

# Fully Entitled 28 Unit Apartment Site

S Kanner Highway, Stuart, FL 34997

# NAI Southcoast



Presented by  
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FOR SALE:  
**\$1,500,000**

# Fully Entitled 28 Unit Apartment Site

S Kanner Highway, Stuart, FL 34997

## Property Details

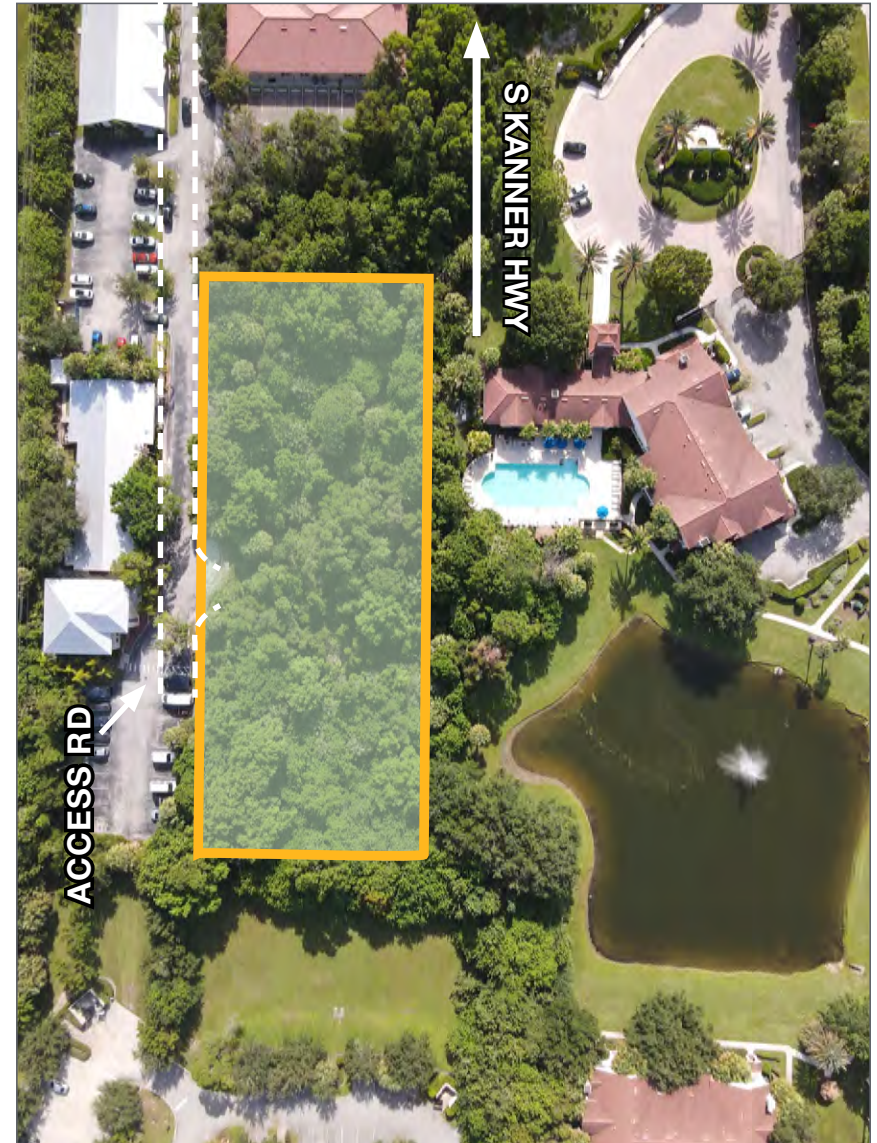
Address:	S Kanner Highway, Stuart, FL 34994
Pricing:	\$1,500,000
Price Per Unit:	\$53,571
Land Size:	1.36 Acres
Zoning:	RPUD
Future Land Use:	Office Residential
Parcel ID:	09-38-41-021-000-00020-0

## Property Summary

Located right off of Kanner Highway this 1.36 acre site provides a great opportunity to develop on a the few remaining residential development sites in Stuart, Florida. The FLU of this site provides high density for residential projects such as townhomes or apartments.

This site has an approved site plan for 28 units with an access agreement to provide entry through the parcel to the south.

