

FOR SALE



OFFERING MEMORANDUM

MULTIFAMILY DEVELOPMENT SITE

FOUR PARCELS | ± 1.75 ACRES

3895 - 3939 SE COVE ROAD, STUART, FL 34997

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

EXECUTIVE SUMMARY

Exceptional opportunity to acquire four adjacent parcels totaling 1.75± acres situated along Cove Road in Stuart, Florida. This premier site presents a great opportunity for residential development, suitable for townhomes, single-family homes, or small-scale multifamily use.

Located just off US-1, the property offers convenient access to major roadways, shopping, dining, and area amenities. The surrounding neighborhood consists of established residential communities, providing a strong foundation for future housing demand.

Situated around the corner from a Publix-anchored shopping center featuring Bealls and other national retailers, this site combines convenience, accessibility, and development potential, an ideal setting for a builder or developer seeking their next residential project in the heart of Martin County.

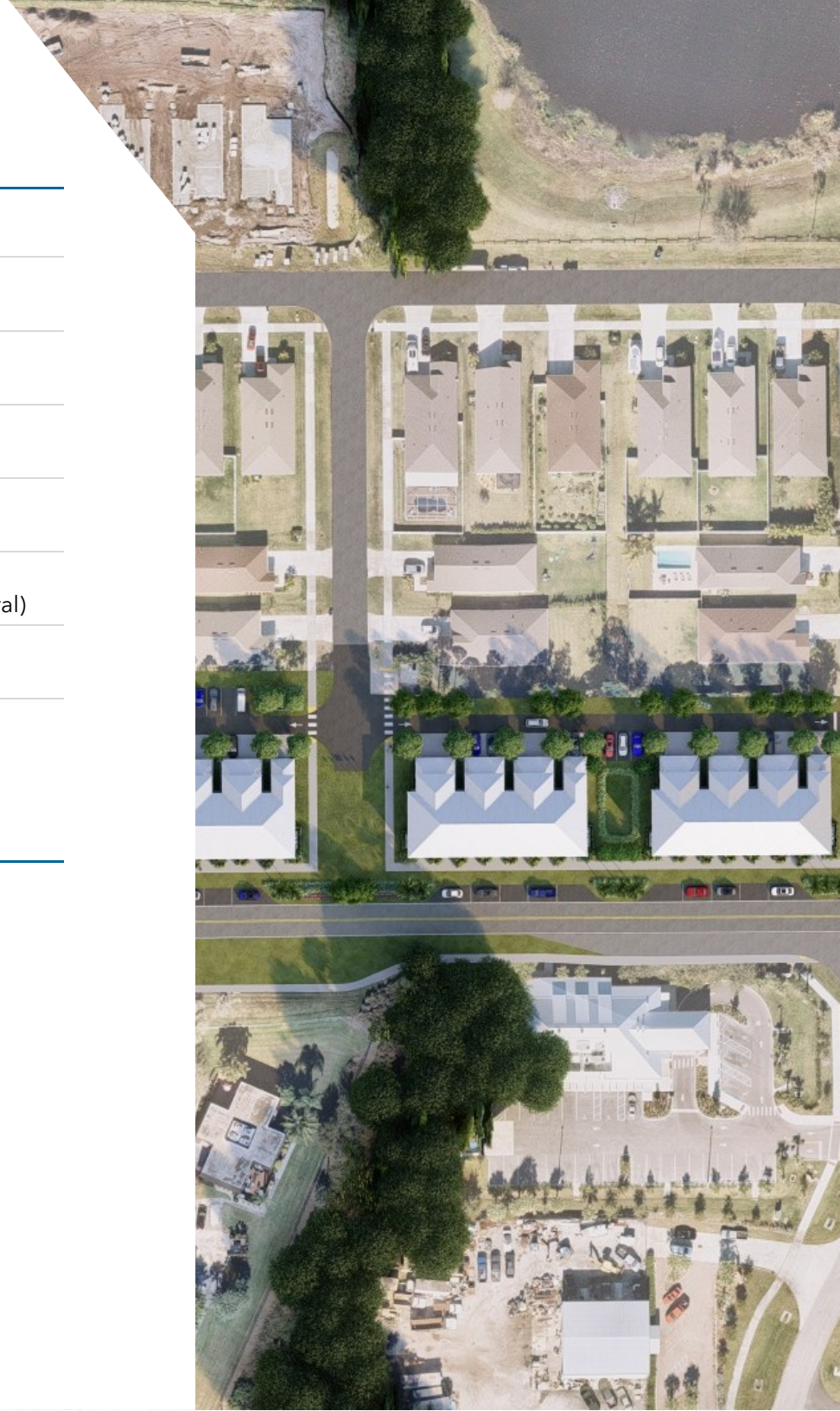


INVESTMENT OVERVIEW

PRICE	\$2,500,000
ACREAGE	±1.75 AC
NO. OF LOTS	4
FRONTAGE	690'
TRAFFIC COUNT	15,400 ADT
ZONING	Port Salerno Redevelopment Zoning (General)
LAND USE	CRA Center
PARCEL ID	51-38-41-003-009-00060-0 51-38-41-003-009-00140-0 51-38-41-003-156-00060-0 51-38-41-003-156-00140-0

HIGHLIGHTS

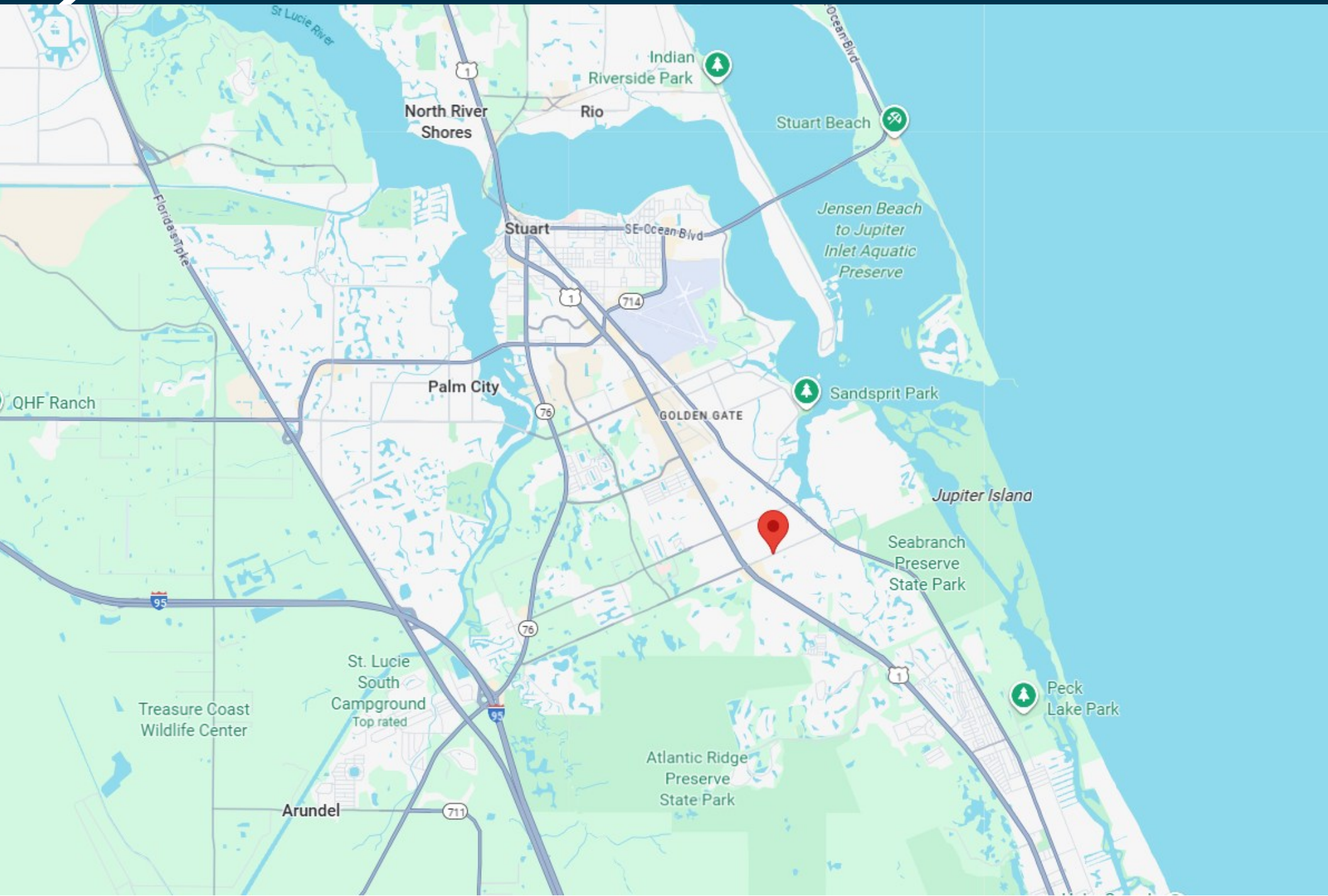
- **Total Size:** 1.75± acres (4 adjacent parcels)
- **Zoning:** Suitable for residential development (townhomes or single-family)
- **Location:** Cove Road, Stuart, FL - near US-1
- **Accessibility:** Quick access to shopping, dining, and major thoroughfares
- **Surroundings:** Established residential communities
- **Nearby Retail:** Publix, Bealls, and other national retailers
- **Ideal For:** Homebuilders, small-scale residential developers, or investors



