

FOR SALE

INDUSTRIAL LOT - PALM CITY INDUSTRIAL PARK
PALM CITY, FL



LOCATION: 1910 SW Poma Drive; Palm City. Located within the Palm City Industrial Park (Seven J's Subdivision), off Busch Street near Martin County Landfill. Site has been cleared and is adjacent to retention area.

SIZE: 4.19± acres

UTILITIES: Private well and private septic required.

LAND USE: Industrial (General Industrial zoning)

PRICE: ~~\$635,000.00~~ \$457,500.00 (\$2.50 s/f)

For More Information:

JEFFREY D. CHAMBERLIN, CCIM, SIOR
President, Broker

772.220.4096

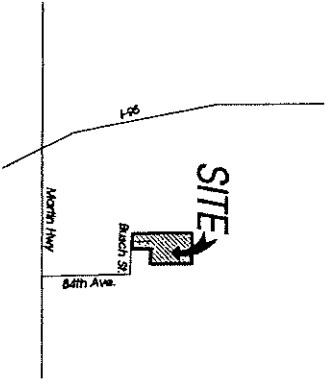
chamberlin@slccommercial.com
www.slccommercial.com



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Location Map



General Notes

1. All signs and road markings shall be in accordance with the requirements of Chapter 11, Article 4, I.D.R. Martin County Code.
2. All water connections to the proposed lots to be made in accordance with the requirements of Chapter 11, Article 4, I.D.R. Martin County Code.
3. There shall be no hydraulic system installed to drain the proposed lots.
4. The applicant shall provide a drainage system to drain the proposed lots.
5. The applicant shall provide a drainage system to drain the proposed lots.
6. The applicant shall provide a drainage system to drain the proposed lots.
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12. The applicant shall provide a drainage system to drain the proposed lots.
13. The applicant shall provide a drainage system to drain the proposed lots.
14. The applicant shall provide a drainage system to drain the proposed lots.
15. The applicant shall provide a drainage system to drain the proposed lots.

Project Team

Developer
Palm City Holdings
12212 Riverbend Court
Port St Lucie, FL 34994
772-287-9798

Surveyor
Betsy Lindsey
208 N US 1
Tequesta, FL 33469
(888) 575-5275

Environmental Consultant
Wayne Blythe
5782 SE Hull Street
Stuart, FL 34997
(772) 221-2128

Landscape Architect/Planner
Houston Cuzzo Group, Inc.
735 Colorado Ave, Ste 1
Stuart, FL 34994
(772) 221-9441

Engineer
Rudd Jones, Inc.
735 Colorado Ave, Ste 1
Stuart, FL 34994
(772) 221-9441

Preservation Data

Existing Wetlands	51.42 Acres
Preserved Wetlands	51.42 Acres
Existing Upland Habitat (Pine Forest)	212.24 Acres
Proposed Preserve Area	53.06 Acres
Required Preserve Area	53.06 Acres
-Wetland Buffer Area	22.87 Acres
-Upland Preserve Area	30.27 Acres

Site Data

Total Site Area	429,153 s.f. / 271.56 Acres
Wetlands	51.42 Acres
Existing Upland Habitat	7.90 Acres
Max. Building Height	212.24 Acres
Min. Open Space	40 FT
Proposed Use	50%
Zoning	20%
Future Land Use	INDUSTRIAL AGRICULTURAL RANCHETTE
PCN #	07-38-40-000-000-4130.0-2
Proposed Lake Expansion	23.3 Acres

