

0.91 AC RESIDENTIAL DEVELOPMENT LAND

NE Palmetto Dr. / NE Park St. Jensen Beach, FL 34957



FOR SALE | \$315,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Exceptional opportunity to acquire a 0.91-acre vacant parcel situated along NE Palmetto Drive in the desirable city of Jensen Beach, Florida.
- Zoned R-3 Multifamily Residential with medium-density land use, this site is perfectly suited for a new residential development projects such as townhomes, duplexes, apartments, in addition to single-family structures.
- Nestled in a residential corridor, the property offers quick access to vibrant downtown Jensen Beach, scenic parks, and pristine beaches—making it an attractive option for future residents seeking both convenience and coastal lifestyle.
- Additionally, it is located within 5 miles of US-1, placing it near major retailers, dining establishments, and the Treasure Coast Mall.
- With zoning already in place and strong surrounding demographics, this site presents a fantastic opportunity for developers or investors looking to capitalize on the area's growing housing demand.



PRICE

\$315,000

ACREAGE

0.91 AC

FRONTAGE

331' to NE Park St.
126' to NE Palmetto Dr.

ZONING

R-3 (Multifamily Residential)

LAND USE

Medium Density

PARCEL ID

22-37-41-020-005-00010-3

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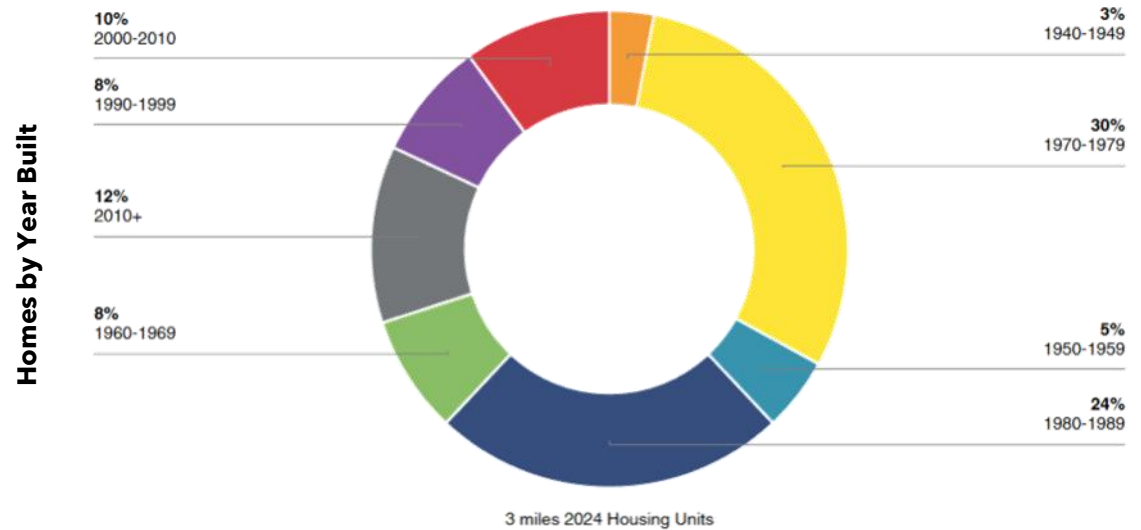
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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,687	1 Mile	\$60,324	1 Mile	50
3 Mile	33,016	3 Mile	\$84,793	3 Mile	52.9
5 Mile	85,396	5 Mile	\$86,699	5 Mile	51

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,104	1 Mile	\$38,129	1 Mile	55.8
3 Mile	36,042	3 Mile	\$57,770	3 Mile	59.7
5 Mile	95,571	5 Mile	\$61,706	5 Mile	56.9

Consumer Spending	3 miles Households
Education & Daycare	\$27,116,552
Health Care	\$29,680,703
Transportation & Maintenance	\$103,593,194
Household	\$86,771,935
Food & Alcohol	\$127,327,232
Entertainment, Hobbies & Pets	\$78,714,422
Apparel	\$21,908,017



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ZONING INFORMATION

Sec. 3.406. R-3 Multiple-Family Residential District.

3.406.A. Uses permitted. In this district, a building, structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the HR-1, R-1, R-1A, R-1B, R-2, R-2B, R-2A and HR-2 Districts.
2. Multiple-family dwellings.
3. Apartments, hotels, motels, cottage courts.
4. Rooming houses and boardinghouses.
5. Clinics, except animal hospitals.
6. Hospitals and sanitariums, except mental hospitals.
7. Tourist homes.
8. Colleges, clubs, lodges, social and community center buildings and/or structures.
9. Restaurants with an enclosed seating capacity of 40 persons or more, excluding drive-ins, microbreweries or craft distilleries.
10. Commercial television receiving towers and antennas. Commercial radio and/or television transmitting station towers, poles, masts, antennas, power plants and other incidental and usual structures pertaining to such stations. All structures and attachments thereto and appurtenances thereof shall comply with all applicable requirements of the Federal Communications Commission and the Civil Aeronautics Board and/or Authority. Towers, poles, masts and antennas shall be designed and stamped by a registered engineer or architect to

assure the structure, masts, etc., will withstand hurricane force winds.

