

# ±2 Acre Commercial/Industrial Site

SW Kanner Hwy & SW Gateway Place, Stuart, FL 34997

# NAI Southcoast

Storie

APOGEE

SW WATERSIDE WAY  
9.8 ACRES  
SALE PENDING

KARIS  
COLD



FOUNDRY  
SOUTH FLORIDA  
GATEWAY  
DISTRIBUTION CENTER

±2 ACRES  
AVAILABLE

COMMON  
AREA



Nikolaus M. Schroth, CCIM  
Principal | Broker Associate  
+1 772 286 6292  
nikschroth@naisouthcoast.com  
www.naisouthcoast.com

J. Jeffery Allman, Jr.  
Principal | Broker Associate  
+1 772 286-6292 c +1 772 283 1555  
jeff@naisouthcoast.com  
www.naisouthcoast.com

James McKinney  
Sales Associate  
+1 772 349 3414  
jamesmckinney@naisouthcoast.com  
www.naisouthcoast.com

FOR SALE:  
\$1,600,000



# ±2 Acre Commercial/Industrial Site

SW Kanner Hwy & SW Gateway Place, Stuart, FL 34997

## Property Details

- Address: SW Kanner Hwy & SW Gateway Place, Stuart, FL
- Offering: ±2 Acres (1.63 acres permitted impervious area), Master Planned Industrial Lot
- Zoning: PUD- Uses Permitted are L-I (Limited Industrial) Permitted Uses
- Land Use: Industrial
- Retention: Off Site Retention (net site)
- Jurisdiction: Martin County
- Utilities: Martin County
- Parcel ID(s): 13-39-40-009-000-00030-0
- SF Gateway Center POA: \$2,600/Year

## Property Overview

Located within the fully approved South Florida Gateway PUD, this ±2-acre site on the west side of Kanner Highway offers flexible zoning for retail industrial, life science, tech, or targeted industry uses. Its strategic position near major residential projects—Kolter Land's 1,000-unit Waterside and DiVosta's 4,000-unit Storie—adds to its appeal, along with proximity to top-tier golf communities like Florida Club, Rolling Sands, and Apogee. Surrounded by significant industrial developments from Foundry Commercial and Karis Cold, this parcel presents a rare opportunity in a rapidly expanding corridor.



