

Up to ±9.80 Acres - Retail/Commercial Site

Kanner Hwy, Stuart, FL

NAI Southcoast



±2.50 to 9.80 ACRES
AVAILABLE - CAN BE
SUBDIVIDED AS NEEDED

**±2.50 ACRE
CORNER**

Road Scheduled for
Completion June 2024



Presented by
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FOR SALE: \$5,975,000

2.5 ACRE CORNER - \$2,750,000
7.3 ACRES - \$4,250,000

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Property Details

- Address: Kanner Hwy, Stuart, FL
- Offering: 9.80 Acres - \$5,975,000
7.30 Acres - \$4,250,000
2.50 Acres - \$2,750,000
- Zoning: PUD
- Land Use: Retail/Commercial
- Retention: Off Site Retention (net site)
- Jurisdiction: Martin County
- Utilities: Martin County
- Parcel ID(s): 13-39-40-010-000-00020-0

Property Overview

Nestled within the fully approved South Florida Gateway Planned Unit Development (PUD), this 9.80-acre development site on the west side of Kanner Highway offers an ideal location for diverse uses. Zoned for up to 114,000 SF of retail space, or industrial development, life science, technology and research (LSTAR), targeted industries business (TIB), the property is a prime investment opportunity. Its strategic positioning within the South Florida Gateway PUD provides a comprehensive zoning framework, catering to a variety of business interests.

Kolter Land is advancing the approval process for Waterside PUD, a major new residential upscale development of approximately 1,000 residential units. Simultaneously, DiVosta is navigating approvals for Storie, an expansive 2,700-acre development set to include around 4,000 residential units to the East. Beyond the residential projects, the area boasts three major golf club developments - Florida Club, Rollings Sands and Apogee, offering recreational amenities for residents and potential employees. Additionally, the proximity to major industrial developments from Foundry Commercial and Karis Cold further solidifies this site as a strategic and desirable location.



