

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**

**SW WATERSIDE WAY**

**SW KANNER HWY**



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.



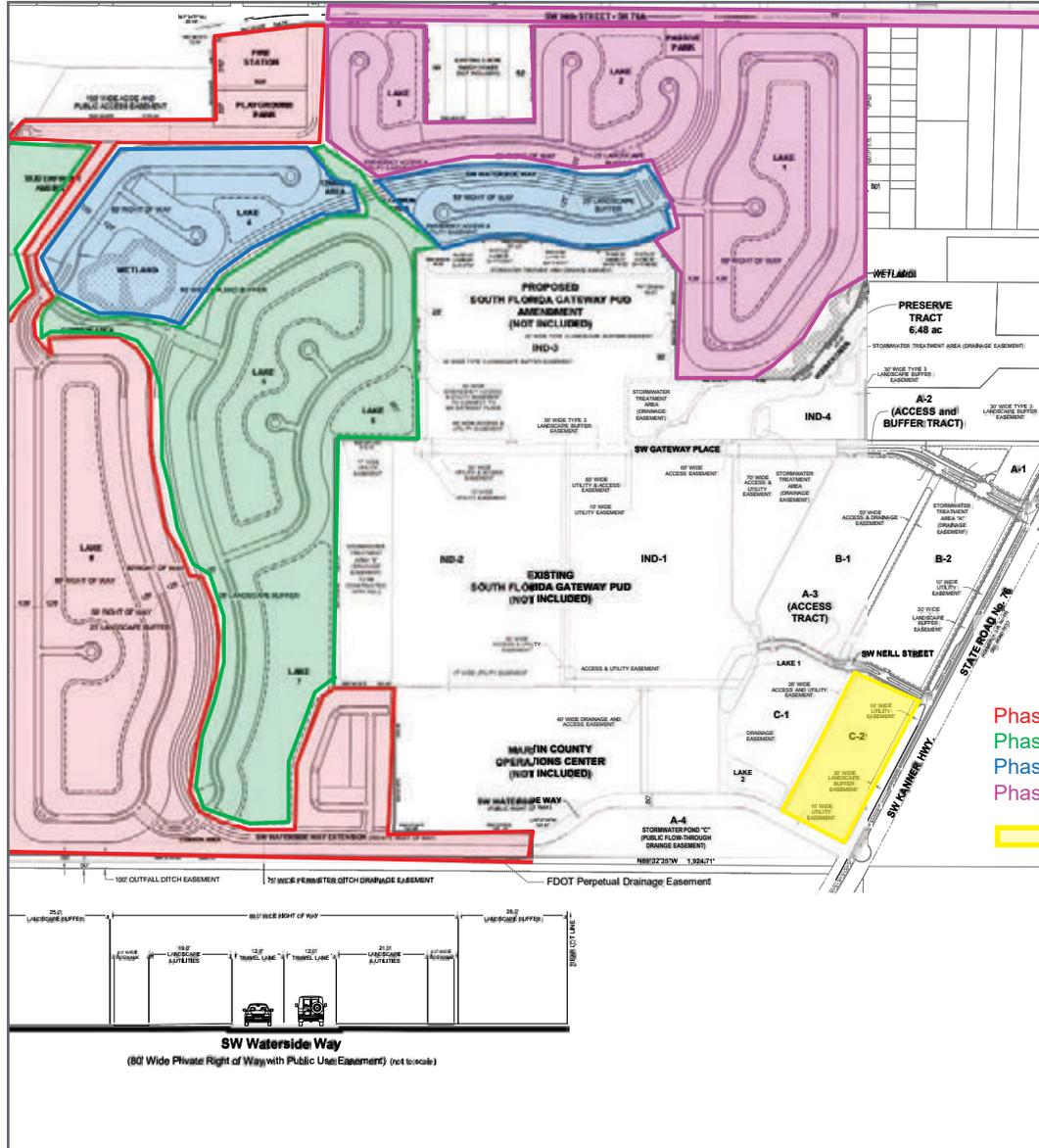
## Nearby Projects

- **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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## Kanner Hwy, Stuart, FL