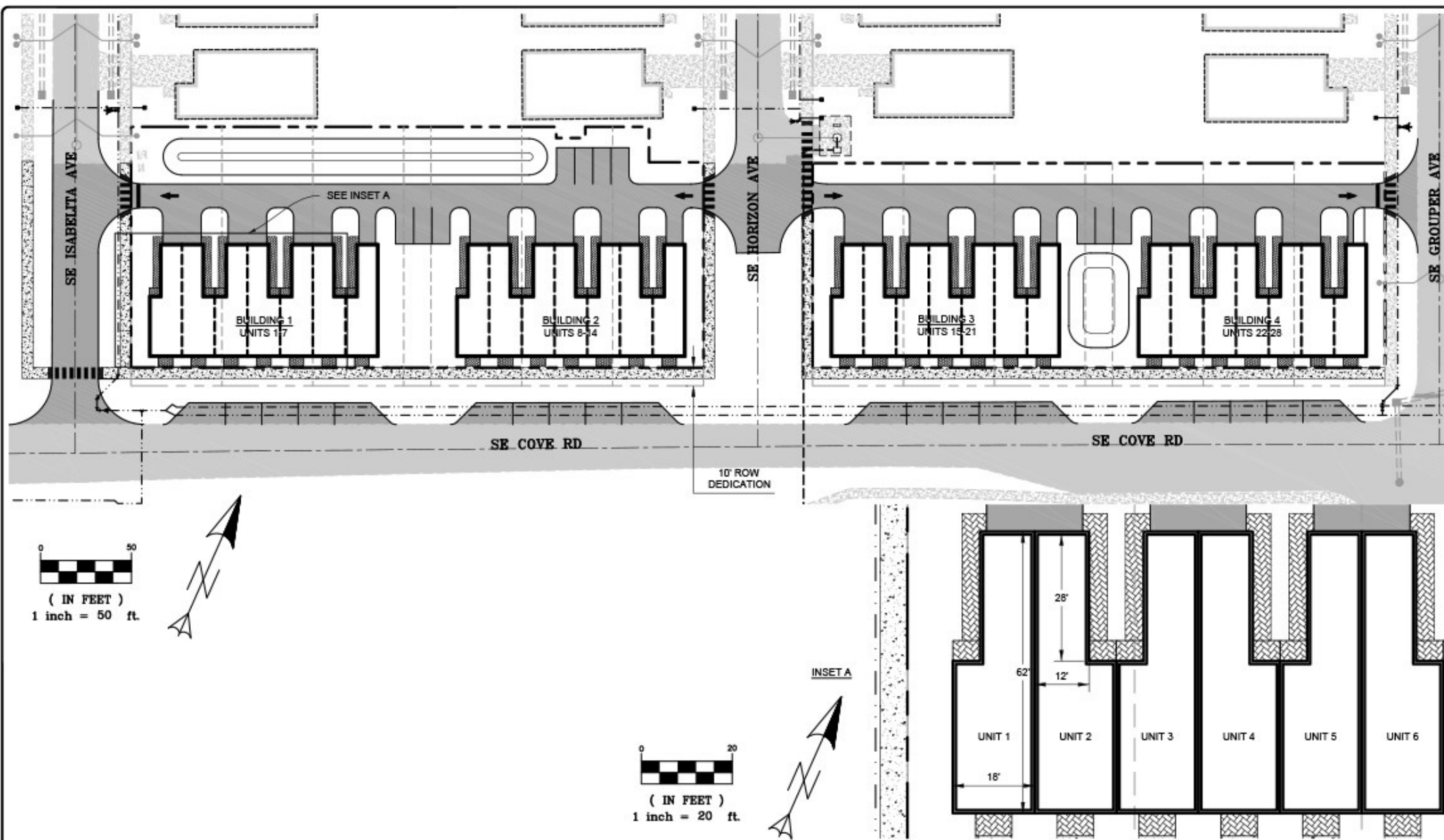
SITE SURROUNDINGS



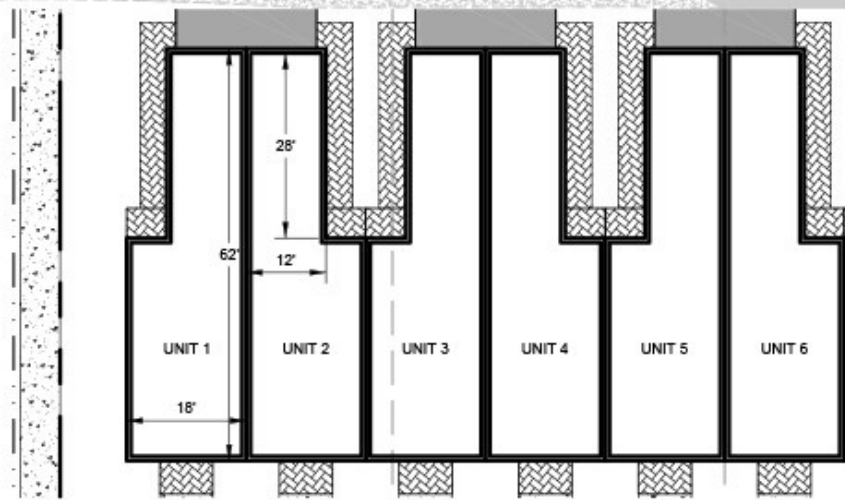
REGIONAL MAP



CONCEPTUAL SITE PLAN



INSET A



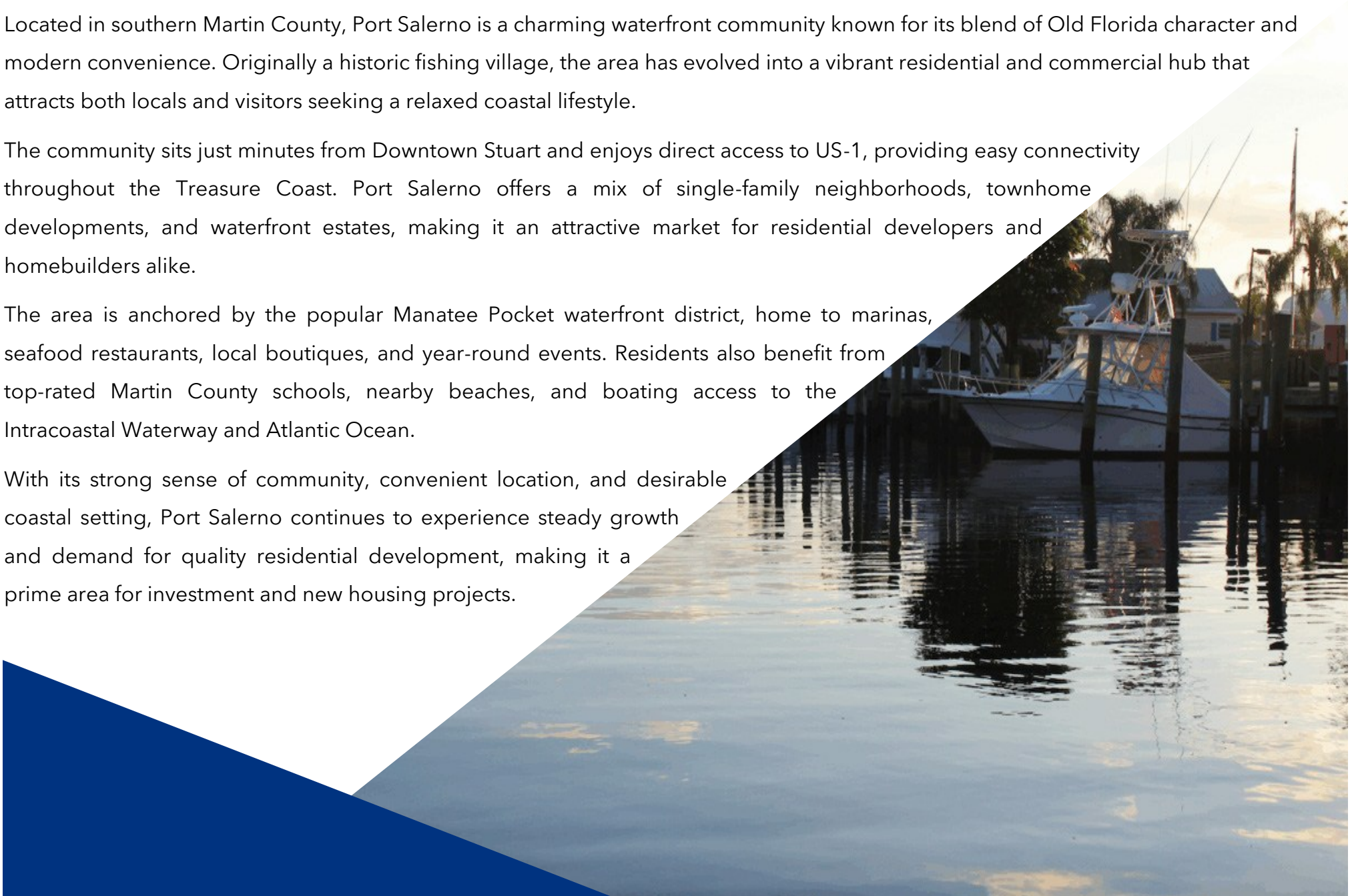
ABOUT PORT SALERNO

Located in southern Martin County, Port Salerno is a charming waterfront community known for its blend of Old Florida character and modern convenience. Originally a historic fishing village, the area has evolved into a vibrant residential and commercial hub that attracts both locals and visitors seeking a relaxed coastal lifestyle.

The community sits just minutes from Downtown Stuart and enjoys direct access to US-1, providing easy connectivity throughout the Treasure Coast. Port Salerno offers a mix of single-family neighborhoods, townhome developments, and waterfront estates, making it an attractive market for residential developers and homebuilders alike.