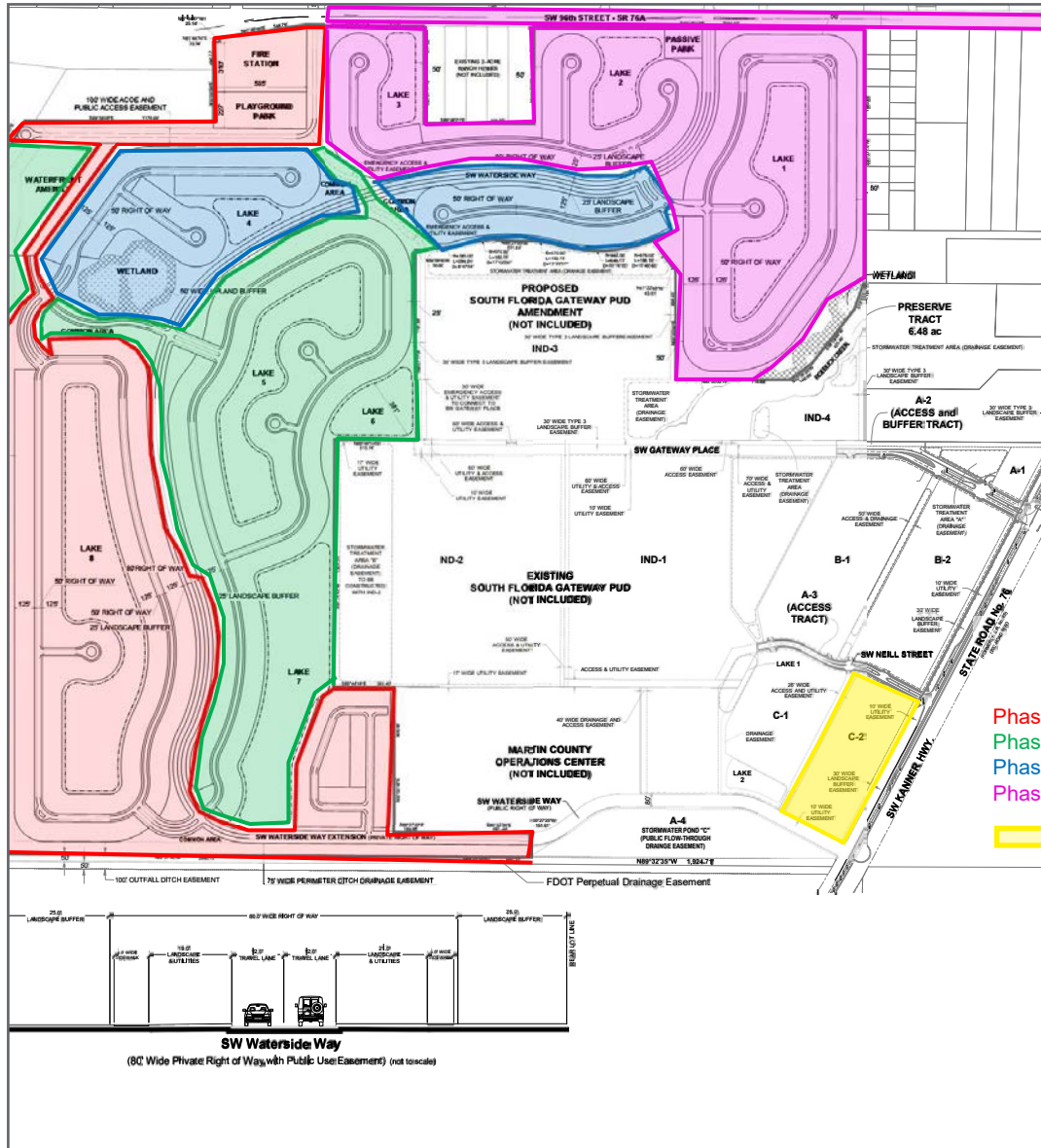
Nearby Projects

- **Storie:** 2,727 Acres /4,000 residential units
- **Highpointe by Pulte Homes:** 63 Residential Units (Phase I)
- **Publix**
- **The Ranch:** 3,902 Acres/175 proposed residential units
- **The Rolling Sands:** 240 Acres/ golf course
- **The Apogee Club (formerly Three Lakes Golf Club):** 1,218 Acres/ 3 golf courses
- **Winemiller Farms:** 1,909 Acres/702 proposed residential units
- **Waterside:** 375 Acres/1,000 proposed residential units
- **Lone Oak Bridge Road LLC:** 2,962 Acres/2 golf courses
- **Atlantic Fields:** 1,530 Acres /golf course/317 home sites
- **Grove XXIII:** 225 Acres/golf course
- **The Backyard:** 519 Acres/golf course

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Proposed Waterside PUD 1,000 Units



Site Data

Total Area:	16,140,729 sq ft	370.54 ac
Existing Use:	Vacant	
Existing Zoning:	PUD	
Existing Future Land Use:	Low Density	
Parcel ID: Number 1:	13-36-40-000-001-00000-5	
Parcel ID: Number 2:	13-36-40-000-003-00000-1	
Product Type:	Single Family	
Total Units:	1,000 Units	
Gross Density:	2.7 units/ac	

Impervious Area: 9,175,088 sq ft 223,90 ac 60.4%

Right of Way	1,264,180 sq ft	29.02 ac
Lot	5,465,899 sq ft	125.30 ac
Lake	2,182,237 sq ft	50.29 ac
Waterway	178,264 sq ft	4.09 ac
Fire Station	108,989 sq ft	2.48 ac
Playground Park	26,138 sq ft	0.60 ac
Park	8,973 sq ft	0.21 ac
Wetland Preserve	128,207 sq ft	2.94 ac

Permeous Area: 6,965,641 sq ft 146.64 ac 39.6%

Right of Way	1,264,180 sq ft	29.02 ac
Lot	1,360,729 sq ft	31.30 ac
Waterway	178,264 sq ft	4.09 ac
Fire Station	28,747 sq ft	0.66 ac
Playground Park	104,889 sq ft	2.41 ac
Park	30,885 sq ft	0.71 ac
Common	3,263,162 sq ft	74.68 ac
Utility Preserve	158,643 sq ft	3.62 ac