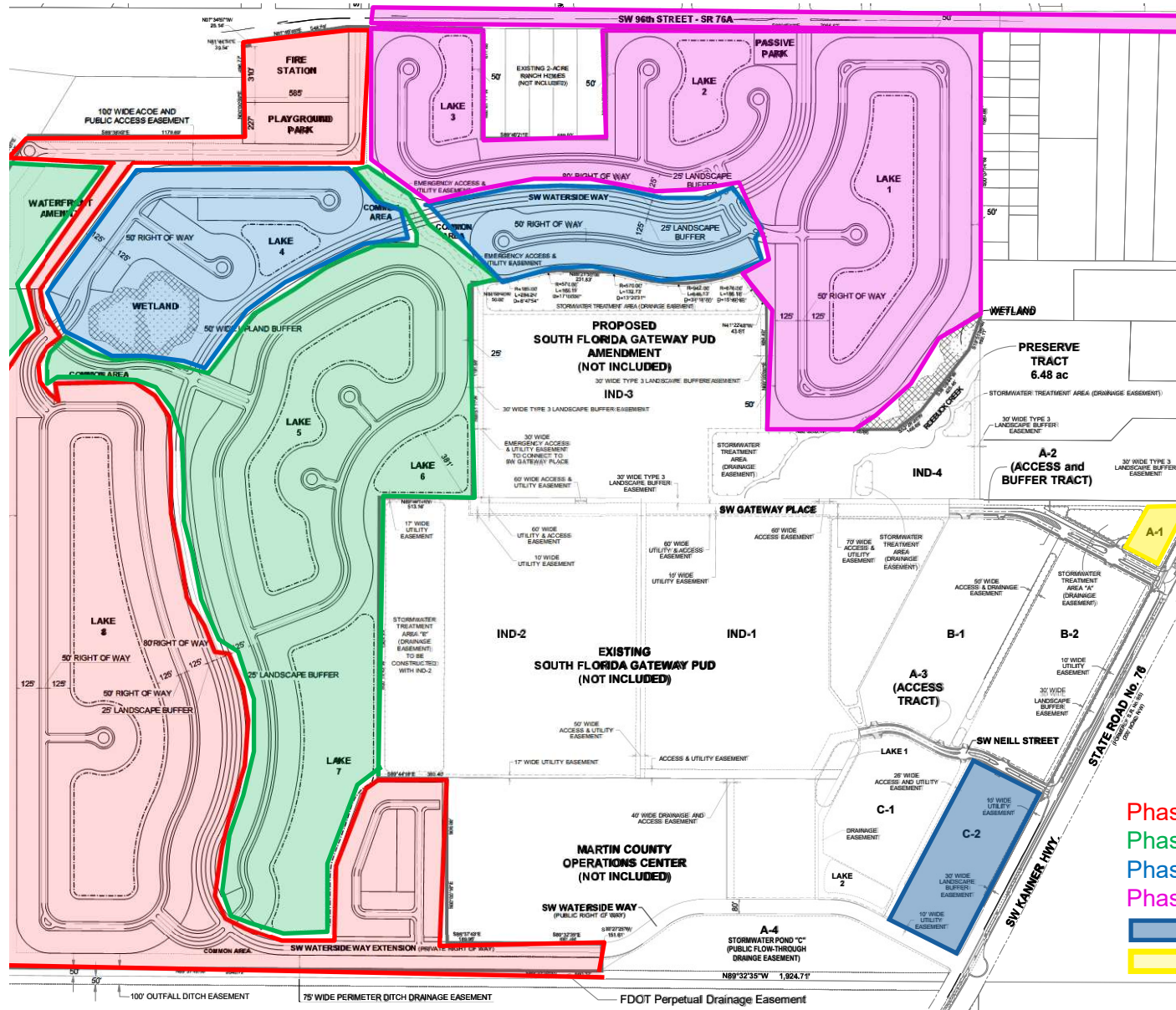
## Nearby Projects

- **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

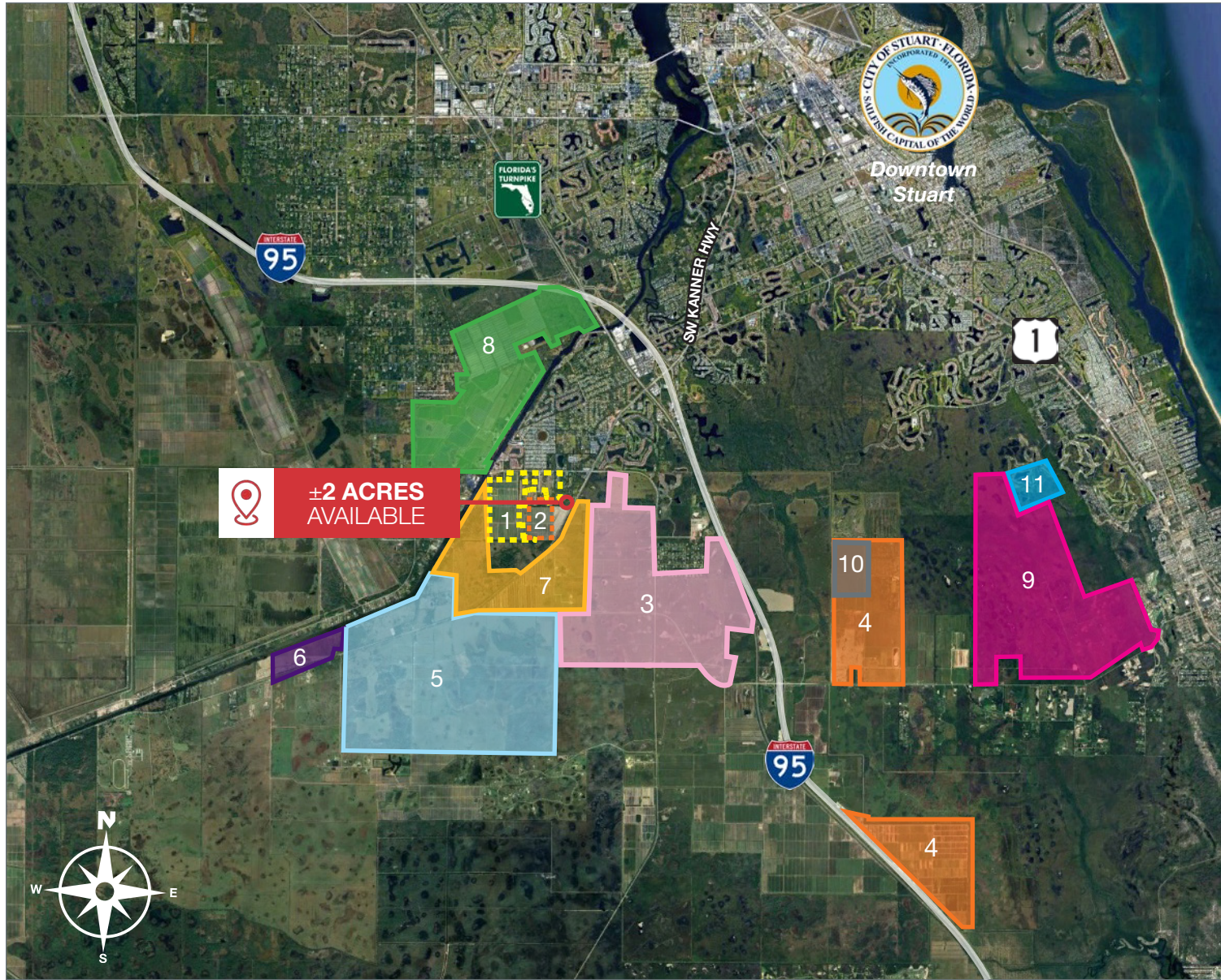





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## Area Development Map



### KEY

-  **±2 ACRES AVAILABLE**  
(on ±4.02 ACRE SITE)
- 1** **Waterside by Kolter**  
375 Acres/ 1,000 Proposed Residential Units  
[kolter.com/portfolio/waterside](http://kolter.com/portfolio/waterside)
- 2** **South Florida Gateway, LLC**  
66 Acres  
[gatewaydistributioncenter.com](http://gatewaydistributioncenter.com)
- 3** **Storie**  
2,727 Acres/4,000 Residential Units  
[storiefl.com](http://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](http://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](http://grovexxiii.com)
- 11** **The Backyard**  
518 Acres/Golf Course



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Aerial View

Atlantic Ocean



TENANT ROSTER South Florida Gateway Distribution Center		
	Aerodyne II, LLC	16,380 SF
	D. H. Pace	16,493 SF
	Table and Chair Shop, LLC	10,956 SF
	Revive MD Supplement Company	21,918 SF
	Seaview Building Solutions	30,460 SF
	New England Granite	20,685 SF



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Looking North



RIVER  
MARINA

CRYSTAL LAKE  
ELEMENTARY

FLORIDA  
CLUB



Storie

±2 ACRES  
AVAILABLE

COMMON  
AREA

SW GATEWAY PLACE

LANDSCAPE BUFFER



SOUTH FLORIDA  
**GATEWAY**  
DISTRIBUTION CENTER



**DH PACE**  
Everything Doors Since 1926



REVIVE MD

CASUAL LIVING  
PATIO & POOLSIDE



**APOGEE**



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Looking South





±2 Acre Commercial/Industrial Site  
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Looking East