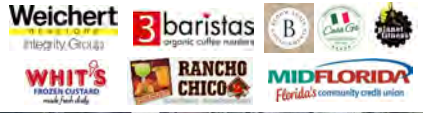
Your project will be 5 min away from the amenities of Downtown Stuart as well as Palm City. This site also provides your future residents access to the highly regarded schools of Martin County and nearby hospitals of the Cleveland Clinic. Furthermore Kanner Highway places this project on a main artery to I-95 and Florida's Turnpike.



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## STUART CROSSINGS



Palm City

St Lucie River

StarStruck  
ACADEMY THEATRE

S KANNER HWY

connect  
CREDIT UNION

AADT: 33,500

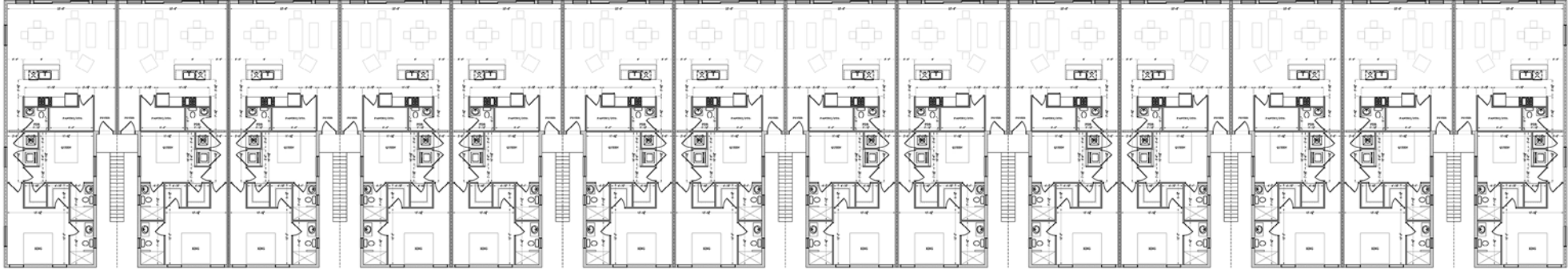
ACCESS RD

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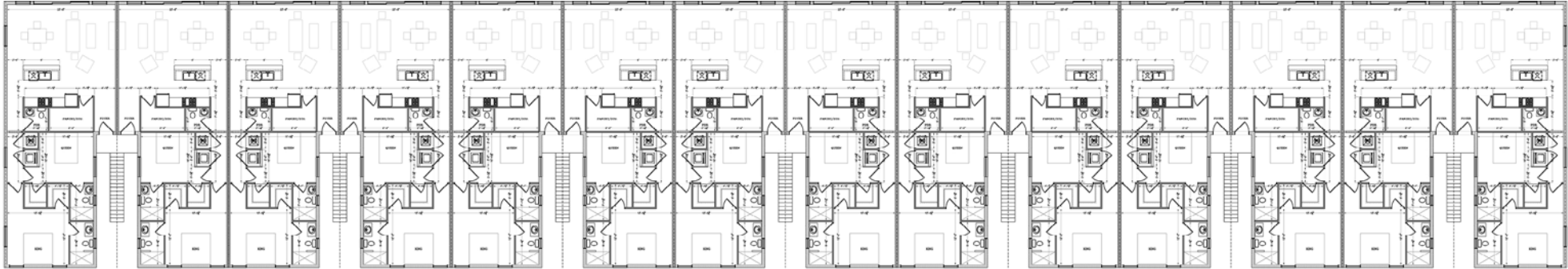
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# Floor Plan

## First Floor



## Second Floor



341'-4"