Open Space

Minimum Open Space:	8,070,365 sq ft	185.27 ac
Provided Open Space:	8,969,878 sq ft	205.92 ac
Total Permeous Area:	6,965,641 sq ft	160.64 ac
LAWS:	2,899,237 sq ft	66.79 ac

Building and Lot Data

Maximum Height:	30' (2 Stories)
Minimum Lot Size:	50' x 120' (6,000 sq ft)

Building Setbacks:

Front Landscaped Garage:	25'
Side Landscaped Garage:	20'
Side Building Setback:	5'
Rear Building Setback:	10'

Parking Requirements

Parking Required:	2,000 Spaces
2 spaces per unit @ 1,000 units:	2,000 Spaces
Parking Provided:	2,000 Spaces

Phase I – 340 units
 Phase II – 250 units
 Phase III – 120 units
 Phase IV – 290 units

2.50 to 9.80 Acres Available - Can be subdivided as needed

Leitch & Associates
 1100 S.W. 11th Street, Suite 100
 Stuart, Florida 34994
 Phone: (888) 444-4444



Project Team

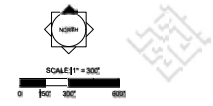
Applicant / Property Owner:	KANNER NORTH INVESTMENTS LLC 1310 N.W. 141 Street Orlando, Florida 32804
Lead Planner / Landmark Architect:	LEITCH & ASSOCIATES 1100 S.W. 11th Street, Suite 100 Stuart, Florida 34994
Engineer:	KALOSKOPUS 3015 South Corporate Avenue Orlando, Florida 32834
Surveyor:	Geotech Surveying, Inc. 4110 West Broadway Blvd, Suite 100 Stuart, Florida 34994
Trail Engineer:	City of Stuart Planning & Planning 22 2nd Avenue, Suite 200 Stuart, Florida 34994
Environmental Consultant:	ERC Consultants, Inc. 1000 E. Highway 100, Suite 200 Stuart, Florida 34994