±2 ACRES  
AVAILABLE

Storie

APOGEE

SW KANNER HWY

SW GATEWAY PLACE

NEW ENGLAND  
GRANITE & MARBLE

DH PACE<sup>®</sup>  
Everything Doors Since 1926

FOUNDRY COMMERCIAL

REVIVE MD  
MEDICAL SUPPLIES

CASUAL LIVING  
PATIO & POOLSIDE

seaview  
BUILDING SOLUTIONS

FOUNDRY  
COMMERCIAL

SOUTH FLORIDA  
GATEWAY  
DISTRIBUTION CENTER



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Looking West

**KOLTER**  
Waterside  
± 375 Acres  
1,000 Proposed Residential

MARTIN COUNTY  
OPERATIONS CENTER

**KARIS**  
COLD

SW WATERSIDE PLACE

9.8 ACRES  
SALE PENDING

SW NEILL STREET

FOUNDRY  
COMMERCIAL

SOUTH FLORIDA  
**GATEWAY**  
DISTRIBUTION CENTER

NEW ENGLAND  
GRANITE & MARBLE

DH PACE  
Everything Doors Since 1926

REVERSHI CORP.  
MARINE SERVICE STATIONS

REVIVE MD

CASUAL LIVING  
PATIO & POOLSIDE

seaview  
BUILDING SOLUTIONS

SW GATEWAY PLACE



±2 ACRES  
AVAILABLE

SW KANNER HWY



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## Aerial View





**±2 Acre Commercial/Industrial Site**  
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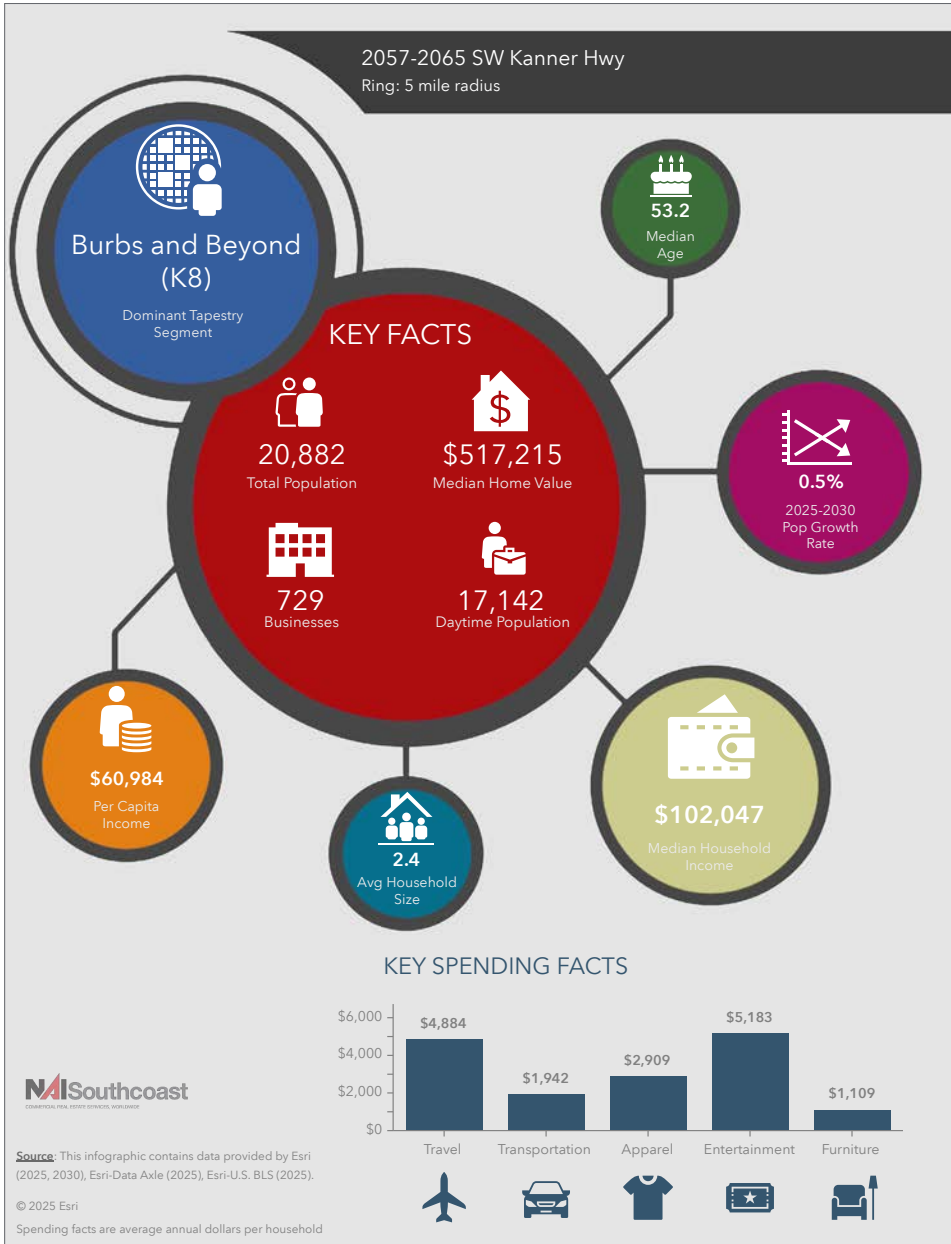
**Street View**





