

±14 to ±24 Acres For Sale

4501 SE Federal Hwy Stuart, FL 34997

NAI Southcoast

Downtown
Stuart

MASON
STUART



SE DOMINICA TERRACE

24.023+/- Acres

MANATEE
BUSINESS
PARK



Presented by

Boyd Bradfield, Jr., GRI, CCIM, SIOR
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FOR SALE:

\$35,000,000

or to be negotiated based on size and shape, etc.

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Property Details

Address:	4501 SE Federal Hwy Stuart, FL 34997
Pricing:	\$35,000,000 (or to be negotiated based on size and shape, etc.)
Frontage:	1,107.45+/- FT
Land Size:	24.023 acres available for potential development. This land can be subdivided, with approximately 14 acres allocated for an apartment development, and the remaining portion earmarked for retail/restaurant use along US 1, with the possibility of an industrial section in the rear. The exact dimensions, configuration, and pricing are subject to negotiation.
Zoning:	CPUD Commercial Planned
Future Land Use:	Commercial, Multi-Family, Mixed Use
Density:	Up to 30 units per acres and four stories
Parcel ID(s):	52-38-41-000-000-00700-8 & 52-38-41-013-000-00010-8

Property Overview

This 24.023+/- Acre site lies within the highly desirable Manatee Business Park located at Port Salerno in Stuart, FL. It sits just off US HWY 1 and is in very close proximity to both I-95 and the intracoastal, making it an excellent location for both businesses and residential. The 24.023+/- Acre site features 1,107.45+/- Feet of frontage along US 1 with a high traffic count of 39,500 ADT. The site has been cleared and construction permitted, for a 300,000 square foot Retail Center with a traffic signal on US HWY 1.

The Live Local Act Senate Bill 102:

It contains \$771 million in funding for affordable housing programs through the Florida Housing Finance Corp. (FHFC). That breaks down to \$259 million for the SAIL programs with low interest loans for developers; \$252 million for the SHIP program with loans to developers in partnership with local government funding; \$100 million to alleviate inflation-related costs for affordable housing projects; \$100 million for Hometown Heroes to provide down payment and closing cost assistance to first-time homebuyers who work in law enforcement, firefighting, education, health care, child care or military/veterans.

It also created a sales tax refund of up to \$5,000 on building materials for affordable housing projects funded by FHFC.

Under the act, a municipality must authorize a multifamily or mixed-use project in an area that's already zoned for commercial, industrial, or mixed-use if the developer agrees to make at least 40% of the residential units affordable housing or workforce housing for 30 years. That means the rentals would be for people earning up to 120% of the area median income. This project would be approved by the city administration without a zoning, land use change, special exception or comprehensive plan amendment, so the City Commission wouldn't need to vote. If this is a mixed-use project, at least 65% of the building must be for residential.

The density allowed at such a project could be equal to the highest density allowed anywhere in the municipality where residential is permitted. As for height, the project could be as tall as any building within a one-mile radius in the same city, or three stories, whichever is taller. The developer could also reduce the number of parking spaces if the site is near a public transit stop.

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Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$84,162	45.1
3 Miles	\$95,920	49.9
5 Miles	\$110,772	55.7

There is no cooperating Broker Fee being offered and any Buyer Broker will need to be compensated by the Buyer

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating to the property and the purchase. The property is being sold on an "AS IS, WHERE IS" basis. Your complete inspection of the property is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors during an agreed upon inspection period. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