Waterside PUD

Martin County

Master Plan

Date	By	Description
5.8.2023	S.L.S.	Initial Submittal



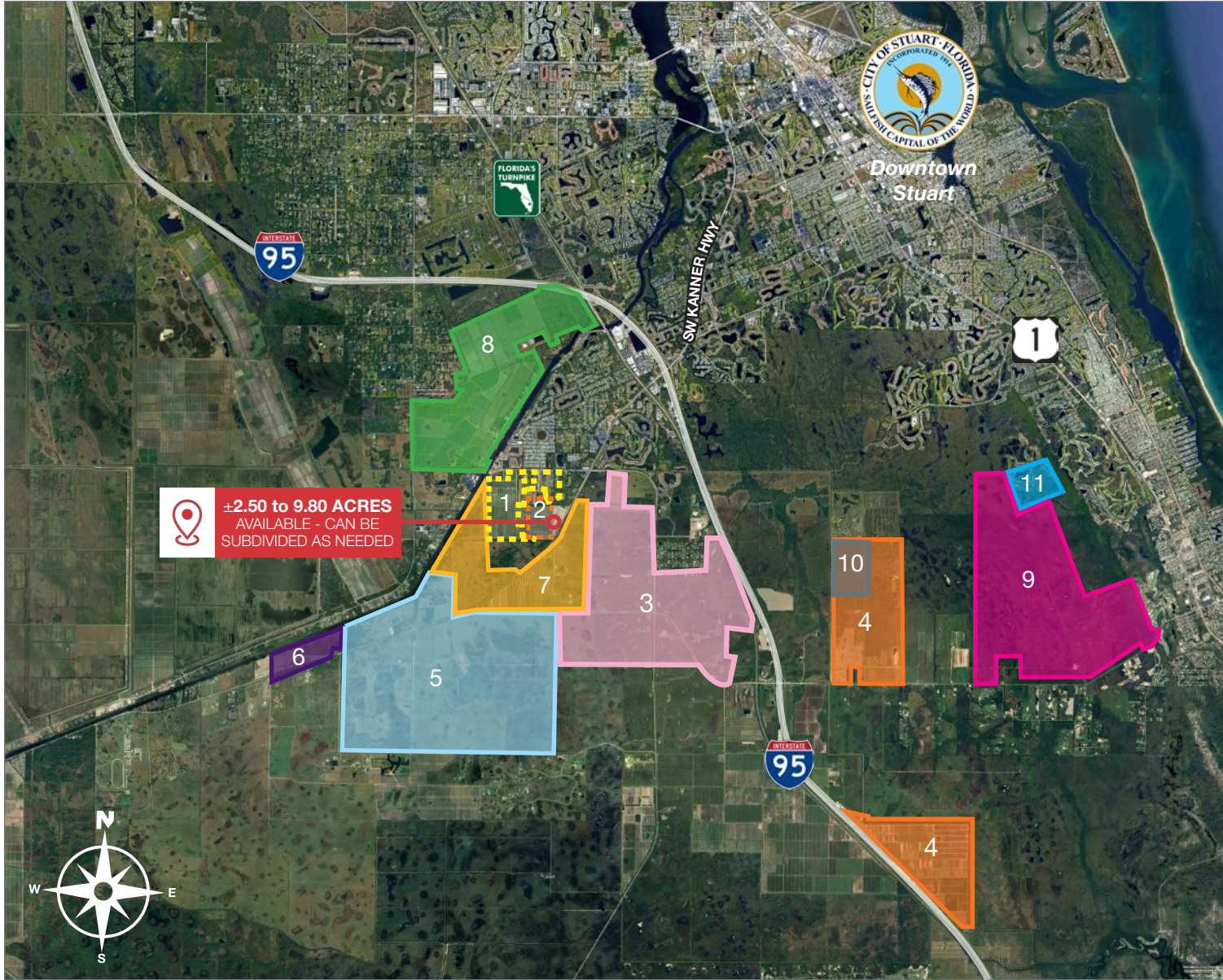
Designer: S.L.S. Sheet
 Manager: MC
 Project Number: 23-048
 Master Plan Number: 1
 Computer File: Waterside PUD - Master Plan.dwg

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Area Development Map



KEY

- 
2.50 TO 9.80 ACRES AVAILABLE
 Can be subdivided as needed
- 
1 **Waterside by Kolter**
 375 Acres/ 1,000 Proposed Residential Units
kolter.com/portfolio/waterside
- 
2 **South Florida Gateway, LLC**
 66 Acres
gatewaydistributioncenter.com
- 
3 **Storie**
 2,727 Acres/4,000 Residential Units
storiefl.com
- 
4 **Atlantic Fields**
 1,530 Acres/Golf Course
 317 Home Sites
- 
5 **The Ranch**
 3,902 Acres/2 Golf Courses
 175 Residential Units
- 
6 **The Rolling Sands**
 240 Acres/Golf Course
- 
7 **The Apogee Club (formerly Three Lakes Golf Club)**
 1,218 Acres
apogeeclub.com
- 
8 **Winemiller Farms**
 1,909 Acres/702 Proposed Residential Units/2 Golf Courses
- 
9 **Lone Oak Bridge Road LLC**
 2,962 Acres/2 Golf Courses
- 
10 **Grove XXIII by Michael Jordan**
 225 Acres/Golf Course
grovexxiii.com
- 
11 **The Backyard**
 518 Acres/Golf Course