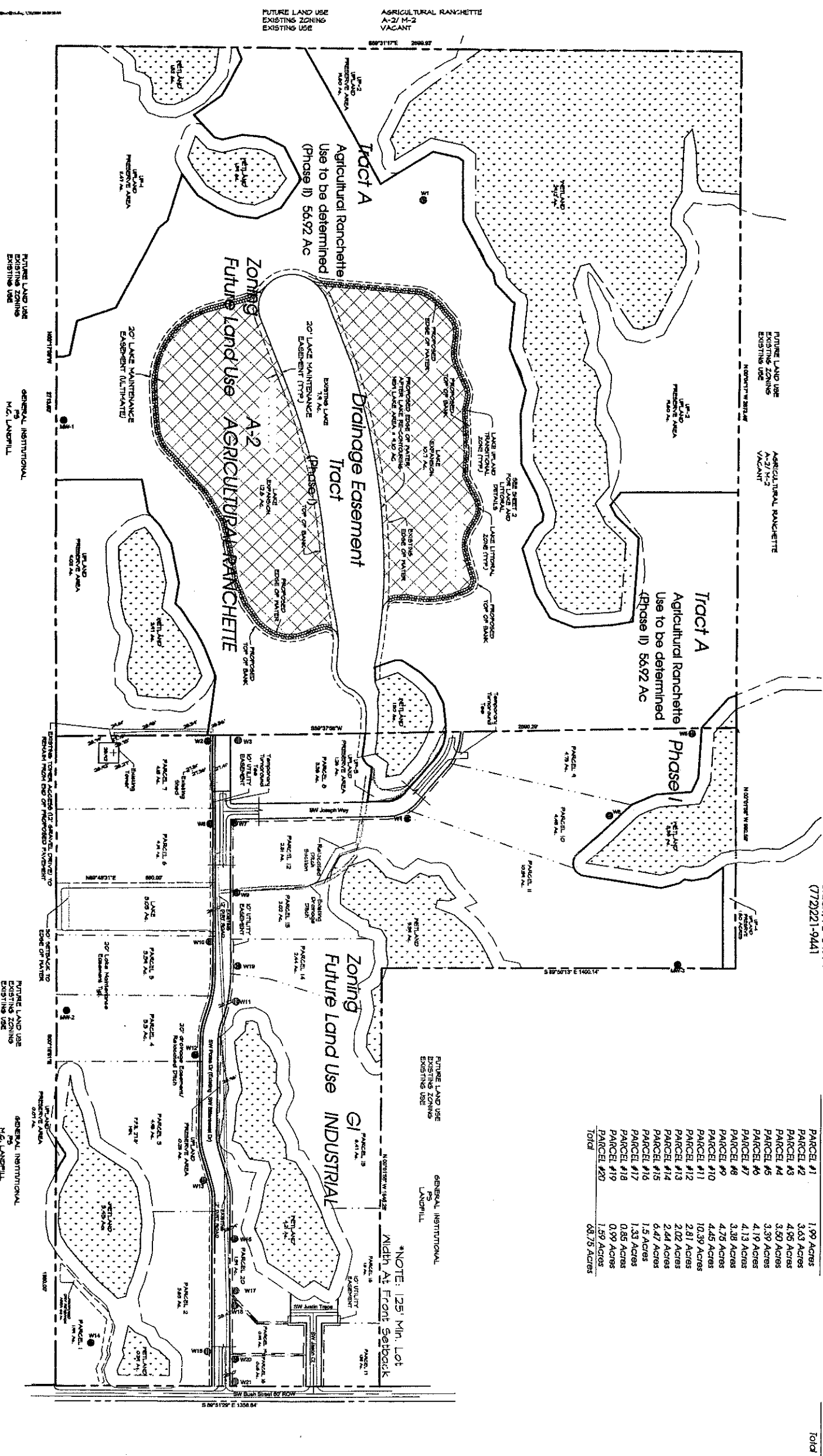
PARCEL DATA

PHASE I (G1 ZONING)

PARCEL #1	1.99 Acres
PARCEL #2	3.63 Acres
PARCEL #3	4.95 Acres
PARCEL #4	3.50 Acres
PARCEL #5	3.39 Acres
PARCEL #6	4.19 Acres
PARCEL #7	4.13 Acres
PARCEL #8	3.38 Acres
PARCEL #9	4.75 Acres
PARCEL #10	4.45 Acres
PARCEL #11	10.39 Acres
PARCEL #12	2.81 Acres
PARCEL #13	2.02 Acres
PARCEL #14	2.44 Acres
PARCEL #15	4.47 Acres
PARCEL #16	1.5 Acres
PARCEL #17	1.31 Acres
PARCEL #18	0.85 Acres
PARCEL #19	0.99 Acres
PARCEL #20	1.59 Acres
Total	68.75 Acres

TRACT A (A-2 ZONING)

Total	56.92 Acres
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Well Legend

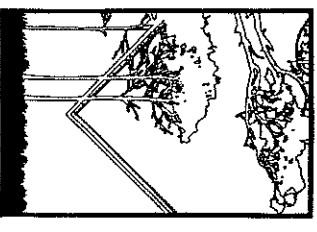
- Monitoring Well
- Potable Water Well

NOTE: Lots 15, 16, & 17 will be supplied potable water from portable water wells through utility easements which run along the lot lines of lots 18, 19, & 20.

