

# FOR SALE

OFFICE OR MULTI-FAMILY SITE  
JENSEN BEACH, FL



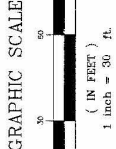
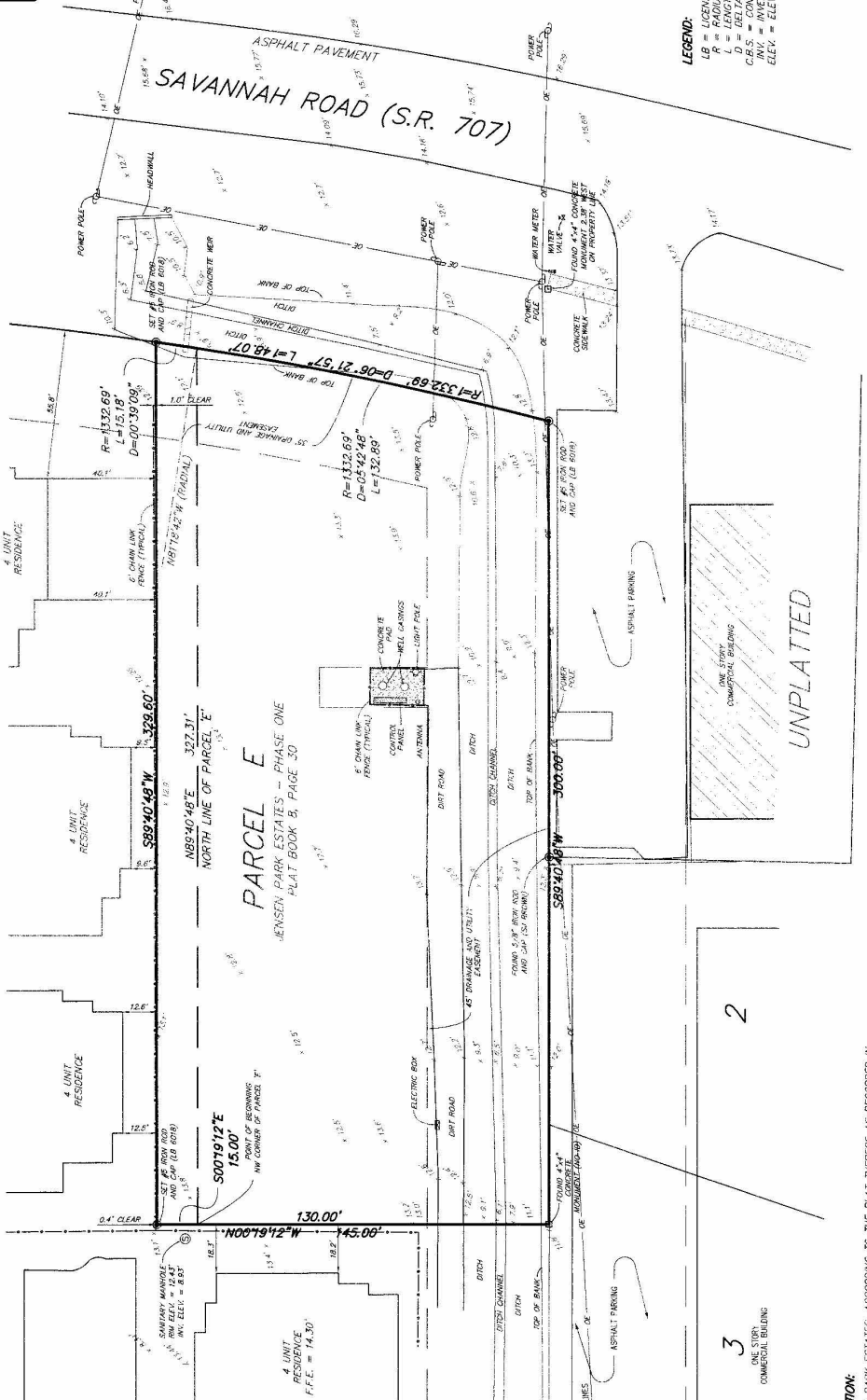
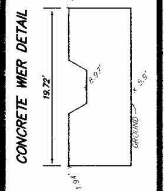
- LOCATION:** 1810 NE Savannah Road, Jensen Beach, FL 34957
- LAND:** 1.052 Acres
- LAND USE:** COR, Commercial/Office/Residential
- ZONING:** R-3A
- COMMENTS:** Parcel "E" of Jensen Park Estates Phase 1. Access to be determined. Site is encumbered by a Martin county water well head and also a county drainage ditch. Potential uses include a multifamily development (9 unit site plan concept attached) or office building (site plan concept attached).
- TAXES:** 2014 taxes were \$2,572.79 based upon an assessed value of \$150,000.
- ASKING PRICE:** **REDUCED TO \$68,000.00**