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Aerial Views



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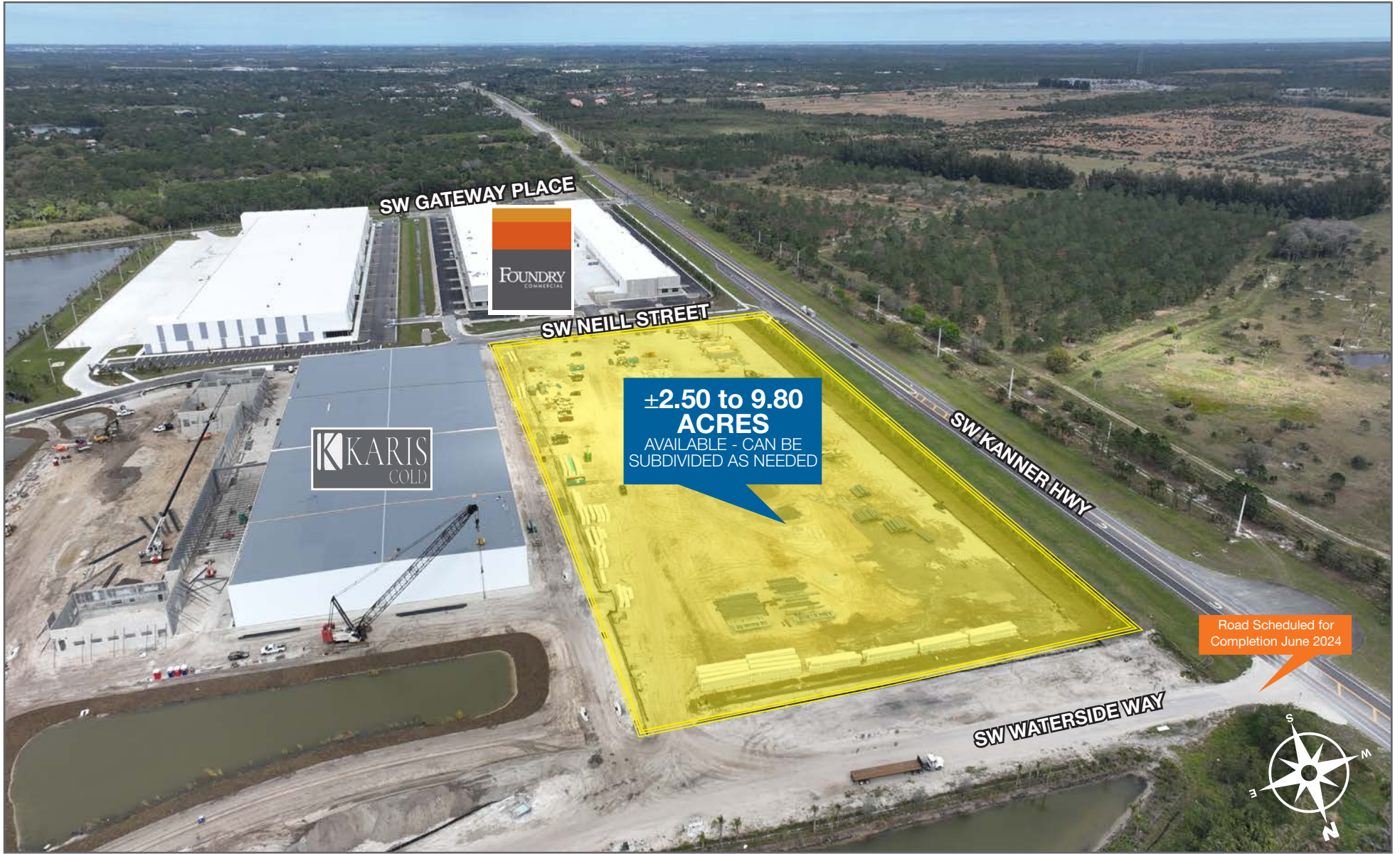
Aerial Views



