

±7.42 Acres in town, currently used as a Nursery

1050 SE Darling Street, Stuart, FL 34994

NAISouthcoast

S Kanner Hwy

SE Salerno Rd

SE Darling St



Presented by

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\$800,000

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Property Details

Address:	1050 SE Darling Street, Stuart, FL 34994
Pricing:	\$800,000
Land Size:	7.42 Acres
Zoning/Land Use:	A-1A / Rural Density Residential
Parcel ID:	553841000057000400
Utilities:	8" force main & 12" water line to site
Governing Body:	Martin County

Property Overview

Rare in town 7+ acre site ready for use as a working parcel or subdivision of homes. The property has access drives and power to the site used by the existing nursery operation. The land is mostly cleared and stabilized with drives and bedding areas. Use this property for your agribusiness or future home site.

Inventory is available separately. Do not disturb.



Sec. 3.411. A-1A Agricultural District.

3.411.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the R-2A Two-Family Residential District.
2. Flower farms, nurseries, groves and greenhouses.
3. Packing houses and other accessory buildings necessary for the operation of flower farms and nurseries, excluding labor quarters, except those complying with R-3 zoning.
4. Any sales incidental to flowers or nursery business, wholesale or retail.
5. Private stables, as an accessory use to a residence.
6. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.
7. Farmer's markets, as defined in Division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

Sec. 3.405.1. R-2A Two-Family Residential District.

3.405.1.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the R-1, R-2 and R-2B Single-Family Residential Districts.
2. Two-family dwellings, duplexes, but in no case accommodation for more than two families.

Rural density (one unit per two acres)

Rural lands shall be developed at a density of no more than one dwelling unit per two gross acres. This density recognizes the need to concentrate urban development on lands closer to the urban core where intensive facilities and services can be provided cost-effectively. This policy also provides reasonable development options to landowners whose property is on the fringe of secondary urban development in sparsely developed rural or rural suburban areas.