Seven J's Subdivision

Martin County Florida
Master Site Plan

HOUSTON CUZZO GROUP, INC.
735 COLORADO AVE., SUITE 1
STUART, FLORIDA 34994
(772) 221-2128
FAX (772) 221-9788

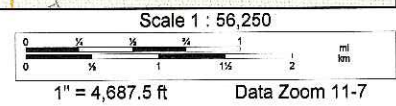
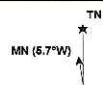
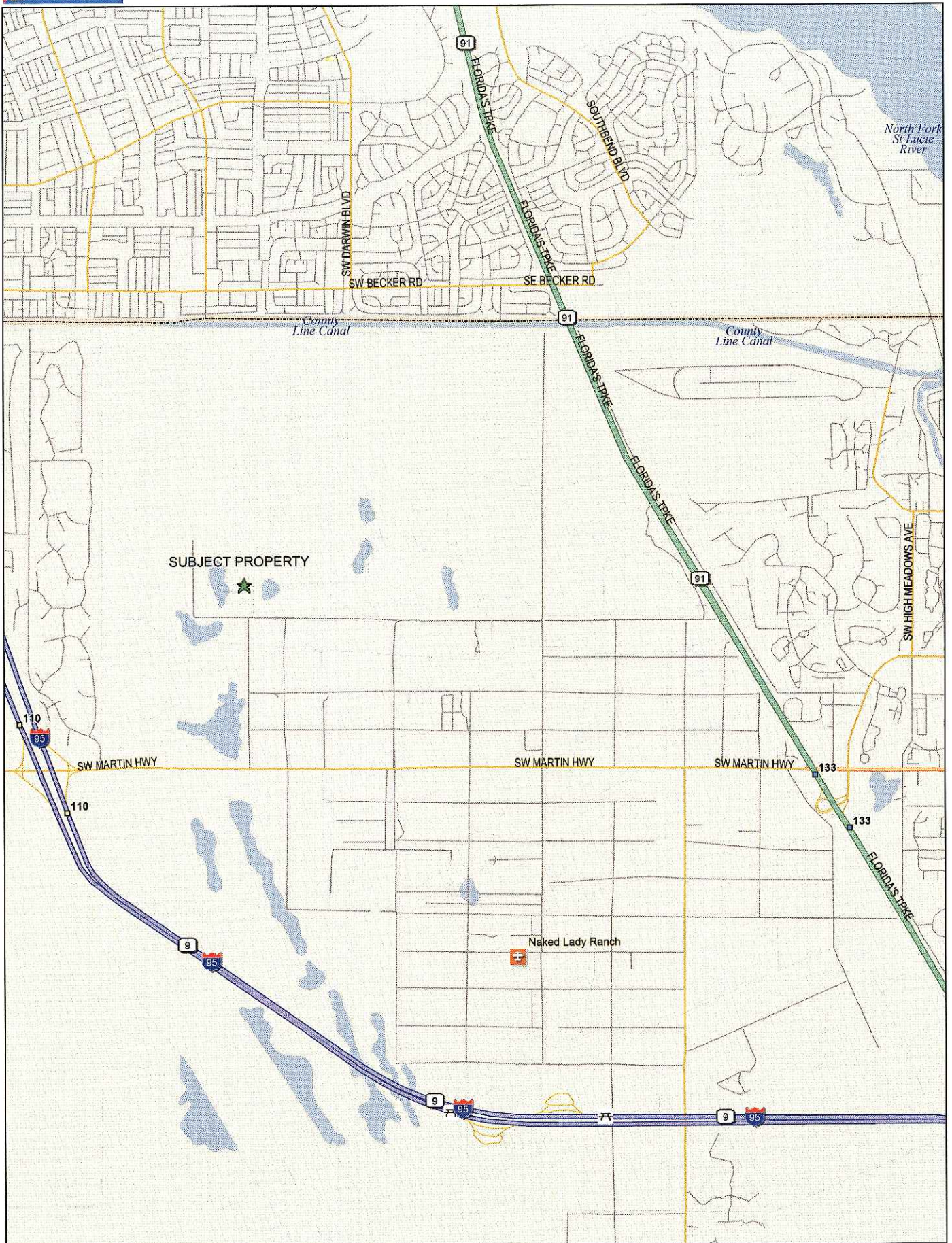