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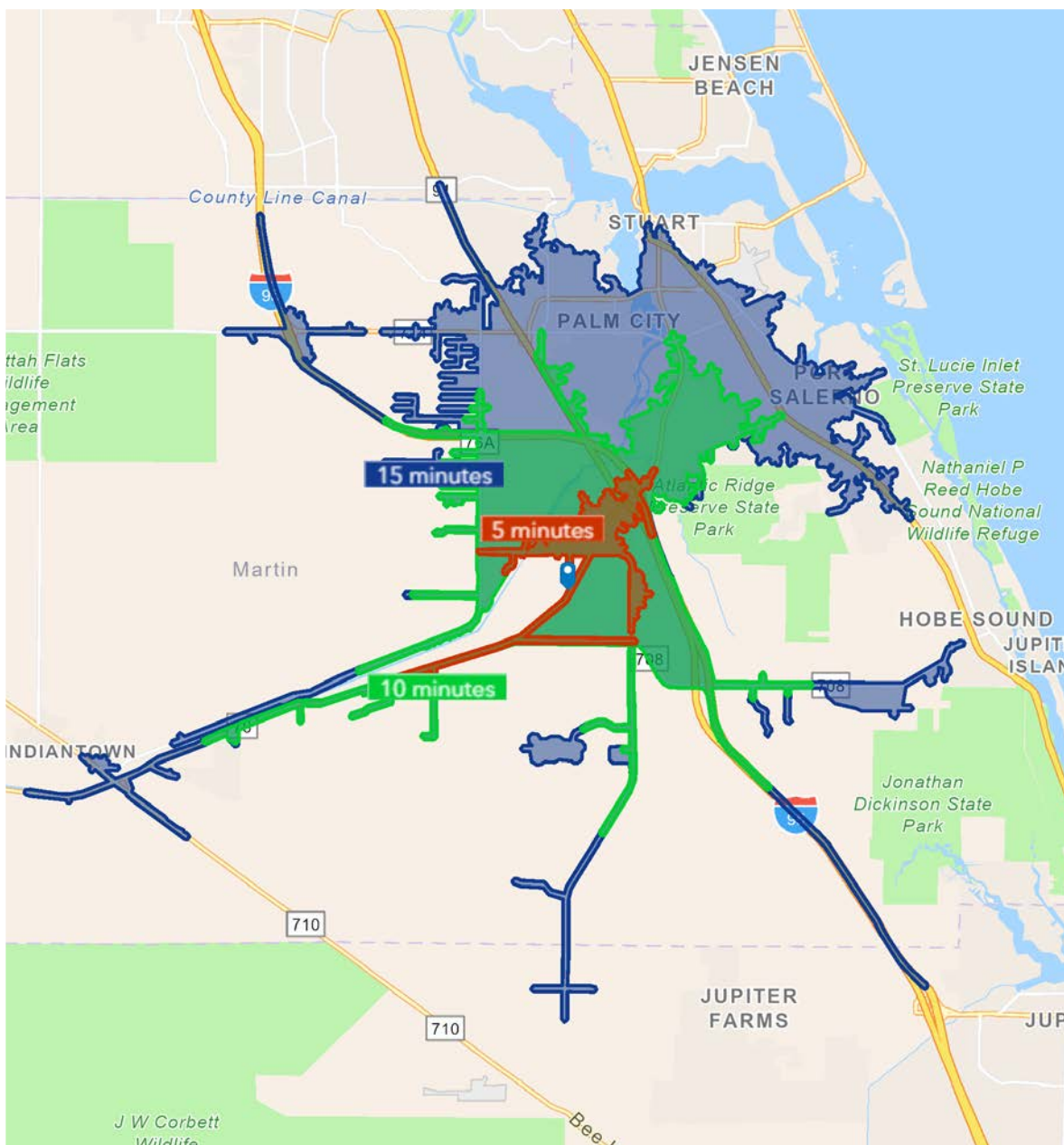
Aerial Views