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Site Views



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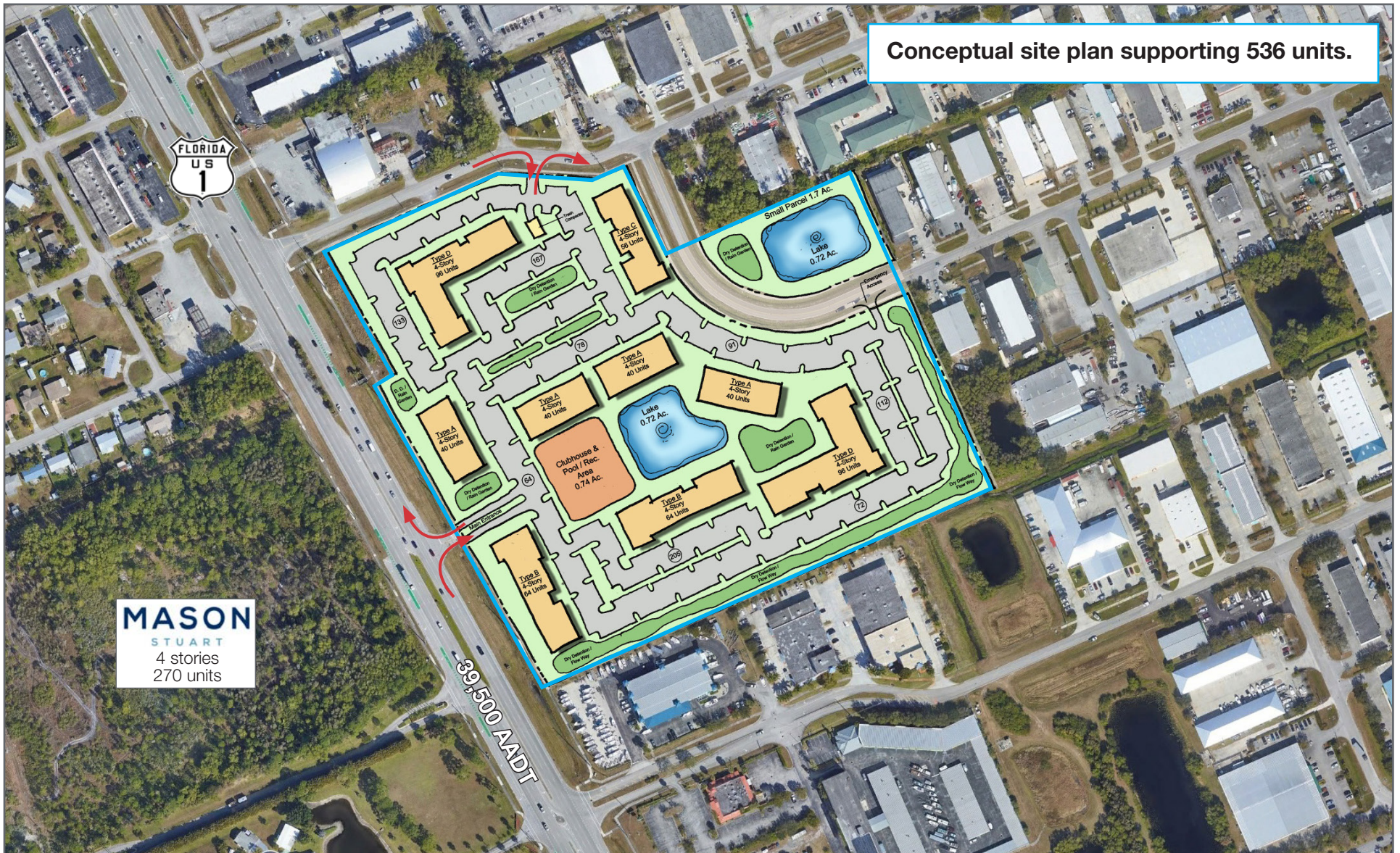
Conceptual Site Plan