Job No. 2125
Drawn By LD
Checked By MLC
Approved By DJ
Submitted Date 05-14-05

Revisions Dates
REVISION 01-21-04
REVISION 01-21-04
REVISION 01-21-04

Master Site Plan

Scale 1"=200'



WEST LINE OF
SOUTHEAST QUARTER
SECTION 7



LAKE 1
3.05 AC.

PARCEL 7
4.13 AC.

PARCEL 6
4.19 AC.

PARCEL
3.38 AC.

PARCEL 13
2.02 AC.

PARCEL 12
2.81 AC.

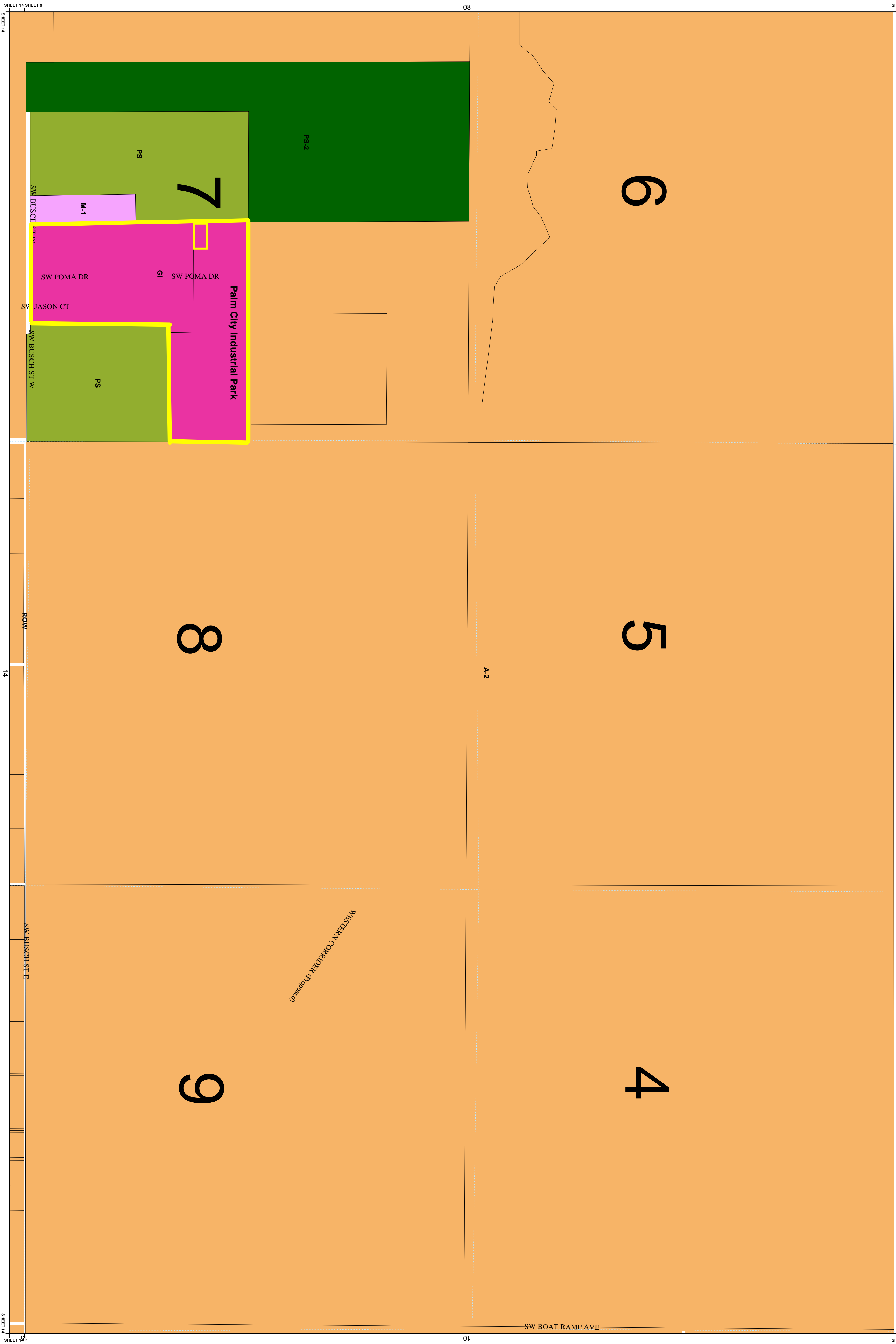
N
N4
L
F
Nz
N89

WATER

A-2

SW BOAT RAMP AVE

ROW



Legend

- A-1 (Small Farms)
- A-1A (Agricultural)
- A-2 (Agricultural)
- A-3 (Conservation)
- AR-9A (Agricultural Ranchette District)
- AR-10A (Agricultural Ranchette District)
- AG-20A (General Agricultural District)
- B-1 (Business)
- B-2 (Business Wholesale)
- B-3 (Rural Business)
- COR-1 (Commercial Office/Residential District)
- COR-2 (Commercial Office/Residential District)
- GC (General Commercial District)
- CC (Community Commercial District)
- HB-1 (Limited Business)
- HB-1A (Hotel & Motel)
- HB-1AA (Hotel & Motel)
- LC (Limited Commercial District)
- PAF (Public Airport Facilities District)
- PUD-C (Commercial)
- SY (Salvage Yard)
- WGC (Waterfront General Commercial District)
- WRC (Waterfront Resort Commercial District)
- G1 (General Industrial District)
- I1 (Limited Industrial District)
- I1-1 (Limited Industrial District)
- HI (Heavy Industrial District)
- M-1 (Industrial)
- M-2 (Industrial)
- M-3 (Industrial)
- PUD-1 (Industrial)
- PC (Public Conservation District)
- PR (Public Recreation District)
- PS (Public Servicing District)
- PS-1 (Public Service District)
- PS-2 (Public Service District)
- E (Estates and Suburban Homes District)
- E-1 (Estates and Suburban Homes District)
