N 3300E	S 3000E	6300 S	11.34F	10.75	58.32F	52.00	5.44P
8505		INDIAN STREET FROM KANNER HWY TO FEDERAL HWY	E 8100E	W 7800E	15900 S	9.38F	9.11	58.28F	52.00	6.04P

SITE TYPE : P= PORTABLE; T= TELEMETERED
 AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; X= UNKNOWN
 "K/D" FLAGS : A= ACTUAL; F= VOLUME FCTR CATG; D= DIST/FUNC. CLASS; P= PRIOR YEAR; S= STATE-WIDE DEFAULT; W= ONE-WAY ROAD
 "T" FLAGS : A= ACTUAL; F= AXLE FCTR CATG; D= DIST/FUNC. CLASS; P= PRIOR YEAR; S= STATE-WIDE DEFAULT; X= CROSS-REFERENCE

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DEMOGRAPHIC REPORT

Report Center: SE Federal Hwy and SE Lillian Ct
Radius: 5 miles

Population (2010)		
	Total	%
2010 Population	13,619	
Sex (2010)		
	Total	%
Male	7,564	55.5%
Female	6,056	44.5%
Age Distribution (2010)		
	Total	%
0-4	722	5.3%
5-9	604	4.4%
10-19	1,386	10.2%
20-29	1,221	9.0%
30-39	1,147	8.4%
40-49	2,096	15.4%
50-59	2,216	16.3%
60-64	1,129	8.3%
65+	3,098	22.7%
Race Distribution (2010)		
	Total	%
White	10,136	74.4%
Black	875	6.4%
American Indian	300	2.2%
Asian	101	0.7%
Pacific Islander	17	0.1%
Other	1,638	12.0%
Multirace	553	4.1%
Hispanic	4,568	33.5%
<i>* values are also represented in the above races</i>		
2010 Total Households		
	Total	%

Population (2015)		
	Total	%
2015 Population	14,758	
Sex (2015)		
	Total	%
Male	8,207	55.6%
Female	6,551	44.4%
Age Distribution (2015)		
	Total	%
0-4	899	6.1%
5-9	658	4.5%
10-19	1,401	9.5%
20-29	1,576	10.7%
30-39	1,165	7.9%
40-49	1,948	13.2%
50-59	2,467	16.7%
60-64	1,234	8.4%
65+	3,404	23.1%
Race Distribution (2015)		
	Total	%
White	10,978	74.4%
Black	954	6.5%
American Indian	324	2.2%
Asian	110	0.7%
Pacific Islander	20	0.1%
Other	1,769	12.0%
Multirace	602	4.1%
Hispanic	5,559	37.7%
<i>* values are also represented in the above races</i>		
2015 Total Households		
	Total	%

Households	5,701	
Families	2,825	49.6%
2010 Household Income Distribution		
	Total	%
<\$10 K	334	5.9%
\$10-\$20K	627	11.0%
\$20-\$30K	786	13.8%
\$30-\$40K	738	12.9%
\$40-\$50K	821	14.4%
\$50-\$60K	374	6.6%
\$60-\$75K	392	6.9%
\$75-\$100K	492	8.6%
> \$100K	1,134	19.9%
2010 Labor Force Status		
	Total	%
Labor Force	6,268	
Employed	5,581	89.0%
Unemployed	670	10.7%
In Armed Forces	17	
Not In Labor Force	5,262	
2010 Total Number of Housing		
	Total	%
Total Dwellings	7,794	
Owner-Occupied Dwellings	3,338	58.6%
Renter-Occupied Dwellings	2,362	41.4%
Housing Units Occupied	5,701	73.1%
2010 Education Attainment		
	Total	%
Population Age 25+	10,230	
< Grade 9	1,001	9.8%
Grade 9-12	1,059	10.4%
High School	2,513	24.6%
Some College	2,107	20.6%
Assoc Degree	850	8.3%
Bach Degree	1,629	15.9%
Grad Degree	1,070	10.5%
2010 Size of Household		

Households	6,025	
Families	2,954	49.0%
2015 Household Income Distribution		
	Total	%
<\$10 K	350	5.8%
\$10-\$20K	603	10.0%
\$20-\$30K	729	12.1%
\$30-\$40K	771	12.8%
\$40-\$50K	869	14.4%
\$50-\$60K	401	6.7%
\$60-\$75K	401	6.7%
\$75-\$100K	583	9.7%
> \$100K	1,315	21.8%
2015 Labor Force Status		
	Total	%
Labor Force	6,760	
Employed	6,156	91.1%
Unemployed	587	8.7%
In Armed Forces	17	
Not In Labor Force	5,668	
2015 Total Number of Housing		
	Total	%
Total Dwellings	8,217	
Owner-Occupied Dwellings	3,532	58.6%
Renter-Occupied Dwellings	2,493	41.4%
Housing Units Occupied	6,025	73.3%
2015 Education Attainment		
	Total	%
Population Age 25+	10,983	
< Gr 9	1,019	9.3%
Gr 9-12	938	8.5%
High School	2,780	25.3%
Some College	2,163	19.7%
Assoc Degree	1,039	9.5%
Bach Degree	1,806	16.4%
Grad Degree	1,237	11.3%
2015 Size of Household		

	Total	%
1 Person	2,360	41.4%
2 Person	2,076	36.4%
3 Person	417	7.3%
4 Person	409	7.2%
5 Person	219	3.8%
6+ Person	38	0.7%

	Total	%
1 Person	2,580	42.8%
2 Person	1,996	33.1%
3 Person	412	6.8%
4 Person	510	8.5%
5 Person	272	4.5%
6+ Person	52	0.9%

Source: Applied Geographic Solutions, Thousand Oaks, CA, 2011