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SE Willoughby Blvd

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SE Willoughby Blvd

SE Cove Rd

SE Salerno Rd

SE Darling St

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SE Pomeroy St

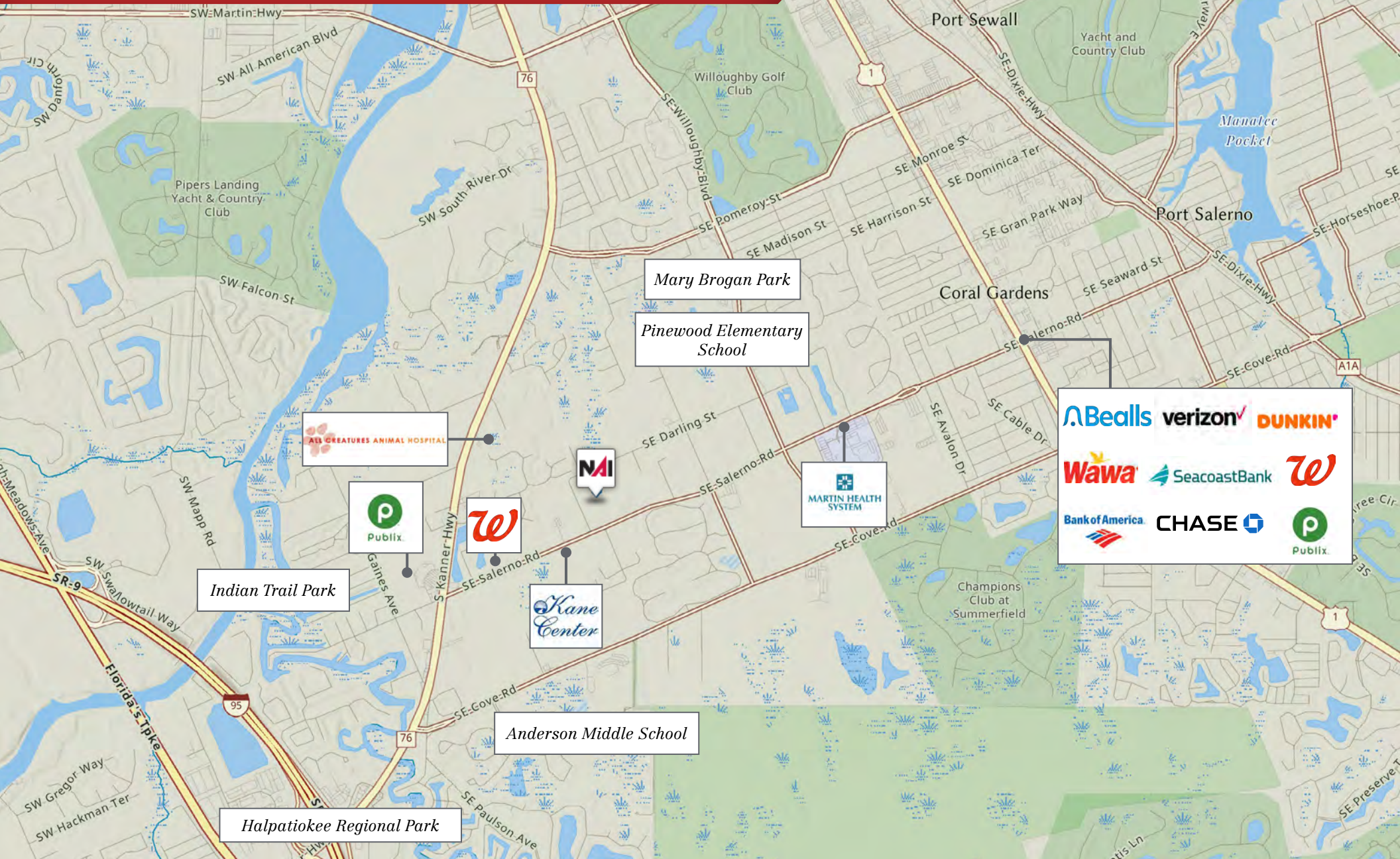
SE Darling St

SE Willoughby Blvd

SE Salerno Rd

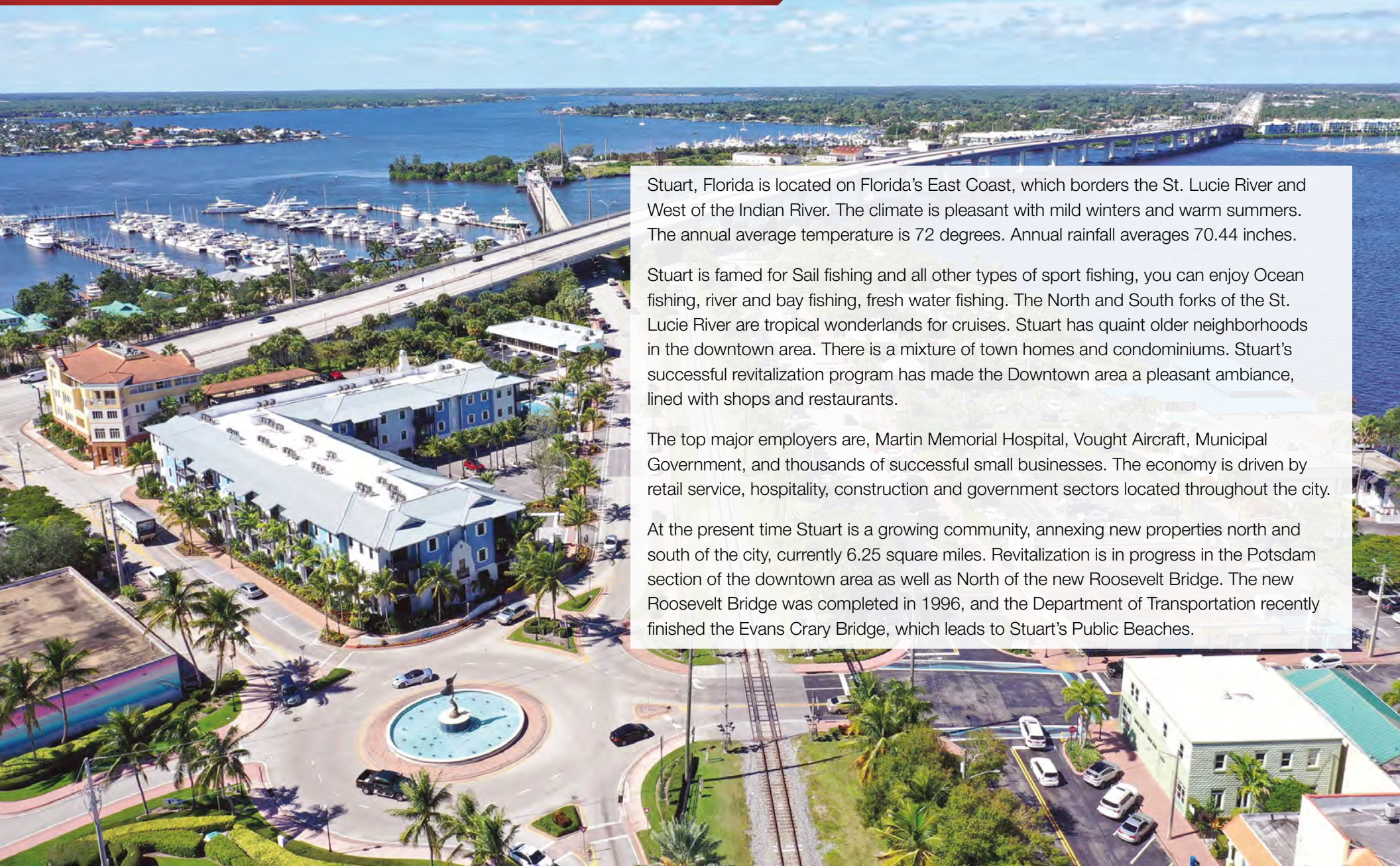
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City Overview