For More Information:  
**JEFFREY D. CHAMBERLIN, CCIM, SIOR**  
*President, Broker*

**772.220.4096**

chamberlin@slccommercial.com  
www.slccommercial.com





SHEET 1 OF 1	L.S.
DATE: 08-21-2003	SCALE: 1" = 30'
JOB NO. 14334	SKETCH
REVISIONS	
10/19/08 5/8" OF PARCEL 'C'	

**BLOOMSTER**  
**PROFESSIONAL LAND**  
**SURVEYORS, INC.**  
 L.B. #0018  
 791 N.E. DIXIE HIGHWAY  
 JENSEN BEACH, FLORIDA 34957  
 PHONE 772-334-0868

**STUART SOUTH BUILDERS, INC.**  
 SAVANNAH ROAD  
 MARTIN COUNTY, FLORIDA

**LEGEND:**  
 LB = LICENSED BUSINESS  
 R = RADIUS  
 L = LENGTH  
 D = DIAMETER  
 C.B.S. = CONCRETE BLOCK STRUCTURE  
 INV. = INVERT  
 ELEV. = ELEVATION

**CERTIFICATION:**  
 I, SAVANNAH ROAD INVESTMENT, L.C.

**SURVEYORS' CERTIFICATION:**

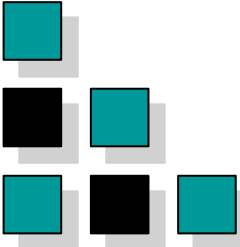
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 6107-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

ROBERT BLOOMSTER, JR.  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4134 STATE OF FLORIDA

- LEGAL DESCRIPTION:**
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
  - NO ATTEMPT WAS MADE BY THE FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES OR OTHER ADJACENT TO THIS SITE.
  - BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N89°40'48"E ALONG THE NORTH PROPERTY LINE OF SAID PARCEL 'E'.
  - THIS SITE LIES IN FLOOD ZONE 'X' (SHADED GRAY) AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12086C-0151-1, COMMUNITY NO. 120161, DATED: OCTOBER 4, 2002.
  - SITE AREA: 45843.08 SQUARE FEET OR 1.05 ACRES MORE OR LESS.
  - LEGAL DESCRIPTION FURNISHED BY CLIENT.