# Proposed Waterside PUD 1,000 Units



**Site Data**

Total Area:	16,140,728 sf	370.54 ac
Existing Use:	BLD	Vacant
Existing Zoning:		PUD
Existing/Future Land Use:		Low Density
Parcel ID Number:	13-3646-000-001-00000-5	
	13-3646-000-003-00000-1	
Product Type:		Single Family
Total Units:		1,000 Units
Gross Density:		2.7 units/ac

**Impervious Area:** 9,783,088 sf 223.92 ac 60.4%

Right of Way:	1,266,188 sf	28.67 ac
Lot:	6,466,088 sf	148.56 ac
Water:	2,822,237 sf	64.58 ac
Waterway (Artery):	170,858 sf	3.90 ac
Fire Station:	106,889 sf	2.43 ac
Playground Park:	25,128 sf	0.58 ac
Recreation Park:	8,973 sf	0.21 ac
Wetland Preserve:	128,267 sf	2.94 ac

**Previous Area:** 6,387,641 sf 146.66 ac 38.6%

Right of Way:	1,266,188 sf	28.67 ac
Lot:	1,366,719 sf	31.39 ac
Waterway (Artery):	170,858 sf	3.90 ac
Playground Park:	106,889 sf	2.43 ac
Recreation Park:	38,889 sf	0.88 ac
Common:	3,053,162 sf	70.08 ac
Upland Reserve:	158,663 sf	3.61 ac

**Open Space**

Minimum Open Space:	8,070,365 sf	185.27 ac	50.0%
Provided Open Space:	8,968,978 sf	205.92 ac	55.6%
Total Project Area:	6,307,688 sf	145.66 ac	
LFBS:	2,892,237 sf	66.28 ac	

**Building and Lot Data**

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

**Building Setbacks**

Front Limited Change:	25'
Side Limited Change:	20'
Back 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

**Waterside & Associates**  
 111 E. Duval St., Suite 1000, Jacksonville, FL 32202  
 (904) 241-1111 Fax: (904) 241-1122



**Project Team:**

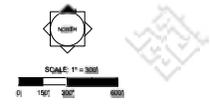
Applicant & Property Owner:	WATERSIDE INVESTMENTS LLC 111 E. Duval Street, Suite 1000, Jacksonville, Florida 32202
Lead Planner / Landscape Architect:	LARRY W. HARRISON 111 E. Duval Street, Suite 1000, Jacksonville, Florida 32202
Engineer:	WATERSIDE & ASSOCIATES 111 E. Duval Street, Suite 1000, Jacksonville, Florida 32202
Surveyor:	Geometric Surveying, Inc. 4110 West Tennessee Street, Suite 100, Jacksonville, Florida 32211
Traffic Engineer:	Florida Transportation Planning, Inc. 2222 Southside Blvd., Suite 100, Jacksonville, Florida 32211
Construction Company:	WATERSIDE INVESTMENTS LLC 111 E. Duval Street, Suite 1000, Jacksonville, Florida 32202

## Waterside PUD

Martin County

### Master Plan

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



Designer: S.L.S. Sheet  
 Manager: INC. **1 of 11**  
 Project Number: 242-190  
 Map/Parcel Number: =  
 Computer File: Waterside PUD - Master Plan.rvt