- HR-1 (Single-family Residential District)
- HR-1A (Single-family Residential District)
- HR-2 (Multi-Family Residential)
- HR-2A (Multi-Family Dwelling)
- MH-P (Mobile Home Park District)
- MH-S (Mobile Home Subdivision District)
- PUD-MH (Mobile Home)
- PUD-R (Residential)
- R-1 (Single-family Residential District)
- R-1A (Single-family Residential District)
- R-1B (Single-family Residential District)
- R-1C (Single-family Residential District)
- R-2 (Single-family Residential District)
- R-2A (Two-Family Residential District)
- R-2B (Single-family Residential District)
- R-2C (Single-family Residential District)
- R-2T (Single-family Residential District)
- R-3 (Multi-Family Residential)
- R-3A (Liberal Multi-Family)
- R-3B (Multi-Family Residential)
- R-4 (Multi-Family Residential)
- R-5 (Multi-Family Med. Density)
- RE-1/2A (Residential Estate District)
- RE-1A (Residential Estate District)
- RE-2A (Rural Estate District)
- RM-3 (Low Density Residential District)
- RM-4 (Low Density Residential District)
- RM-5 (Low Density Residential District)
- RM-5 (Medium Density Residential District)
- RM-10 (High Density Residential District)
- RS-3 (Low Density Residential District)
- RS-4 (Low Density Residential District)
- RS-9 (Low Density Residential District)
- RS-6 (Medium Density Residential District)
- RS-8 (Medium Density Residential District)
- RS-10 (High Density Residential District)
- RT (Mobile Home Subdivision District)
- TP (Mobile Home Park District)
- WE-1 (Waterfront Estates District)
- IZ - Inletm Zoning
- PUD-WU (PUD West Jensen)
- Shant
- Ocean Breeze
- Jupiter Island
- Sevalls Point