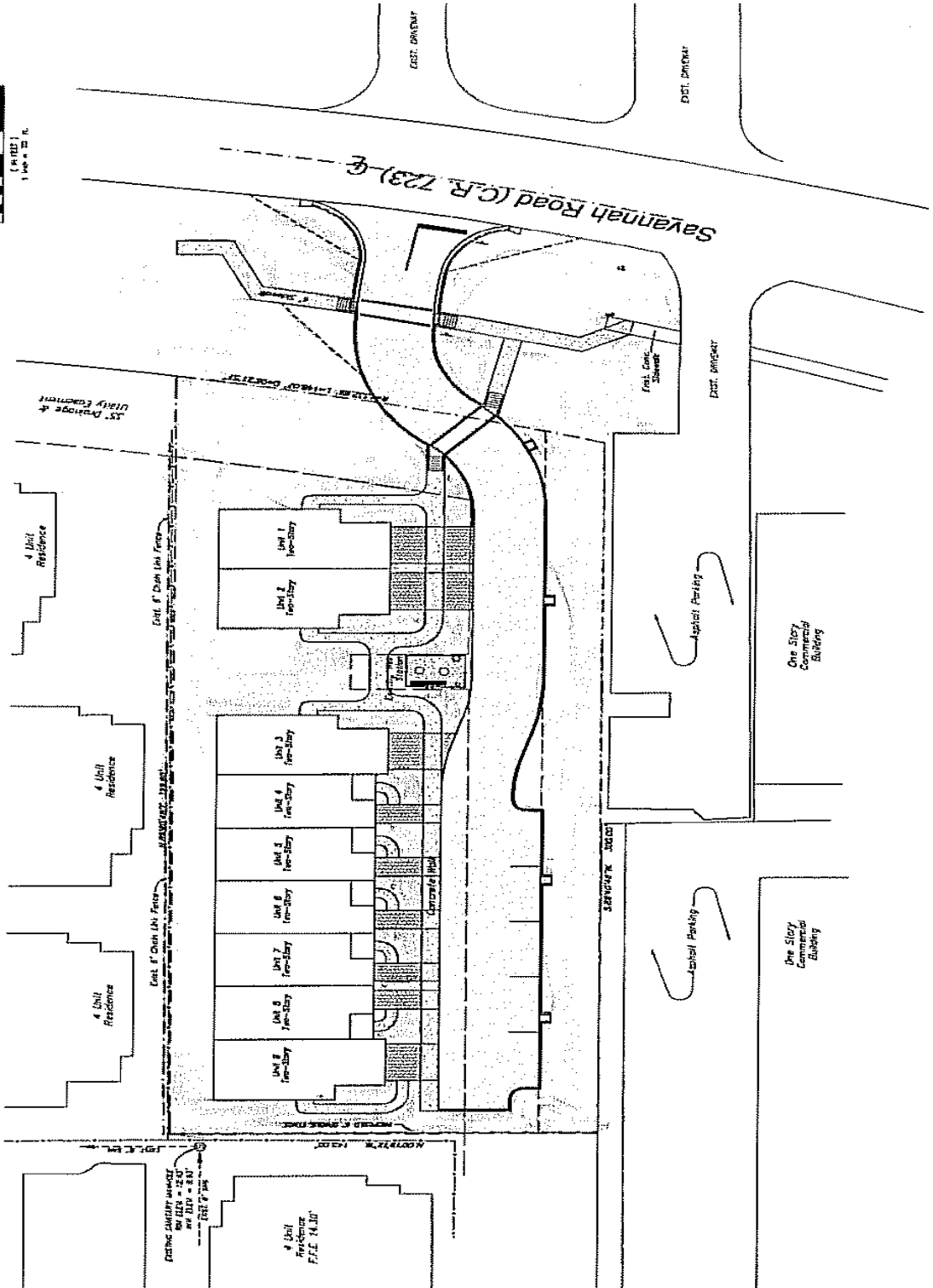
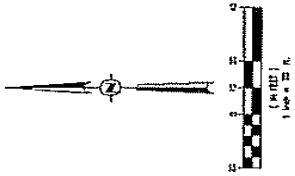
**SURVEYORS' NOTES:**