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## 2025 Demographics



## Population

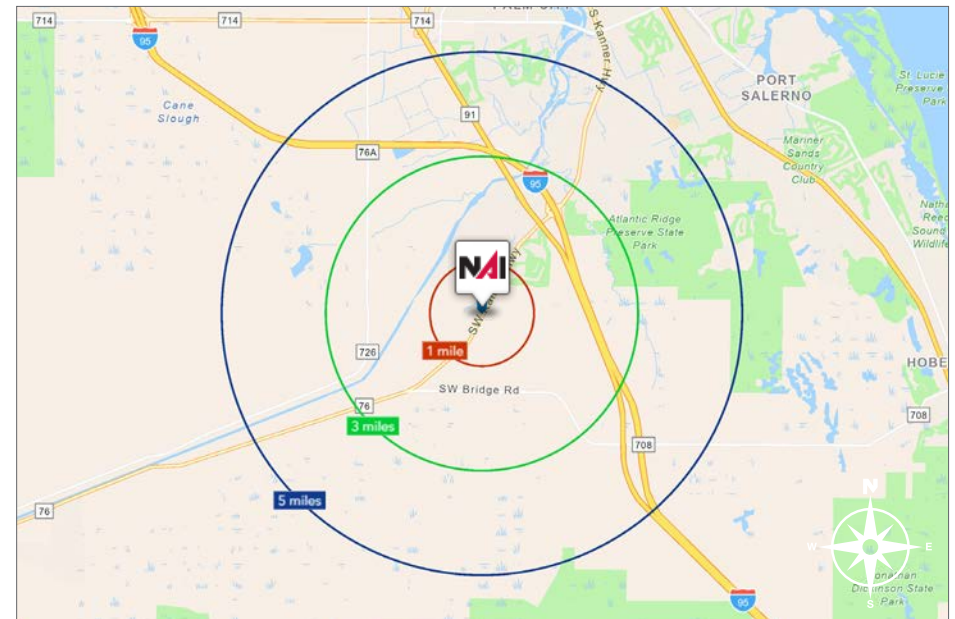
- 1 Mile: 1,318
- 3 Mile: 7,977
- 5 Mile: 20,882