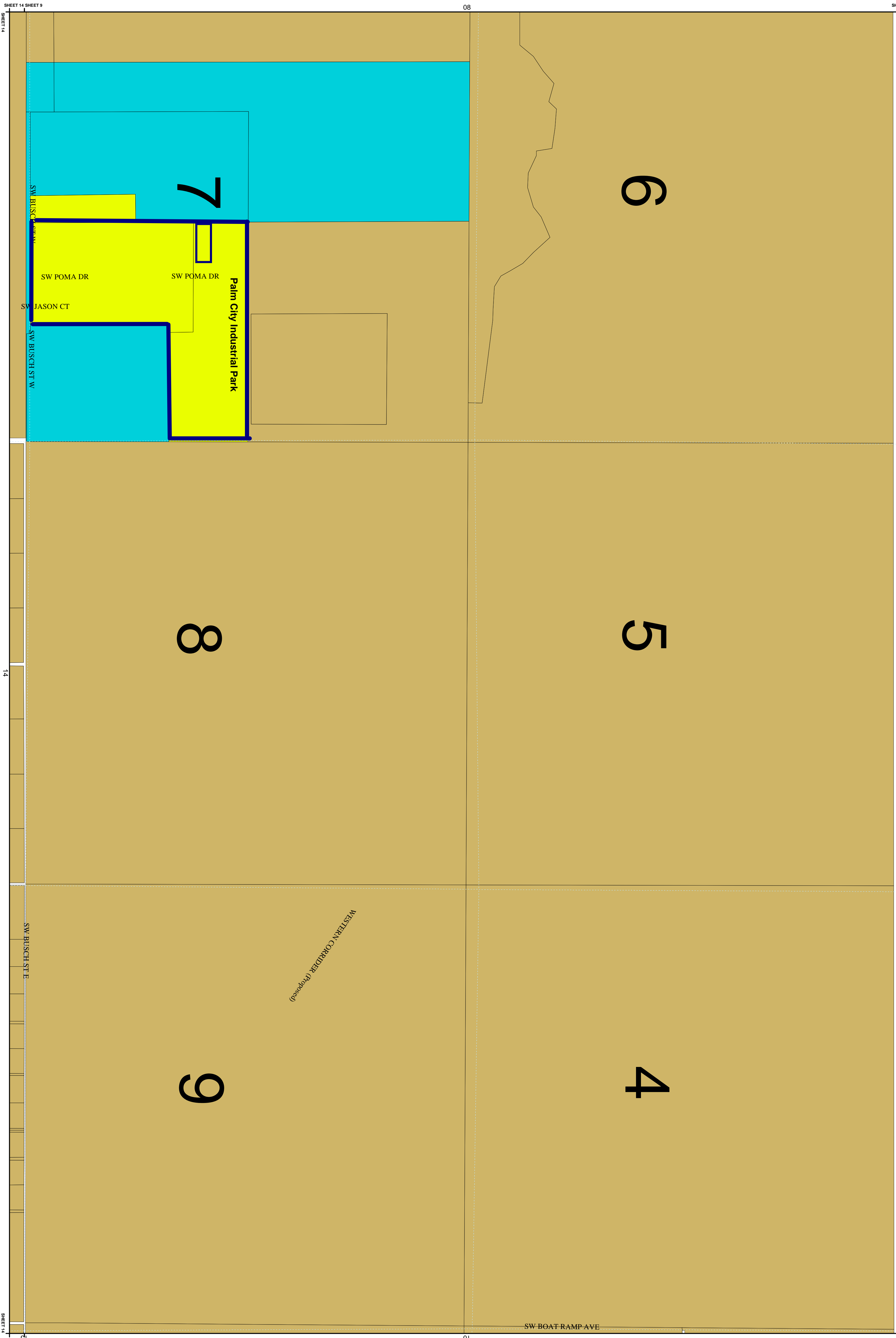
MARTIN COUNTY
Zoning Atlas - Edition 4

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Growth Management Department

APRIL 27, 2005

625 0 625 1,250 1,875 Feet



SHEET 14 SHEET 9
SHEET 14
SHEET 14
SHEET 14

Legend

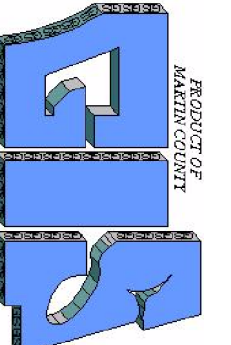
- X Expressway Oriented Transient Commercial Service Center
- Rural Density -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)