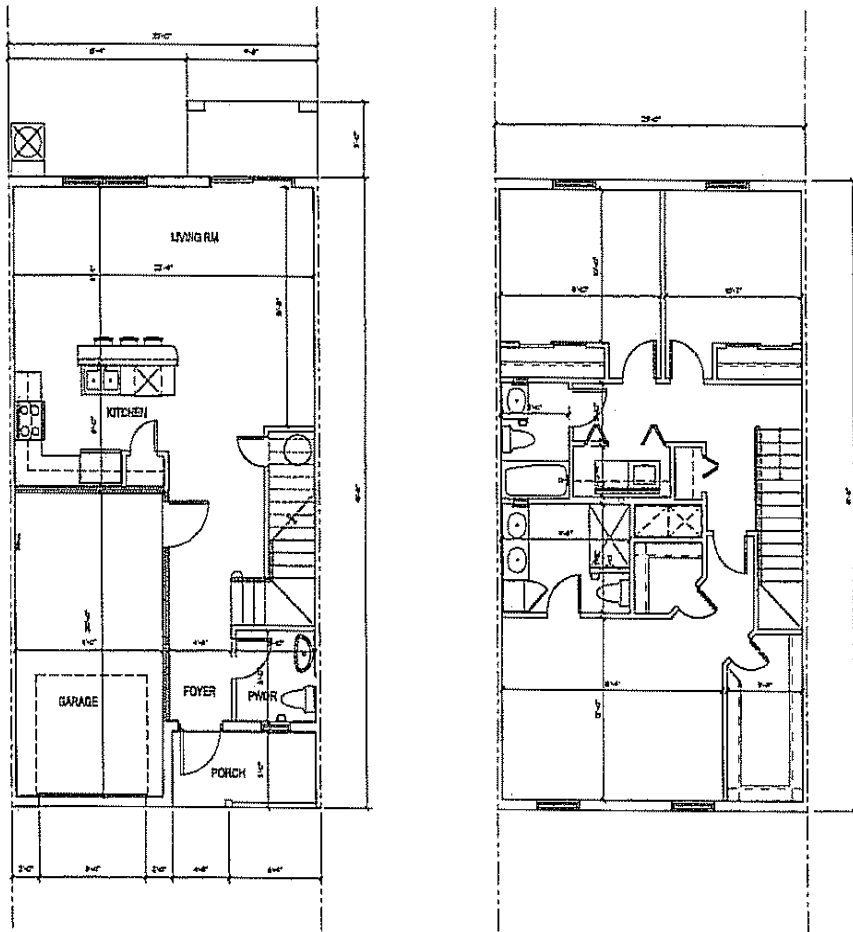
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# CONCEPTUAL RESIDENTIAL SITE PLAN

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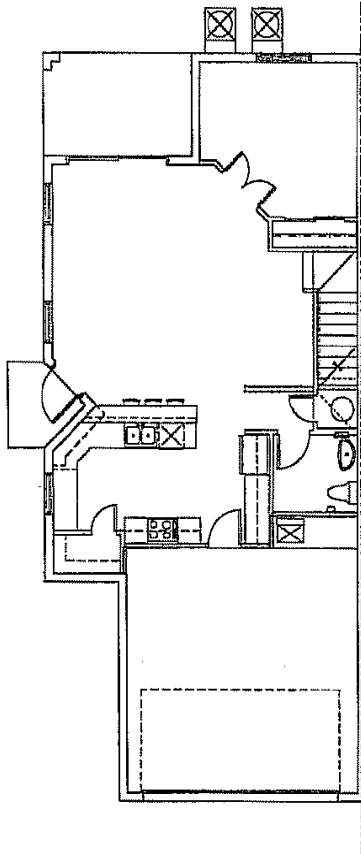




SAVANNAH KEY 1ST & 2ND FLOORS

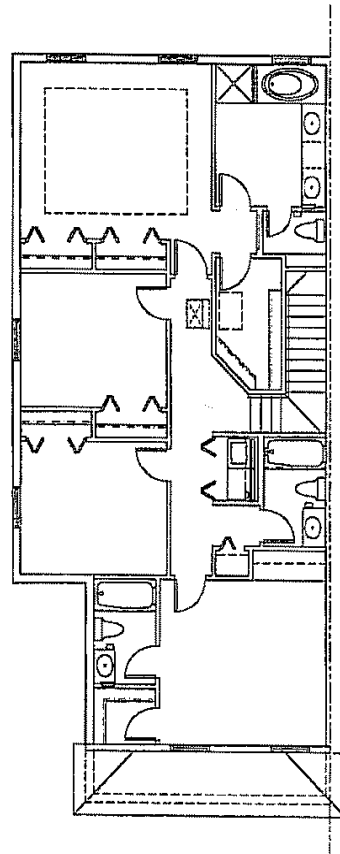
PRELIMINARY PLAN - INTERIOR ONE CAR GARAGE