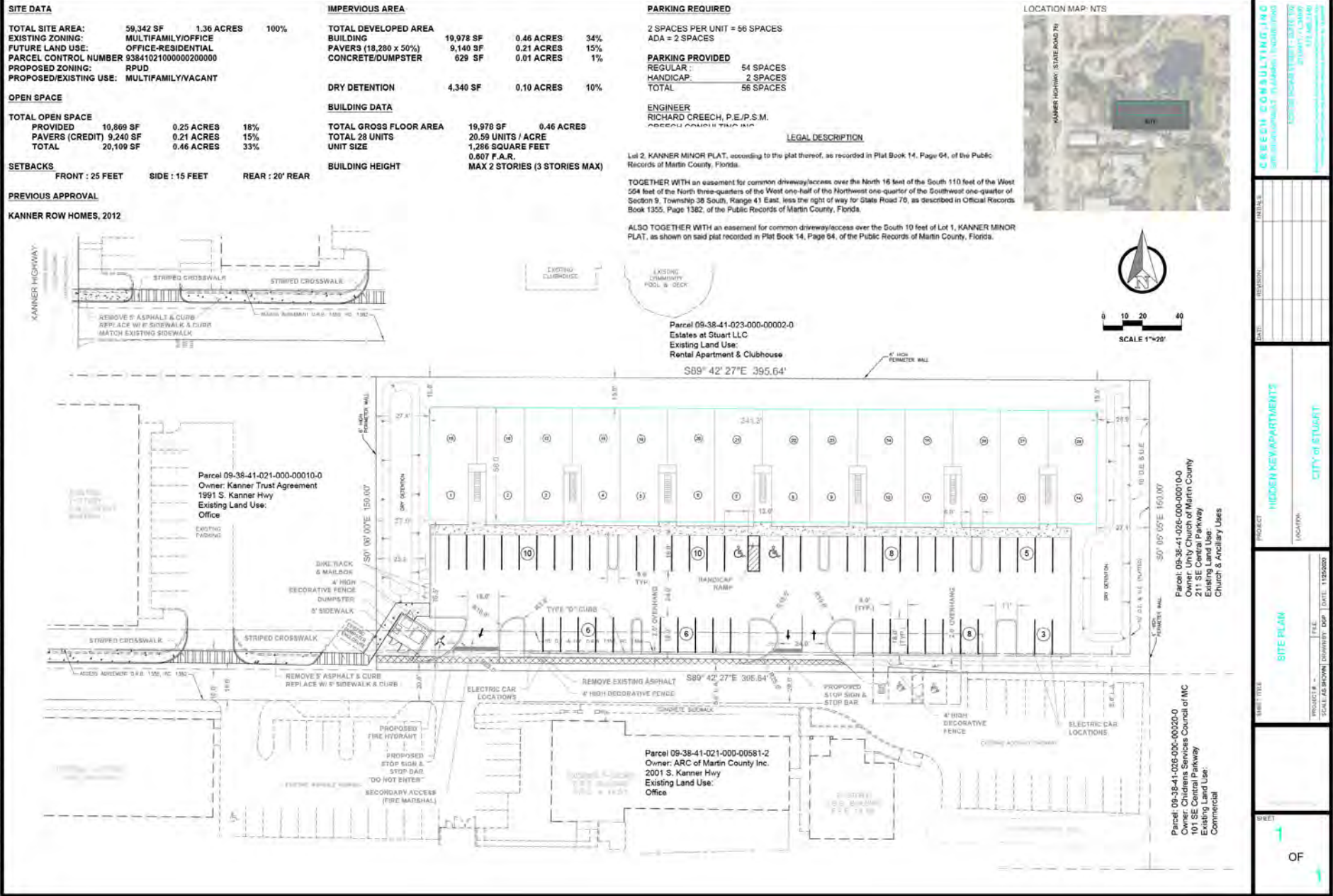
## Elevation Plan



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# 28 Unit Site Plan



SITE DATA			
TOTAL SITE AREA:	59,342 SF	1.36 ACRES	100%
EXISTING ZONING:	MULTIFAMILY/OFFICE		
FUTURE LAND USE:	OFFICE-RESIDENTIAL		
PARCEL CONTROL NUMBER	93841021000000200000		
PROPOSED ZONING:	RPUD		
PROPOSED/EXISTING USE:	MULTIFAMILY/VACANT		
OPEN SPACE			
TOTAL OPEN SPACE PROVIDED	10,869 SF	0.25 ACRES	18%
PAVERS (CREDIT)	9,240 SF	0.21 ACRES	15%
TOTAL	20,109 SF	0.46 ACRES	33%
SETBACKS			
FRONT :	25 FEET	SIDE :	15 FEET
REAR :	20' REAR		

IMPERVIOUS AREA			
TOTAL DEVELOPED AREA	19,978 SF	0.46 ACRES	34%
BUILDING	9,140 SF	0.21 ACRES	15%
PAVERS (18,280 x 50%)	9,140 SF	0.21 ACRES	15%
CONCRETE/DUMPSTER	629 SF	0.01 ACRES	1%
DRY DETENTION			
	4,340 SF	0.10 ACRES	10%
BUILDING DATA			
TOTAL GROSS FLOOR AREA	19,978 SF	0.46 ACRES	
TOTAL 28 UNITS	20.59 UNITS / ACRE		
UNIT SIZE	1,286 SQUARE FEET		
BUILDING HEIGHT	0.607 F.A.R.		
	MAX 2 STORIES (3 STORIES MAX)		

PARKING REQUIRED	
2 SPACES PER UNIT =	56 SPACES
ADA =	2 SPACES
PARKING PROVIDED	
REGULAR :	54 SPACES
HANDICAP :	2 SPACES
TOTAL	56 SPACES

**LEGAL DESCRIPTION**

Lot 2, KANNER MINOR PLAT, according to the plat thereof, as recorded in Plat Book 14, Page 64, of the Public Records of Martin County, Florida.