11. Signs appertaining to the above uses.
12. Boat docks and service facilities generally used in connection with sport fishing, excluding any major overhaul or repairs.
13. Funeral homes, mortuaries and morgues.

3.406.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the building line:

1. Single-family structures: The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.
2. Two-family structures: The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet and a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.
3. Apartment buildings: The minimum building site shall be 15,000 square feet, with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.
4. Triplex structures: The minimum lot size shall be 11,250 square feet,

ZONING INFORMATION

with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of any carports, breezeways or utility rooms.

3.406.C. Minimum yards required.

1. Front:

1 story: 20 feet.

2 stories: 25 feet.

2. Sides and rear:

1 story: 6 feet.

2 stories: 10 feet.

3. For structures in excess of two stories, five feet shall be added to the required yards per story.

4. No structure shall be built within 50 feet of the center line of any public platted right-of-way not designated through-traffic highway.

5. No structure shall be built within 65 feet of the center line of designated through-traffic highway.

6. A minimum setback or yard of 20 feet shall be required adjacent to water frontage.

3.406.D. Building height regulations. The maximum building height in this district shall be four stories or 40 feet.

3.406.E. Percentage of land coverage.

1. One- to four-story dwelling structures and accessory structures shall not occupy more than 30 percent of the building site required.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 1094, pt. 4, 1-29-2019)

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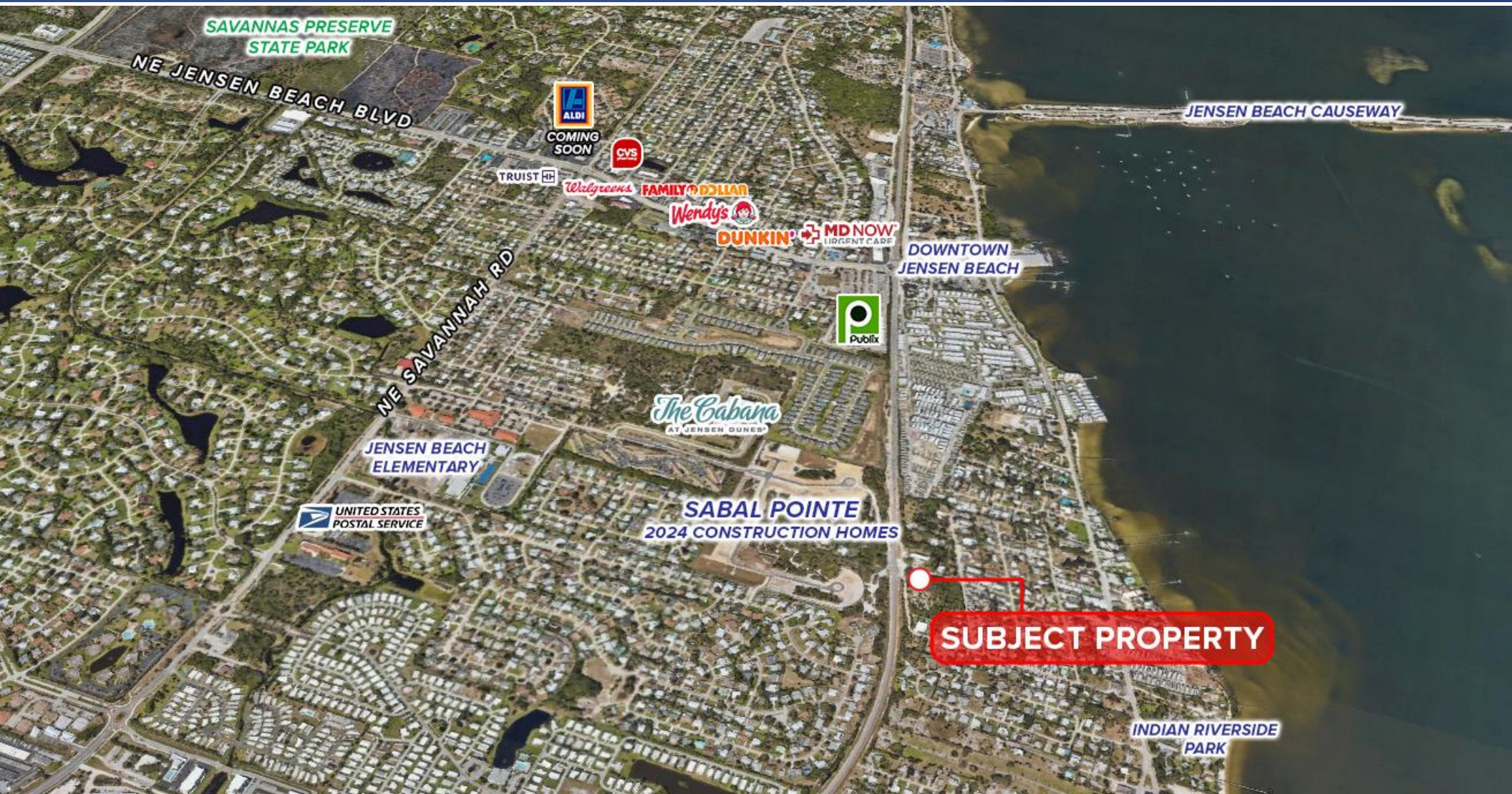
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TRADE AREA MAP