1<sup>ST</sup> FLOOR



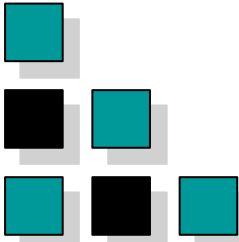
PRELIMINARY PLAN

2<sup>ND</sup> FLOOR



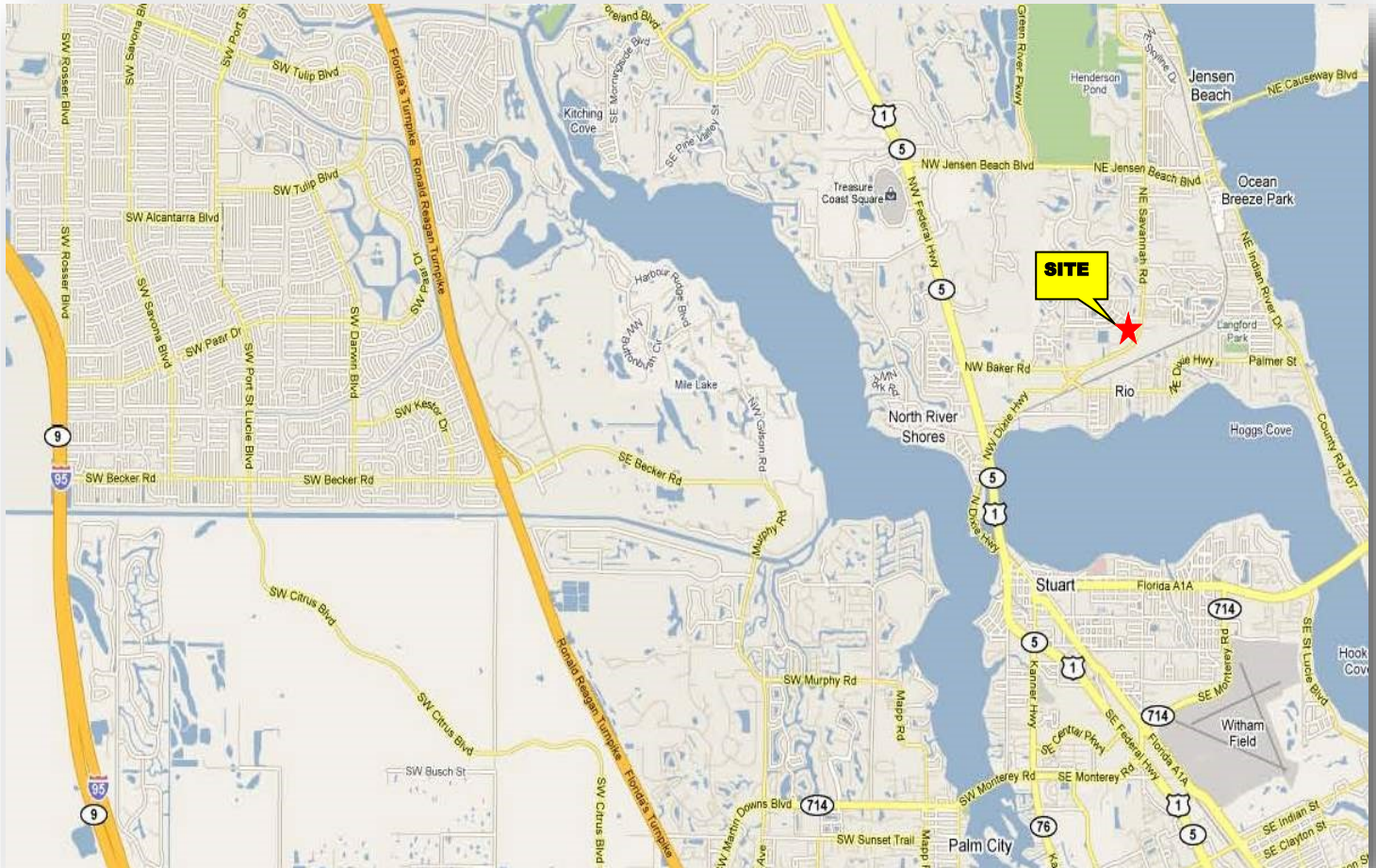
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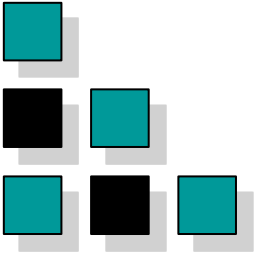




# LOCATION MAP

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## DISCLAIMERS

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The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.