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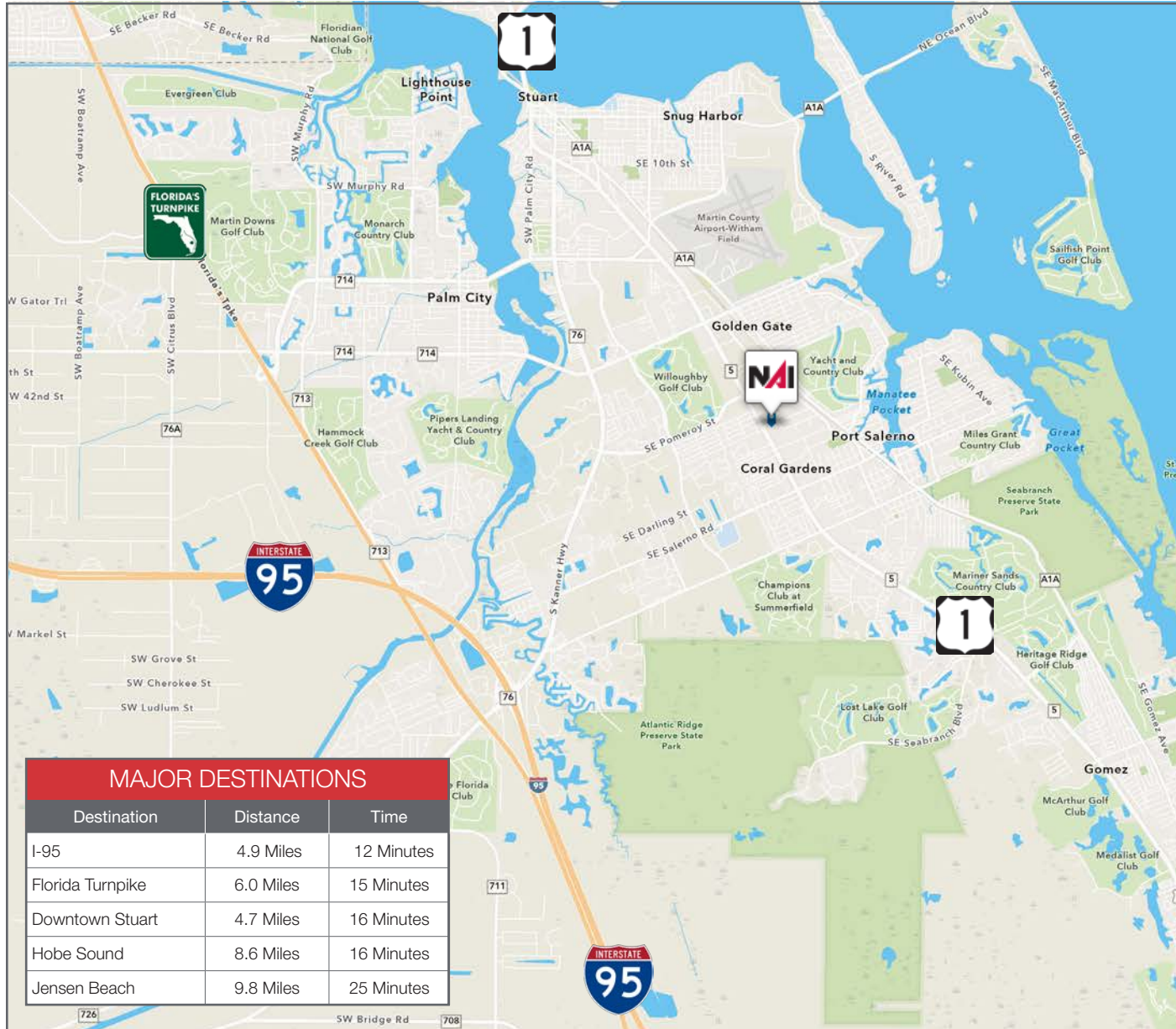
Key Area Locations



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Drive Times



AREA HIGHLIGHTS

SHOPPING

Destination	Distance	Time
Treasure Coast Square	7.9 Miles	17 Minutes
Harbour Bay Plaza	5.8 Miles	14 Minutes
Target	7.3 Miles	17 Minutes

DINING

Destination	Distance	Time
The Gafford	4.3 Miles	12 Minutes
Stringers Tavern	5.7 Miles	14 Minutes
Kyle G's	11.3 Miles	23 Minutes

ENTERTAINMENT

Destination	Distance	Time
Lyric Theater	4.3 Miles	13 Minutes
Terra Fermata	4.0 Miles	11 Minutes
Regency 8 Cinema	2.2 Miles	7 Minutes
Regal Treasure Coast Mall	8.1 Miles	19 Minutes
Sailfish Splash Waterpark	3.2 Miles	8 Minutes