TOGETHER WITH an easement for common driveway/access over the North 16 feet of the South 110 feet of the West 564 feet of the North three-quarters of the West one-half of the Northwest one-quarter of the Southwest one-quarter of Section 9, Township 38 South, Range 41 East, less the right of way for State Road 70, as described in Official Records Book 1355, Page 1382, of the Public Records of Martin County, Florida.

ALSO TOGETHER WITH an easement for common driveway/access over the South 10 feet of Lot 1, KANNER MINOR PLAT, as shown on said plat recorded in Plat Book 14, Page 64, of the Public Records of Martin County, Florida.

**ENGINEER**  
RICHARD CREECH, P.E./P.S.M.  
RICHARD@CREECHCONSULTING.COM

**LOCATION MAP: NTS**

PREVIOUS APPROVAL  
KANNER ROW HOMES, 2012

**CREECH CONSULTING INC.**  
3000 W. STATE ROAD 70, SUITE 100  
STUART, FL 34997  
TEL: 888.333.3333  
WWW.CREECHCONSULTING.COM

PROJECT: HIDDEN NEW APARTMENTS  
LOCATION: CITY OF STUART

SHEET TITLE: SITE PLAN  
PROJECT # :  
SCALE AS SHOWN  
DRAWN BY: DDP  
DATE: 11/20/2020

SHEET: 1 OF 1

# Fully Entitled 28 Unit Apartment Site

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Downtown  
Stuart

St Lucie River



AADT: 33,500

S KANNER HWY

ACCESS RD

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Martin County



ACCESS RD



S KANNER HWY

# Regional Overview

Martin County, Florida

The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

## *Martin County is for...*

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of fist class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are some of the many events taking place throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent exhibits including Model A Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!





# City Overview

Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 70.44 inches.

Stuart is famed for Sail fishing and all other types of sport fishing, you can enjoy Ocean fishing, river and bay fishing, fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area. There is a mixture of town homes and condominiums. Stuart's successful revitalization program has made the Downtown area a pleasant ambiance, lined with shops and restaurants.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