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 ambience, lined with shops and restaurants.

The top major employers are, Martin Memorial 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.

County 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.

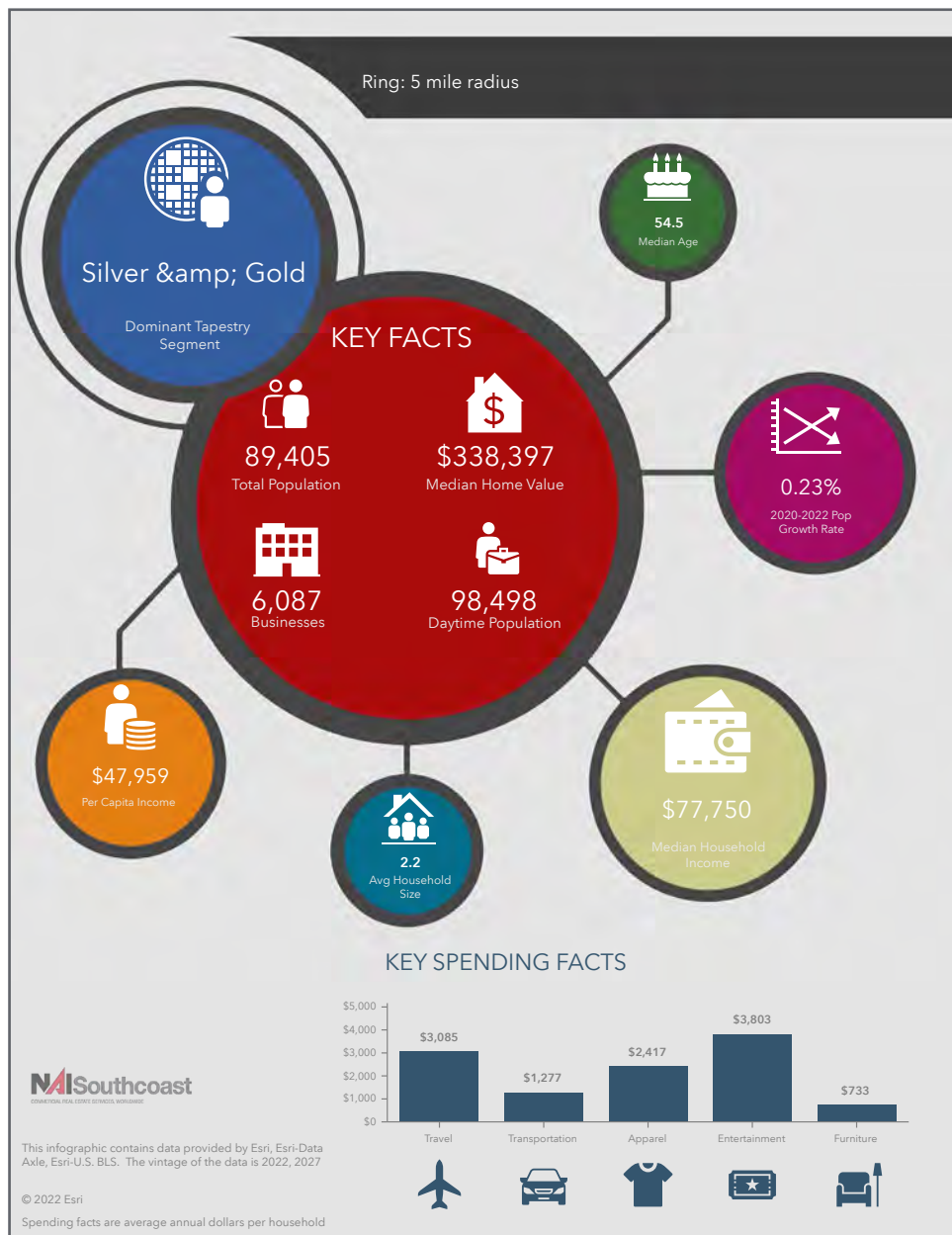
Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are some of the many events taking place throughout the year. The Treasure Coast Children's Museum is a great place for the kids located 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!