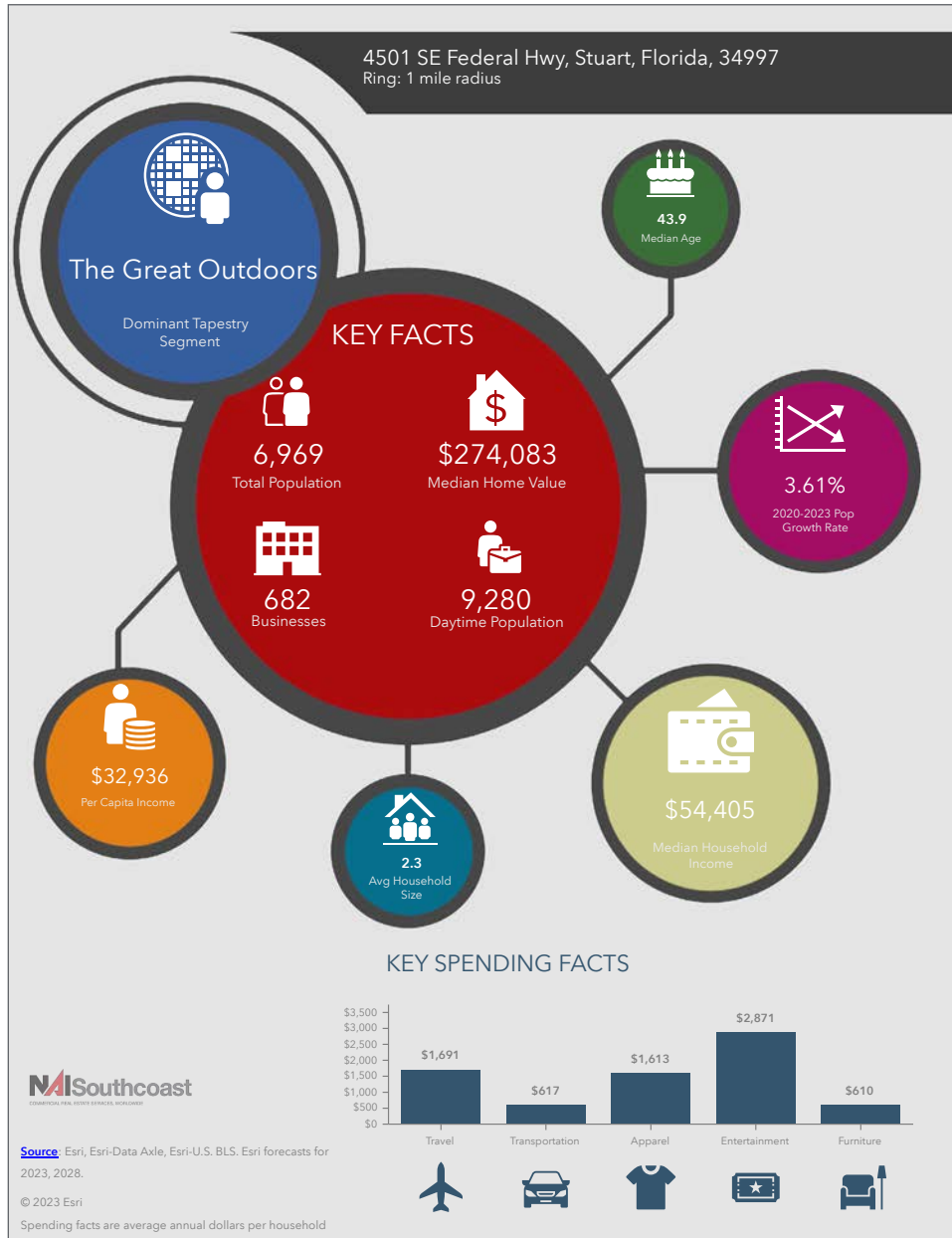
RECREATION

Destination	Distance	Time
Stuart Beach	4.0 Miles	10 Minutes
Memorial Park	4.3 Miles	11 Minutes
Halpatiokee Regional Park	5.3 Miles	11 Minutes
Jensen Beach Park	10.6 Miles	21 Minutes
Kiplinger Nature Preserve	2.8 Miles	7 Minutes
Hobe Sound Beach	9.8 Miles	17 Minutes
Blowing Rocks Preserve	19.3 Miles	29 Minutes
St Lucie Inlet Preserve State Park	3.5 Miles	8 Minutes
Flagler Park	4.8 Miles	12 Minutes