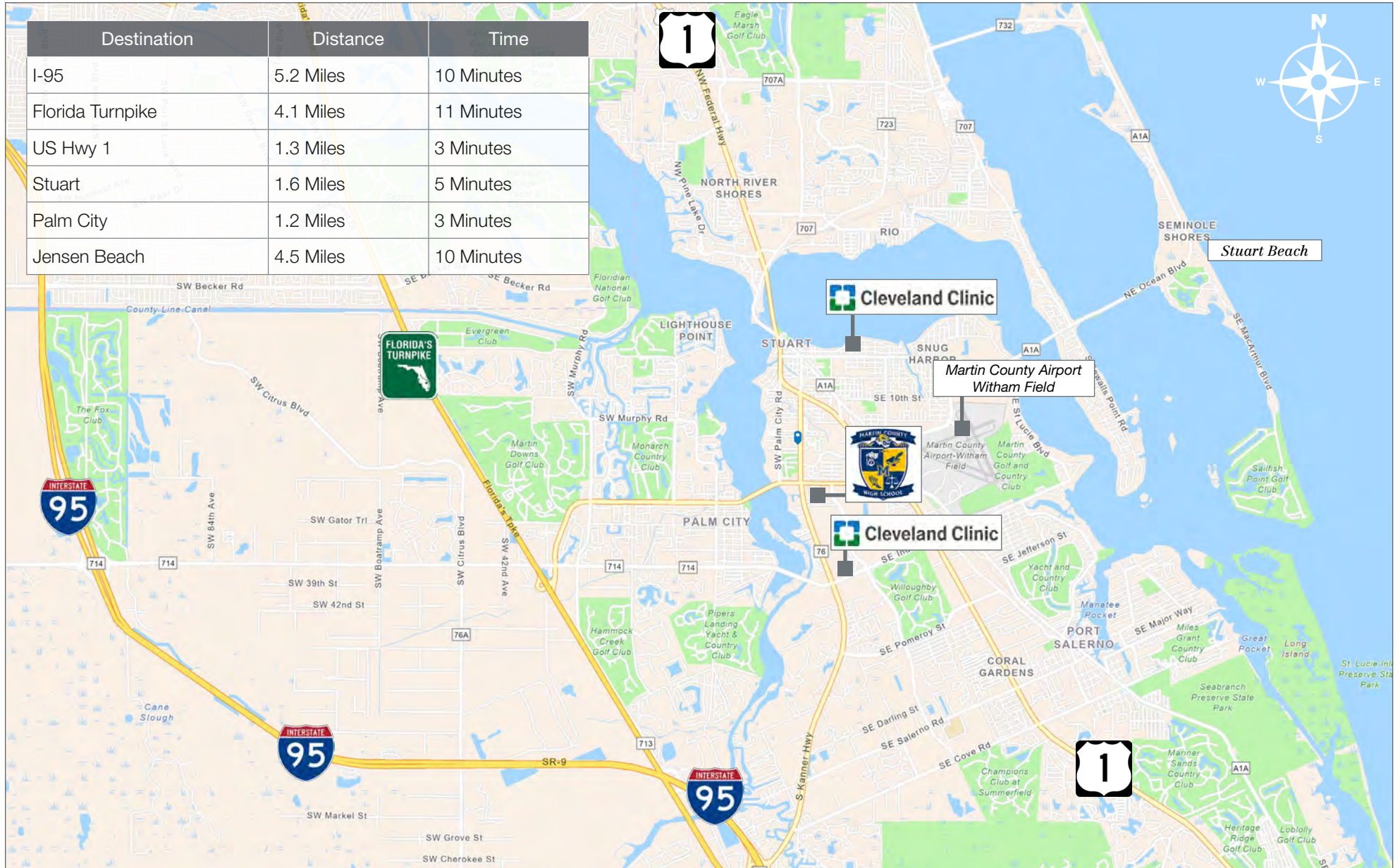
At the present time Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization is in progress in the Potsdam section of the downtown area as well as North of the new Roosevelt Bridge. The new Roosevelt Bridge was completed in 1996, and the Department of Transportation recently finished the Evans Cray Bridge, which leads to Stuart's Public Beaches.

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## Drive Time

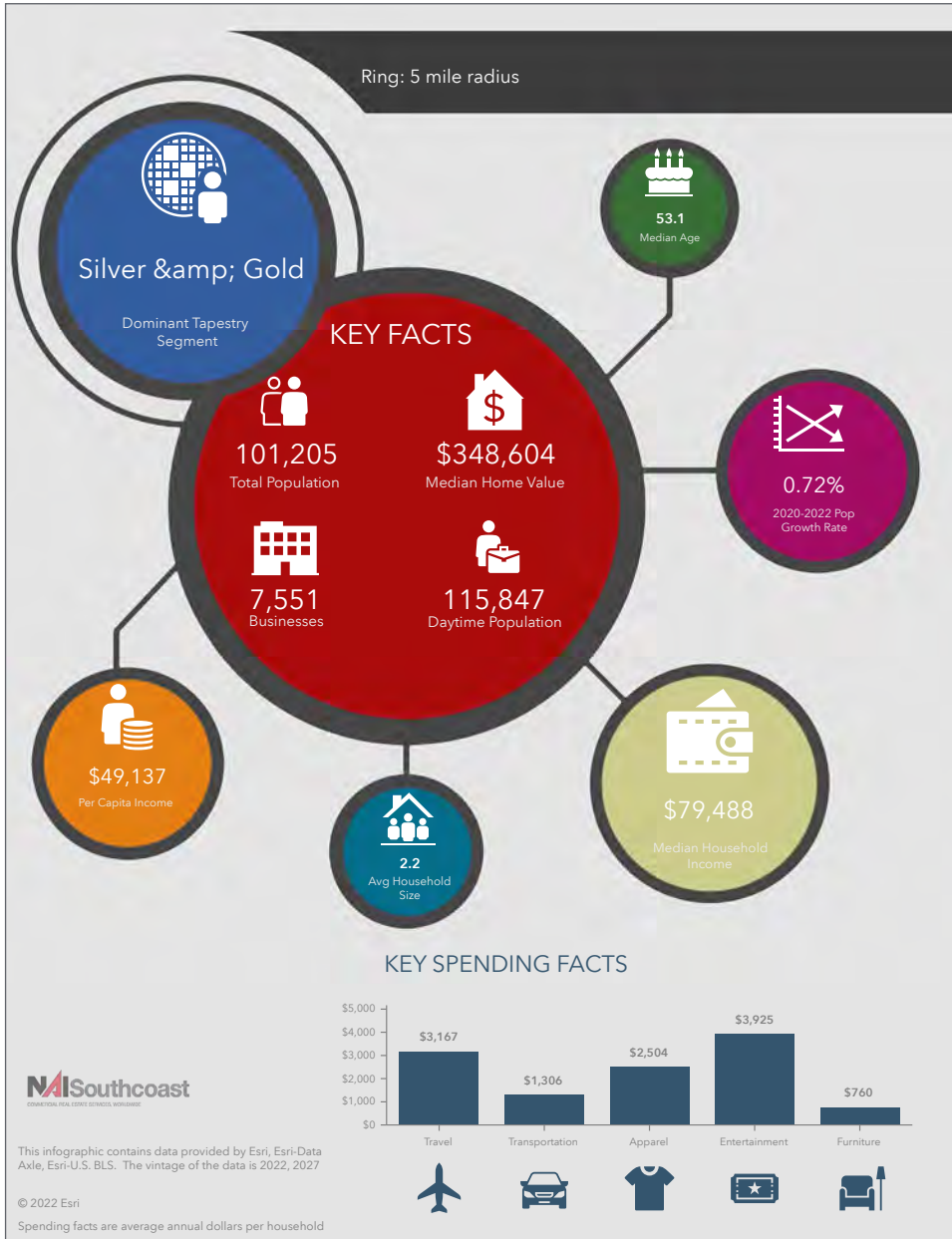
Destination	Distance	Time
I-95	5.2 Miles	10 Minutes
Florida Turnpike	4.1 Miles	11 Minutes
US Hwy 1	1.3 Miles	3 Minutes
Stuart	1.6 Miles	5 Minutes
Palm City	1.2 Miles	3 Minutes
Jensen Beach	4.5 Miles	10 Minutes