## Average Household Income

- 1 Mile: \$115,373
- 3 Mile: \$132,568
- 5 Mile: \$147,175

### Median Age

- 1 Mile: 49.4
- 3 Mile: 53.4
- 5 Mile: 53.2

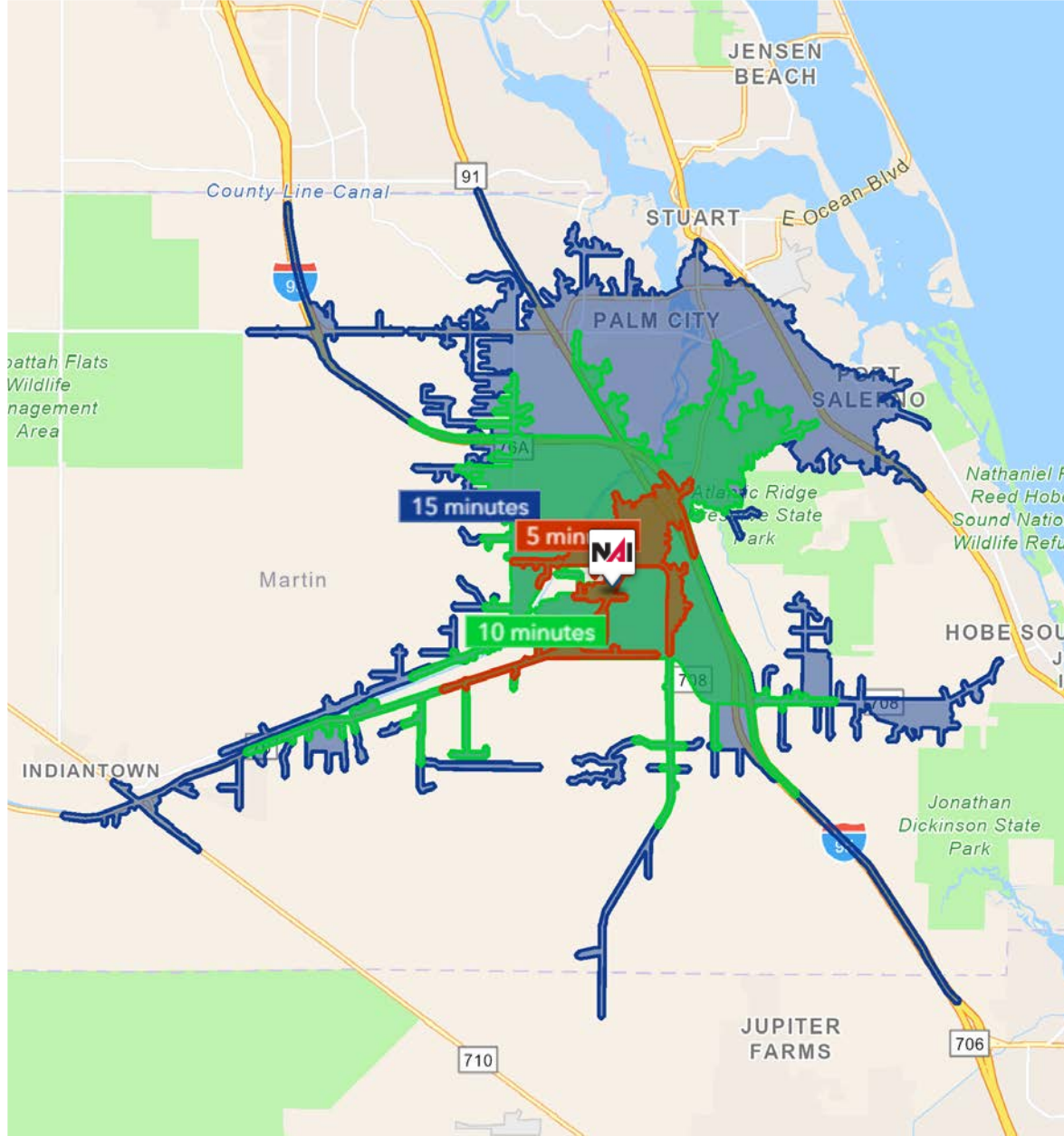




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## Drive Time



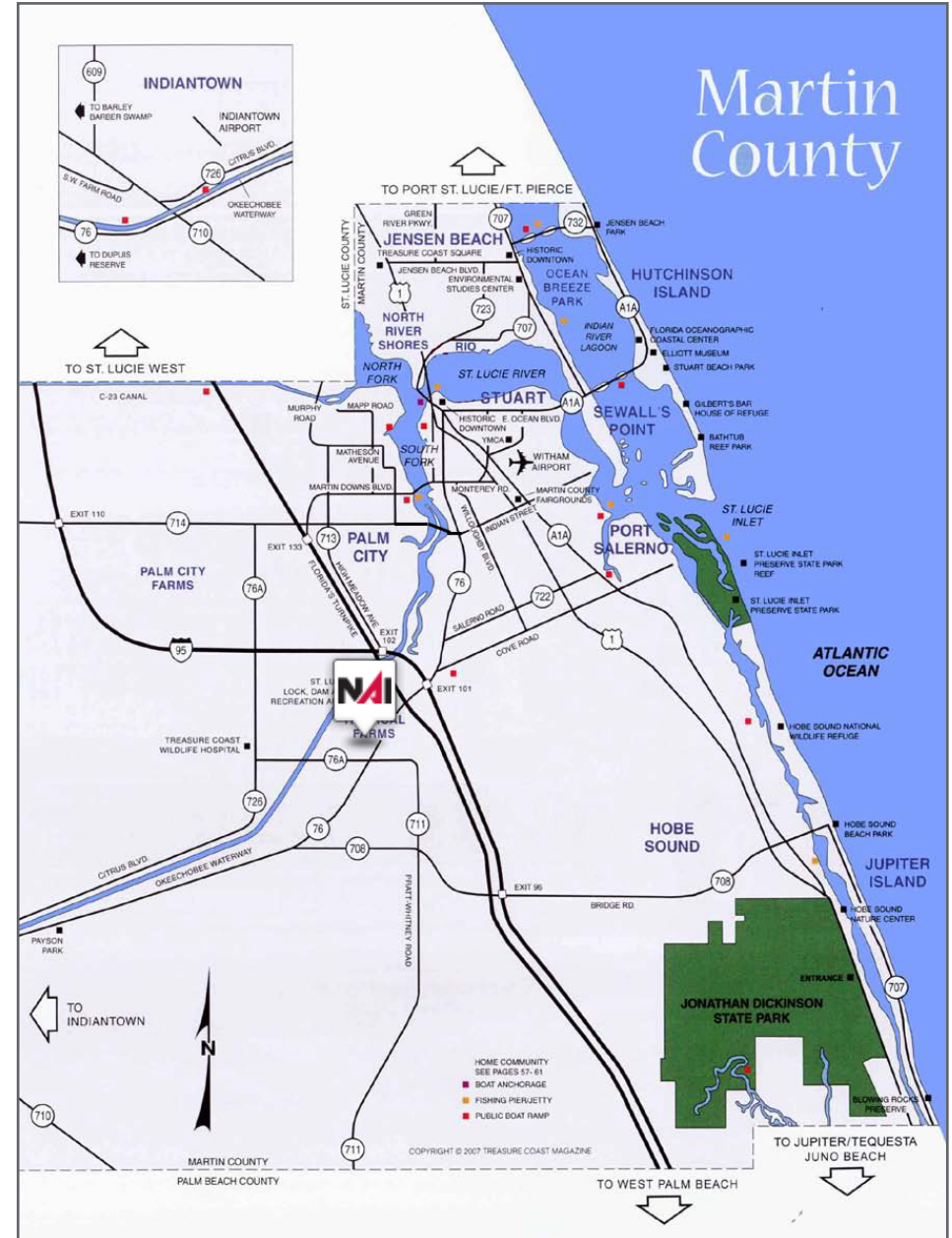
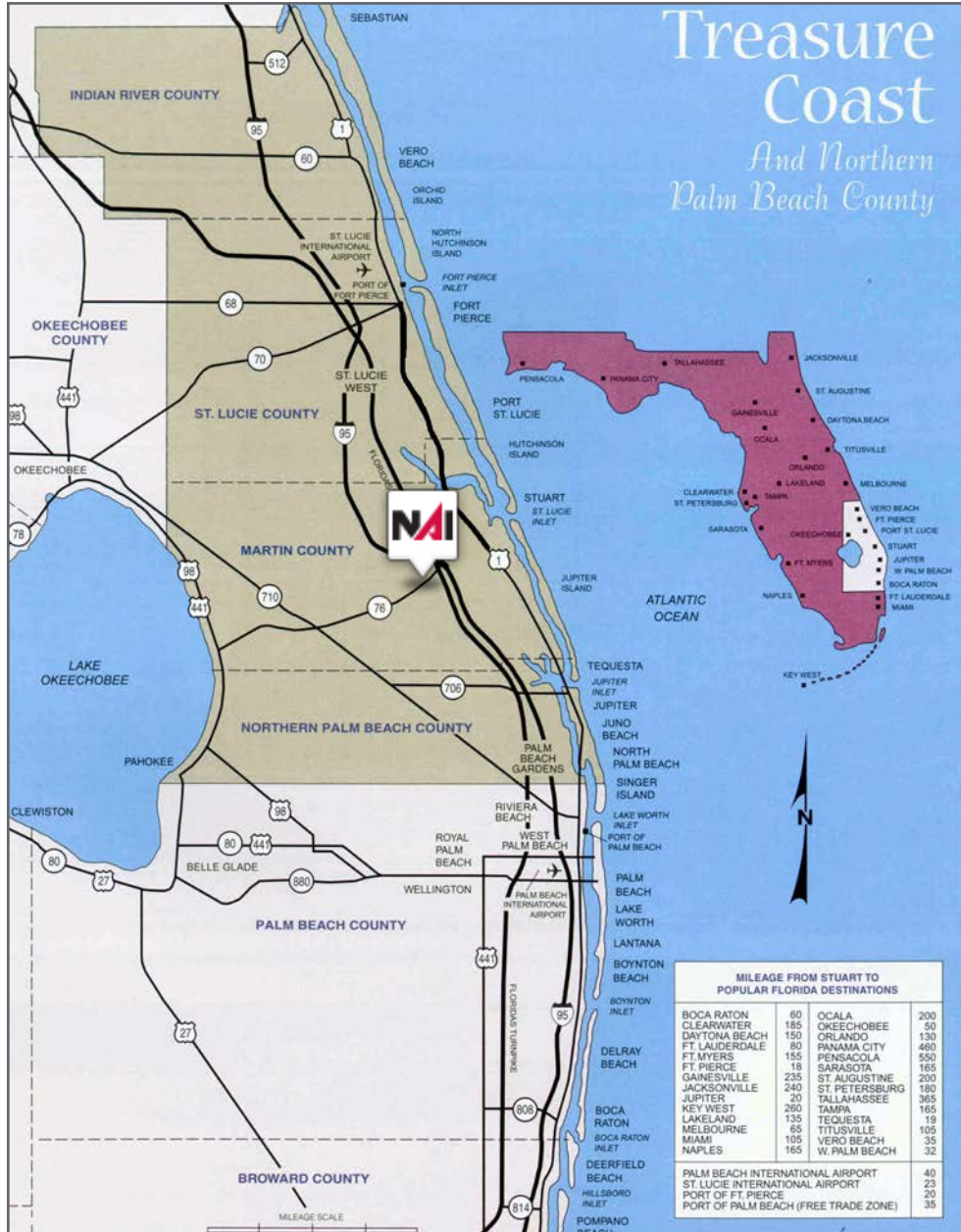
5 Minutes	10 Minutes	15 Minutes
<b>4,554</b> 2010 Population	<b>10,753</b> 2010 Population	<b>50,665</b> 2010 Population
<b>5,317</b> 2025 Population	<b>12,355</b> 2025 Population	<b>58,800</b> 2025 Population
<b>16.7%</b> 2010-2025 Population Growth	<b>14.8%</b> 2010-2025 Population Growth	<b>16.1%</b> 2010-2025 Population Growth