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2023 Demographics



Population

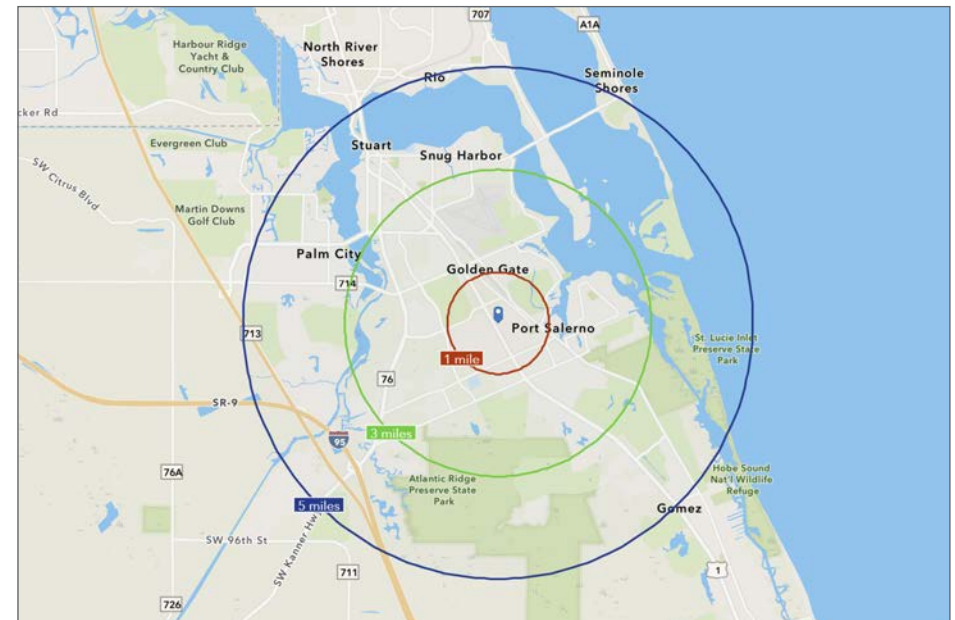
- 1 Mile: 6,969
- 3 Mile: 45,972
- 5 Mile: 87,977