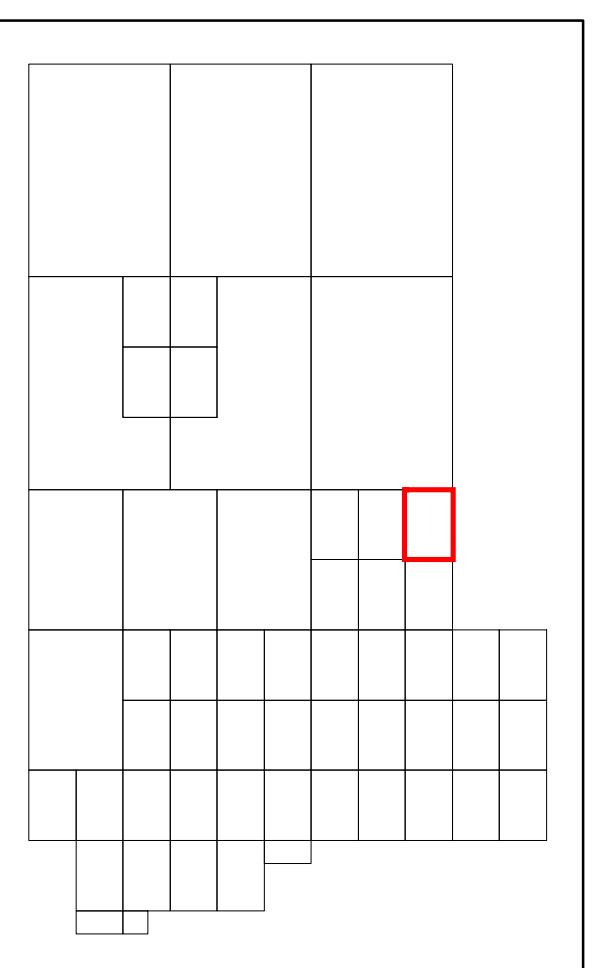
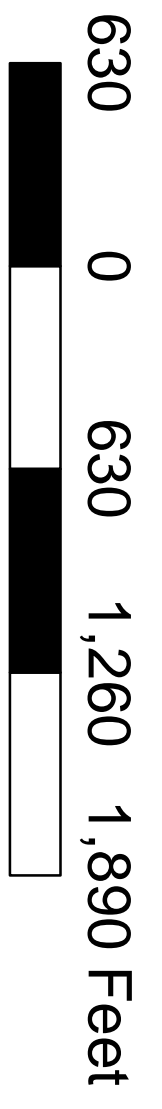
MARTIN COUNTY Future Land Use Map

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Growth Management Department



April 27, 2005



General Industrial Permitted Uses*

Agricultural Uses

Agriculture Processing
Agricultural Veterinary Medical Services
Aquaculture
Plant Nurseries and Landscape
Services
Fish Hatchery, Fish Farm

Residential Uses

Accessory Dwelling Units

Public & Institutional Uses

Administrative Services not-for-profit
Cemetaries, Crematoriums and
Columbaria
Correctional Facility
Daycare or Nursery
Educational Institution
Park and Recreation
Place of Worship
Protective and Emergency Services
Recycling Drop-Off Center
Utilities

Commercial & Business

Adult Business
Ancillary Retail Use
Business and Professional Offices
Commercial Day Care
Construction Sales and Service
Construction Industry Trades
Equipment Sales and Service
Financial Institution
Flea Market
Hotel or Motel
Kennels
Office, Business or Professional
Parking, Commercial
Restaurant, General
Shooting Range, Indoor
Service Station
Trade and Skilled Services

Vehicle Sales and Repair
Veterinary Medical Services
Wholesaling and Warehousing

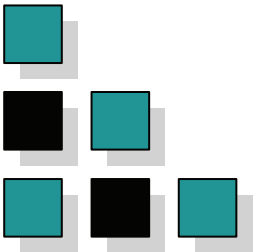
Transportation, Communication and Utilities Uses

Airports, general aviation

Industrial Uses

Extensive Impact Industries
Limited Impact Industries
Salvage Yards
Yard Trash Processing on lots where
such use was lawfully established prior
to March 29, 2002.

*Excerpted from Martin County Land Development Code



DISCLAIMERS

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