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Drive Time

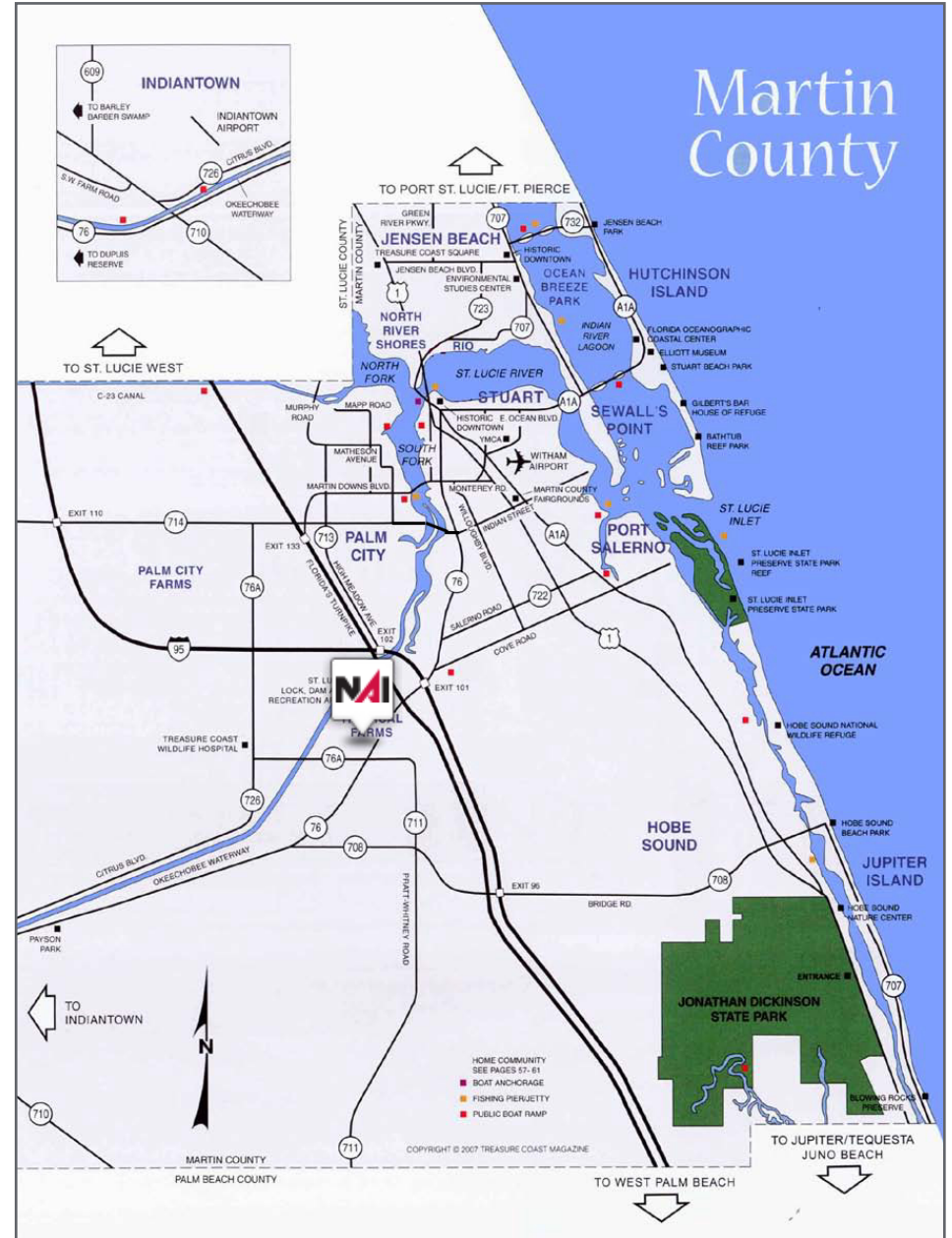
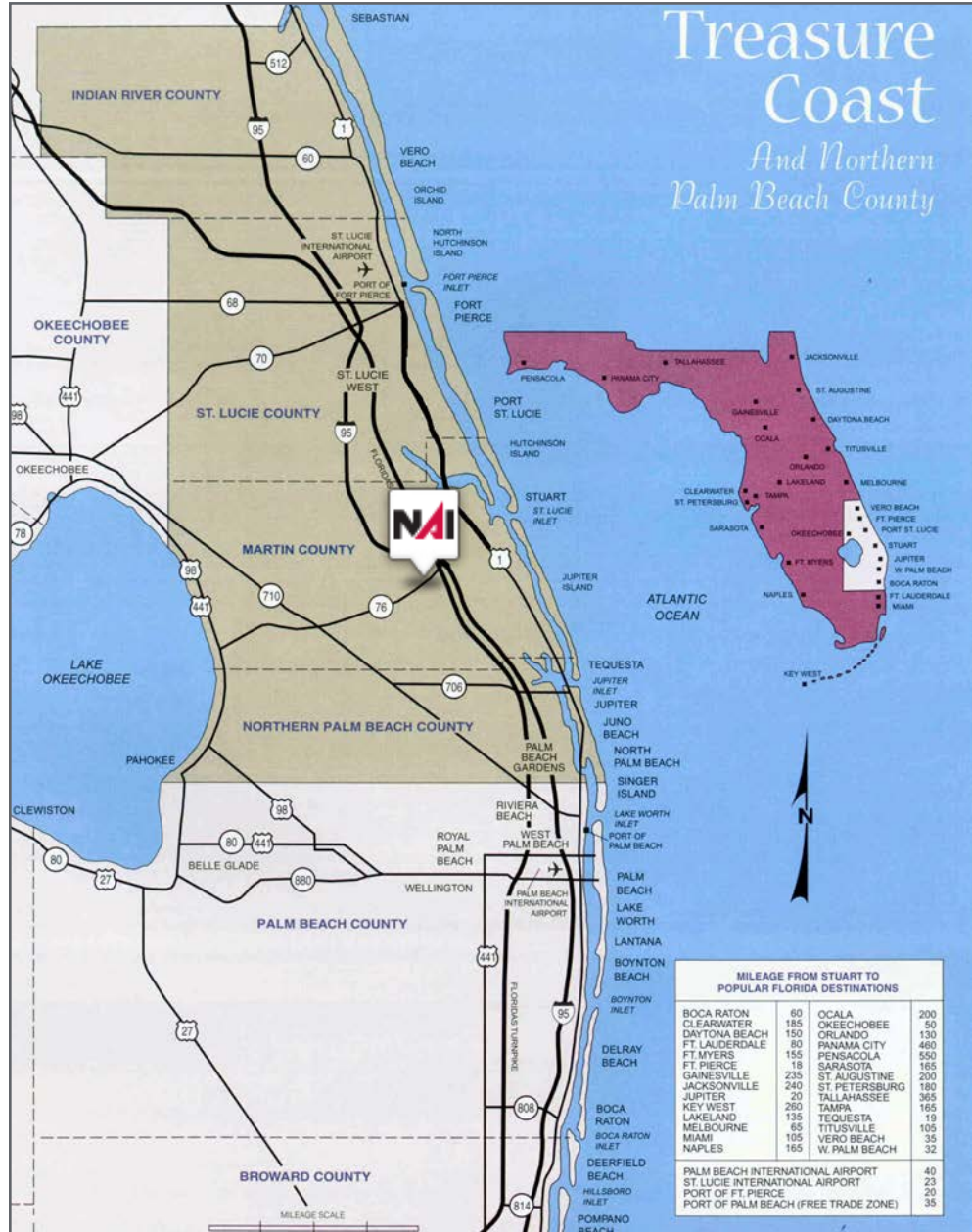


5 Minutes	10 Minutes	15 Minutes
3,618 2010 Population	15,016 2010 Population	64,049 2010 Population
4,311 2023 Population	17,016 2023 Population	71,866 2023 Population
17.48% 2010-2023 Population Growth	12.48% 2010-2023 Population Growth	11.50% 2010-2023 Population Growth
(.10)% 2023-2028(Annual) Est. Population Growth	(.08)% 2023-2028(Annual) Est. Population Growth	.17% 2023-2028(Annual) Est. Population Growth
52.4 2023 Median Age	51.4 2023 Median Age	51.2 2023 Median Age
\$132,379 Average Household Income	\$131,212 Average Household Income	\$117,648 Average Household Income
52.7% Percentage with Associates Degree or Better	46.0% Percentage with Associates Degree or Better	46.1% Percentage with Associates Degree or Better
71.2% Percentage in White Collar Profession	64.6% Percentage in White Collar Profession	61.2% Percentage in White Collar Profession

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Area Maps



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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 first 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 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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