Average Household Income

- 1 Mile: \$80,736
- 3 Mile: \$87,964
- 5 Mile: \$104,503

Median Age

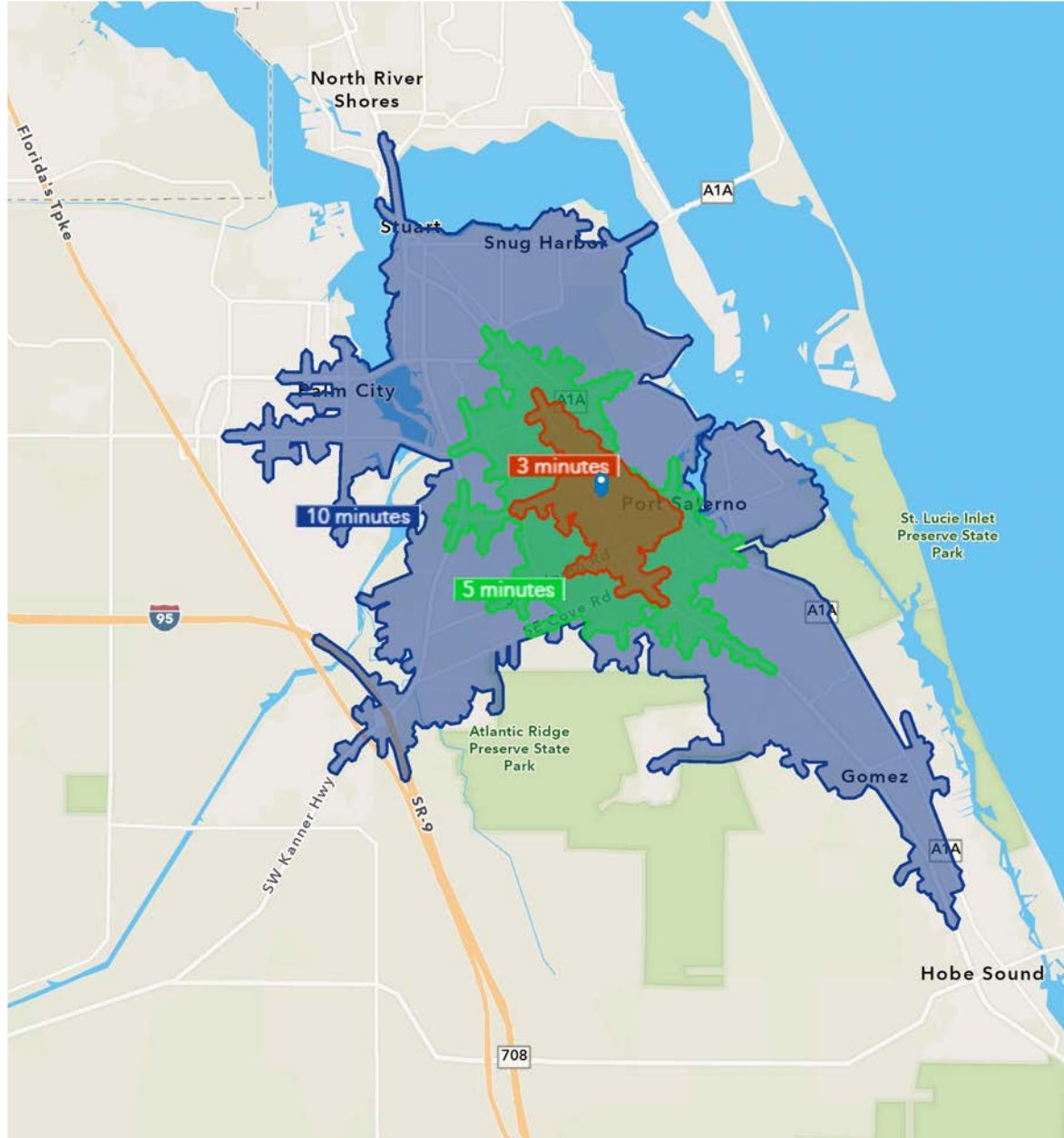
- 1 Mile: 43.9
- 3 Mile: 49.8
- 5 Mile: 55.9