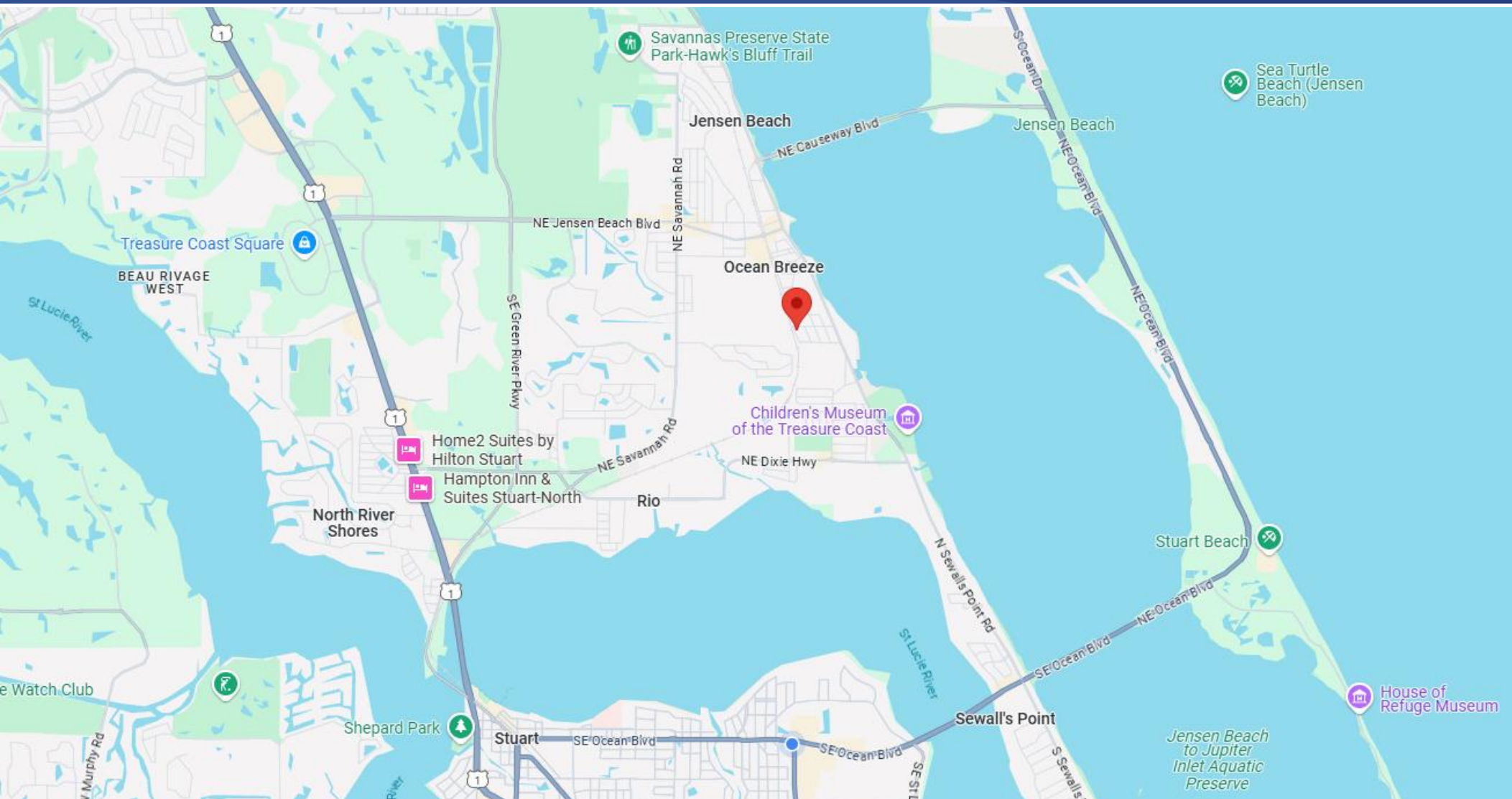
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REGIONAL MAP



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