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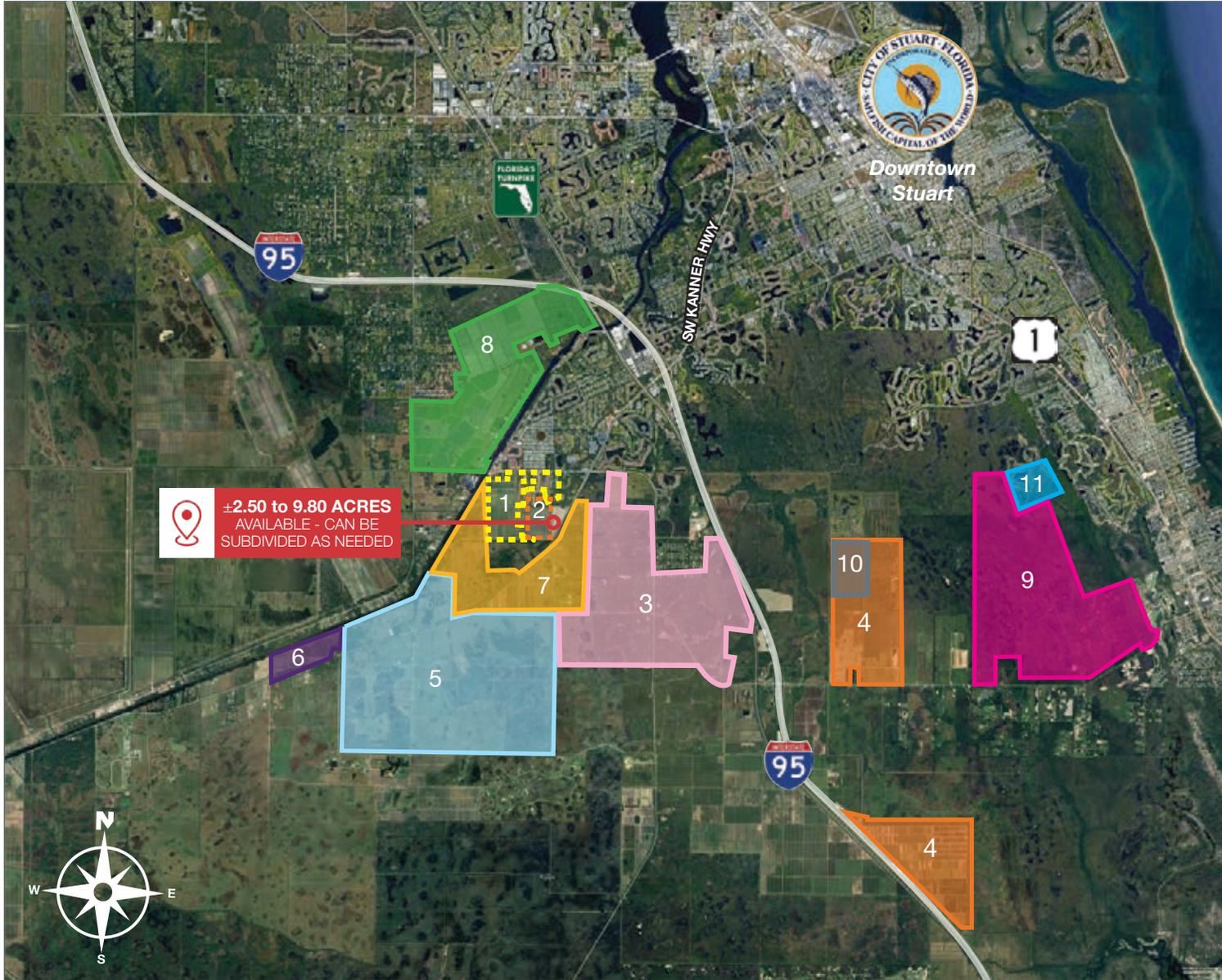
# Conceptual Site Plan



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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](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
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**5** **The Ranch**  
 3,902 Acres/2 Golf Courses  
 175 Residential Units
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**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 Views