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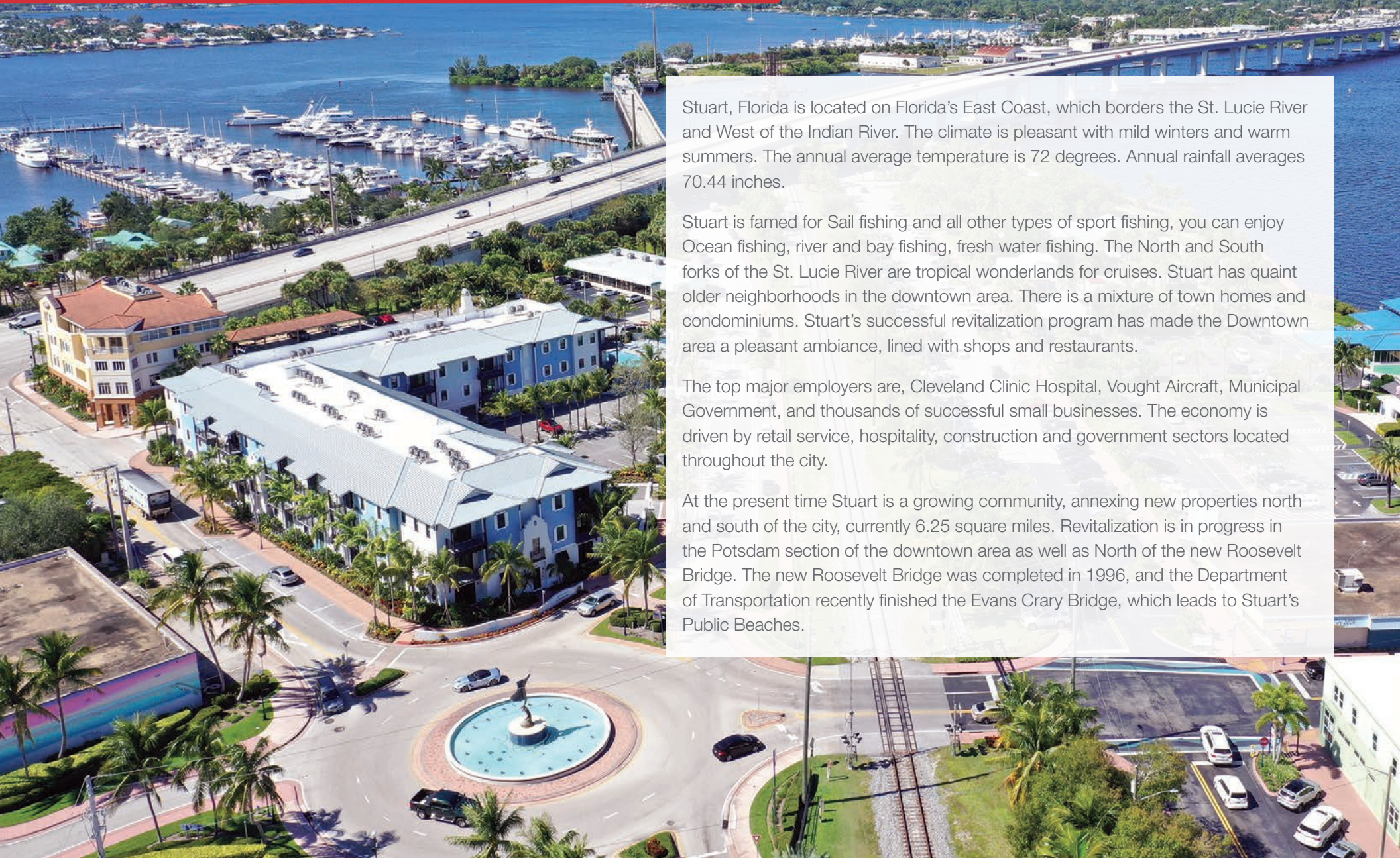
Drive Time



3 Minutes	5 Minutes	10 Minutes
3,495 2010 Population	14,237 2010 Population	58,329 2010 Population
3,596 2023 Population	15,596 2023 Population	64,767 2023 Population
1.87% 2010-2023 Population Growth	0.73% 2010-2023 Population Growth	0.48% 2010-2022 Population Growth
7.6% 2022-2027 (Annual) Est. Population Growth	1.6% 2022-2027 (Annual) Est. Population Growth	0.6% 2022-2027 (Annual) Est. Population Growth
39.1 2023 Median Age	42.3 2023 Median Age	53.3 2023 Median Age
\$72,807 Average Household Income	\$75,928 Average Household Income	\$86,589 Average Household Income
53.9% Percentage with Associates Degree or Better	55.4% Percentage with Associates Degree or Better	40.3% Percentage with Associates Degree or Better
49.7% Percentage in White Collar Profession	47.4% Percentage in White Collar Profession	56.0% Percentage in White Collar Profession

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 Crary Bridge, which leads to Stuart's Public Beaches.

Regional Overview

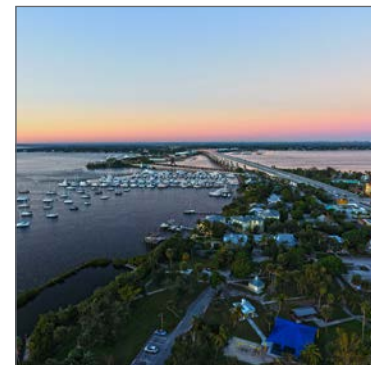
Martin County, Florida

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!





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