<b>0.35%</b> 2025-2030(Annual) Est. Population Growth	<b>0.46%</b> 2025-2030(Annual) Est. Population Growth	<b>0.41%</b> 2025-2030(Annual) Est. Population Growth
<b>50.9</b> 2025 Median Age	<b>49.8</b> 2025 Median Age	<b>49.9</b> 2025 Median Age
<b>\$129,630</b> Average Household Income	<b>\$129,948</b> Average Household Income	<b>\$116,005</b> Average Household Income
<b>49.2%</b> Percentage with Associates Degree or Better	<b>46.6%</b> Percentage with Associates Degree or Better	<b>48.6%</b> Percentage with Associates Degree or Better
<b>68.4%</b> Percentage in White Collar Profession	<b>63.8%</b> Percentage in White Collar Profession	<b>62.0%</b> Percentage in White Collar Profession



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## Area Maps





# Regional Overview

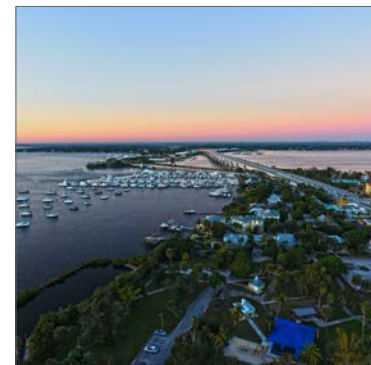
## Martin County, FL

The cities that make up Martin County include 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, quaint downtowns with shops, gourmet dining, 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 just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a 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 is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.







Nikolaus M. Schroth, CCIM  
Principal | Broker Associate  
+1 772 286 6292  
nikschroth@naisouthcoast.com



J. Jeffery Allman, Jr.  
Principal | Broker Associate  
+1 772 286-6292 c +1 772 283 1555  
jeff@naisouthcoast.com



James McKinney  
Sales Associate  
+1 772 349 3414  
jamesmckinney@naisouthcoast.com

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