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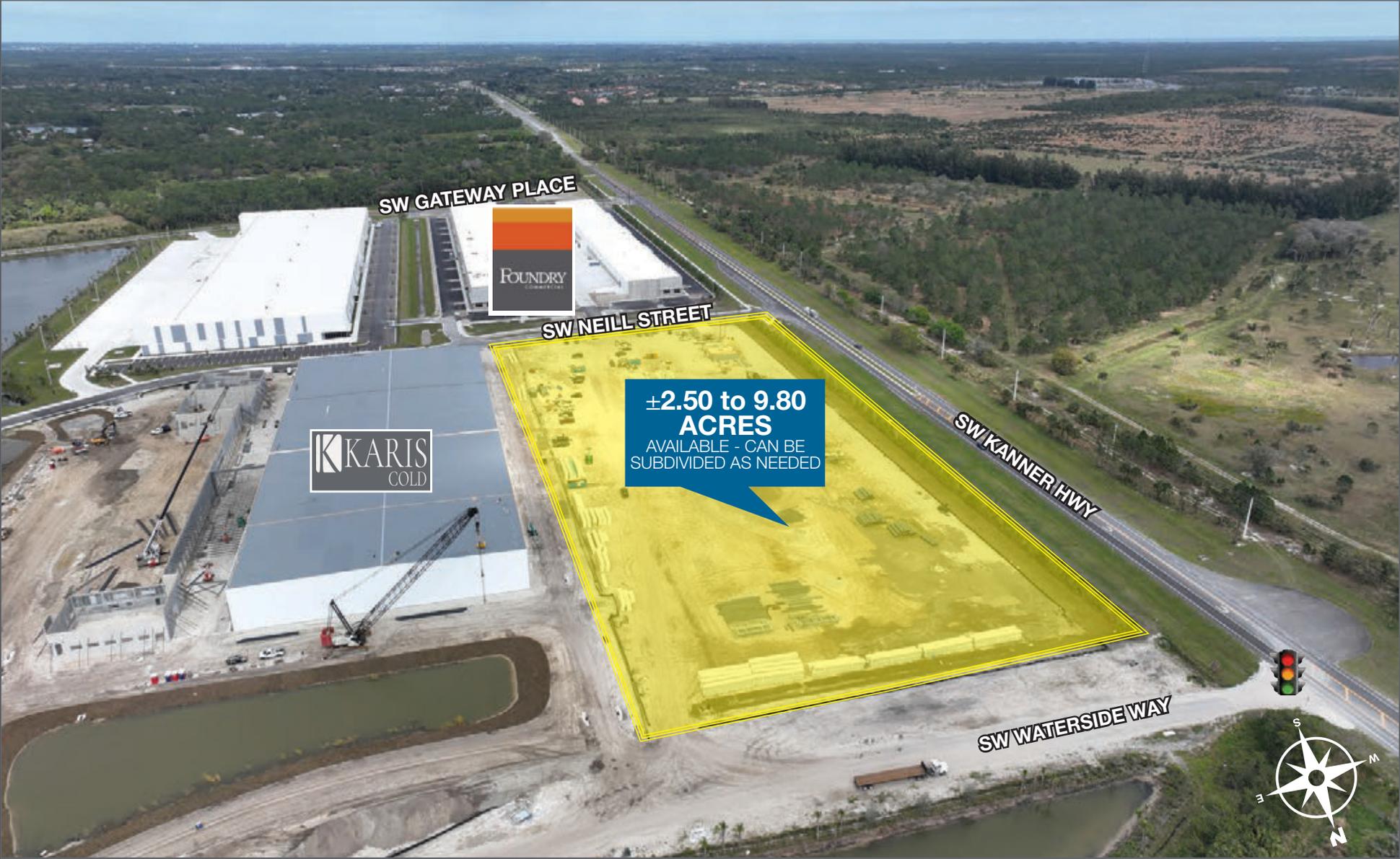
## Aerial Views