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2022 Demographics



Population

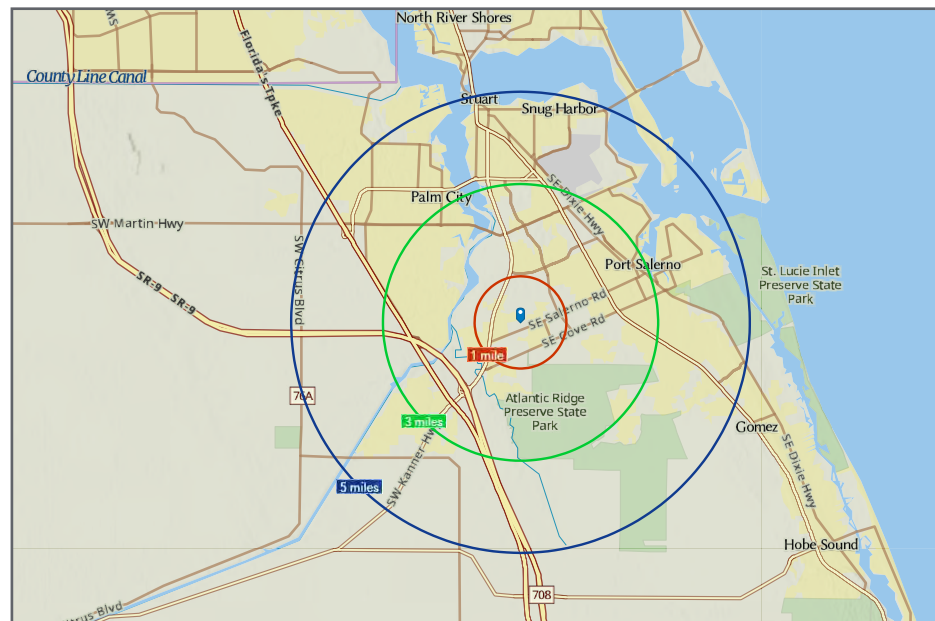
- 1 Mile: 3,130
- 3 Mile: 36,920
- 5 Mile: 89,405

Average Household Income

- 1 Mile: \$103,516
- 3 Mile: \$105,576
- 5 Mile: \$108,197

Median Age

- 1 Mile: 42.6
- 3 Mile: 48.6
- 5 Mile: 54.5





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