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## 2022 Demographics



### Population

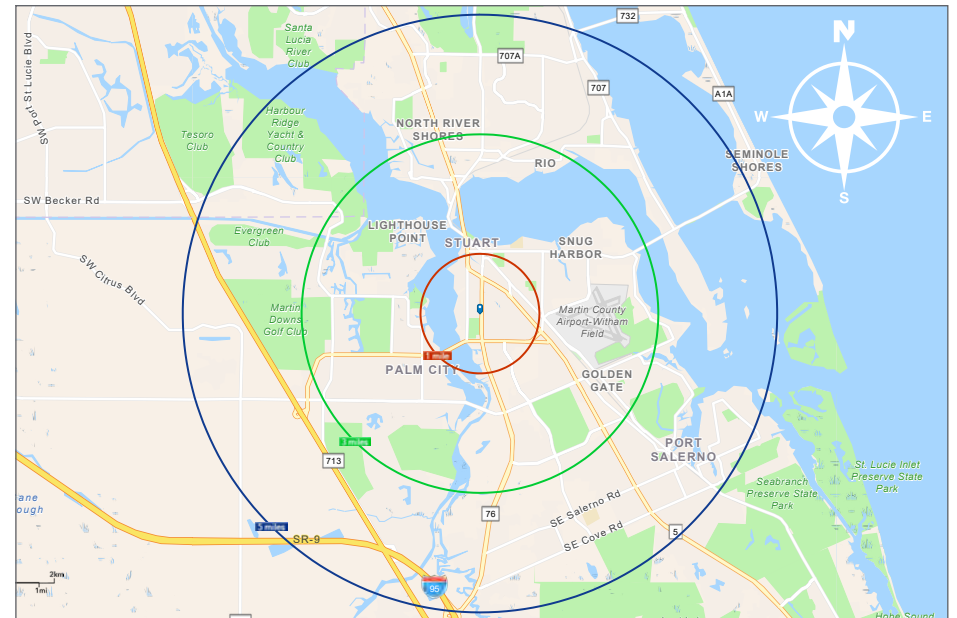
- 1 Mile: 6,953
- 3 Mile: 51,110
- 5 Mile: 101,205

### Average Household Income

- 1 Mile: \$79,364
- 3 Mile: \$106,493
- 5 Mile: \$111,696

### Median Age

- 1 Mile: 53.8
- 3 Mile: 51.7
- 5 Mile: 53.1





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