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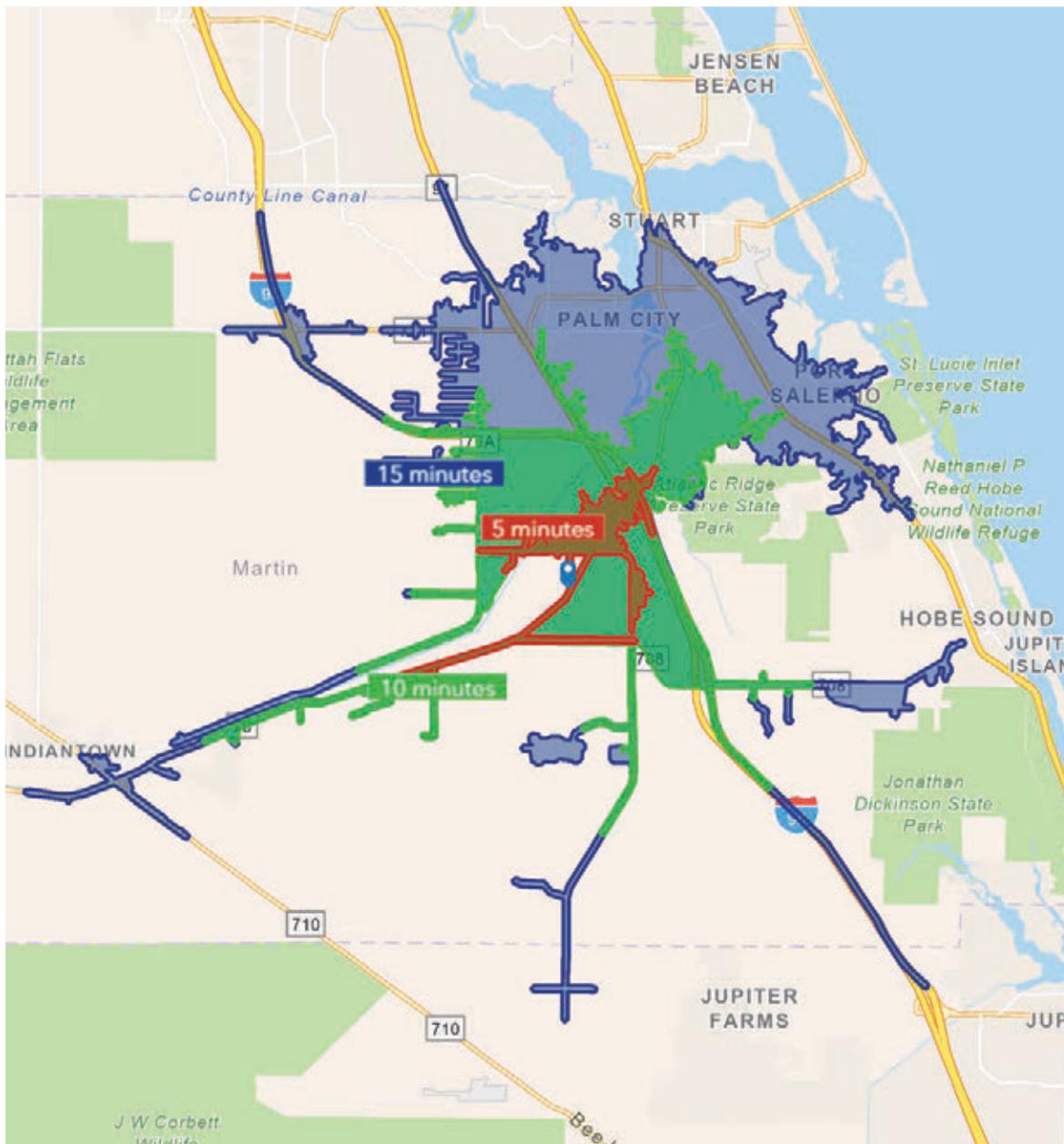
Aerial Views



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## Drive Time



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

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Area Maps



# Regional Overview

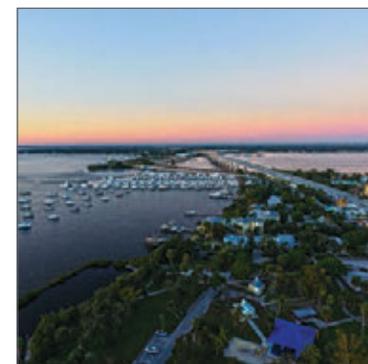
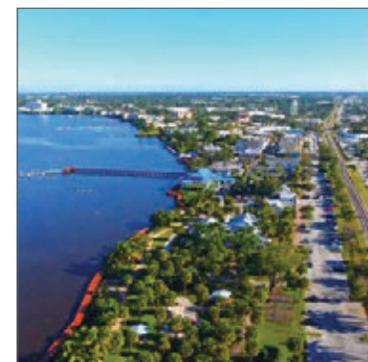
## Martin County, FL

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 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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