The area is anchored by the popular Manatee Pocket waterfront district, home to marinas, seafood restaurants, local boutiques, and year-round events. Residents also benefit from top-rated Martin County schools, nearby beaches, and boating access to the Intracoastal Waterway and Atlantic Ocean.

With its strong sense of community, convenient location, and desirable coastal setting, Port Salerno continues to experience steady growth and demand for quality residential development, making it a prime area for investment and new housing projects.



DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	8,102	41,207	76,557
2024 Population	8,490	42,088	79,896
2029 Population Projection	8,968	44,262	84,334
Annual Growth 2020-2024	1.2%	0.5%	1.1%
Annual Growth 2024-2029	1.1%	1.0%	1.1%
Median Age	45.2	53.3	55.3
Bachelor's Degree or Higher	21%	28%	29%
U.S. Armed Forces	29	58	119

Income	1 mile	3 miles	5 miles
Avg Household Income	\$72,128	\$84,703	\$87,064
Median Household Income	\$54,348	\$61,554	\$61,026
< \$25,000	703	3,265	6,636
\$25,000 - 50,000	908	4,445	8,453
\$50,000 - 75,000	743	3,225	5,995
\$75,000 - 100,000	384	2,353	4,594
\$100,000 - 125,000	234	1,457	2,996
\$125,000 - 150,000	212	1,048	1,832
\$150,000 - 200,000	158	1,280	2,450
\$200,000+	147	1,328	3,054

Housing	1 mile	3 miles	5 miles
Median Home Value	\$245,600	\$303,037	\$303,324
Median Year Built	1985	1986	1984



CONTACT INFORMATION

MULTIFAMILY DEVELOPMENT SITE

3895 - 3939 SE COVE ROAD
STUART, FL 34997

\$2,500,000

PURCHASE PRICE

Chris Belland

Senior VP of Sales & Leasing

772.418.4506

cbelland@commercialrealestatellc.com

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