

# 29 TOWNHOME PADS ON ± 4.84 ACRES NE CLIPPER COURT, JENSEN BEACH, FL

# FOR SALE

## \$3,100,000

HUTCHINSON ISLAND

St Lucie River



**SUBJECT**

NE DIXIE HWY

NE DIXIE HWY

River Club

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## PROPERTY DETAILS

Property Address: NE Clipper Court, Jensen Beach, FL 34957  
Parcel ID: 27-37-41-033-000-00040-2  
Site Size: ±4.84 Acres  
Zoning: PUD  
Future Land Use: Res, Medium Density  
Status: Site Plan Approved  
Approvals: Martin County development order approved for 29, two-story townhomes  
County: Martin County  
Utilities: At the site, prepaid connection fees  
Sale Price: \$3,100,000 (\$106,897/Homesite)

## PROPERTY OVERVIEW

We are proud to offer Port Cove, a waterfront residential community consisting of approximately 4.84 acres with approvals for 29 townhome sites with access from NE Dixie Highway (over 475' road frontage). Located 4 miles from Downtown Stuart and 2.5 miles East of shopping in Jensen Beach, the Port Cove Development is poised to capture the high demand for residential units.

This development is being offered "Permit Ready" with approvals, pre-paid utility connection fee's and engineering plans in place and ready for construction. This process is a timely, expensive and risky process in slow growth Martin County and creates an immense time and money saving value for developers who are focused on vertical construction and speed to market.

## AREA DEMOGRAPHICS

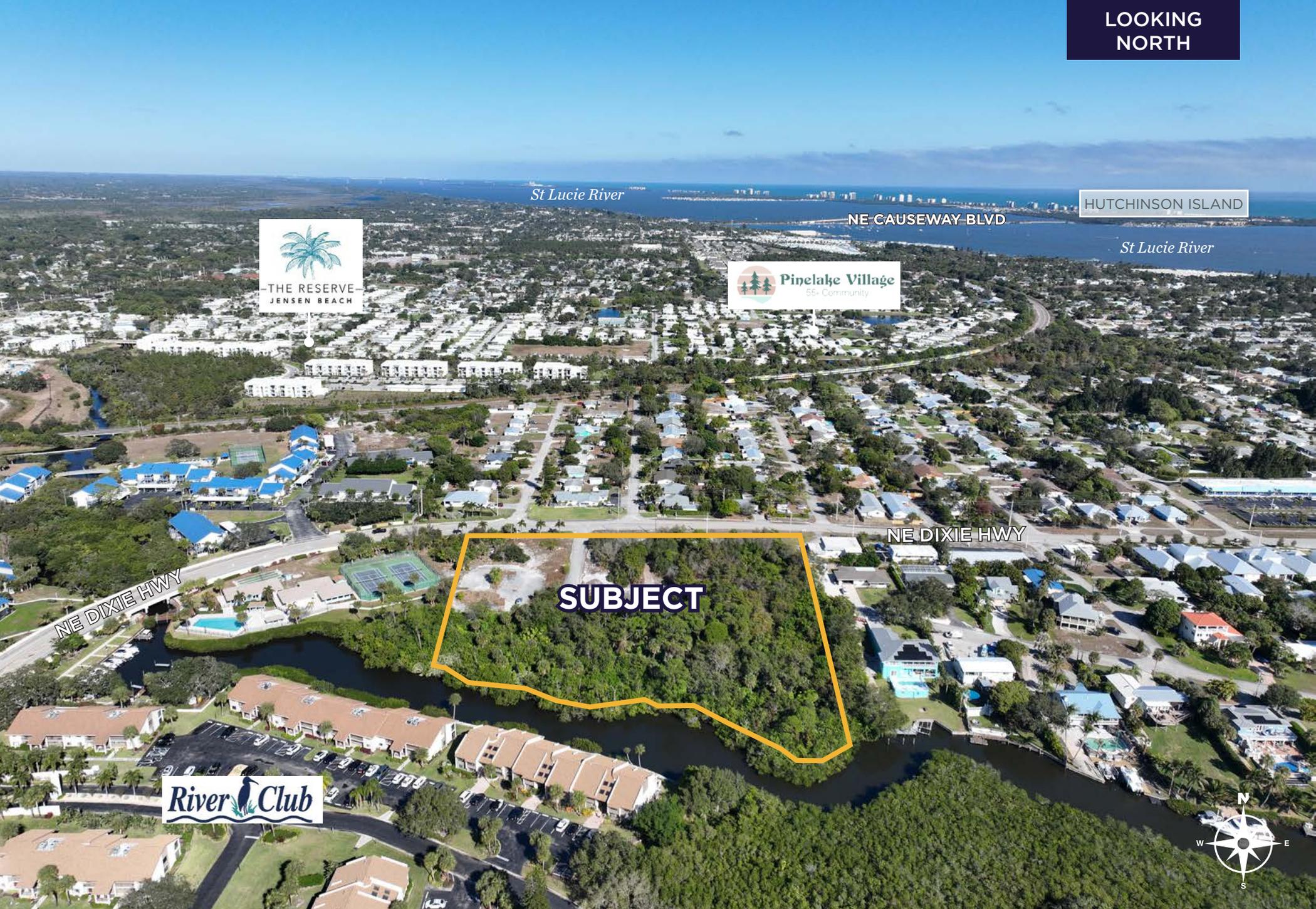
	Average Household Income	Median Age
1 Mile	\$82,763	56.2
3 Miles	\$109,599	56.8
5 Miles	\$111,062	55.0



## PROPERTY HIGHLIGHTS



LOOKING NORTH



St Lucie River

HUTCHINSON ISLAND

NE CAUSEWAY BLVD

St Lucie River



NE DIXIE HWY

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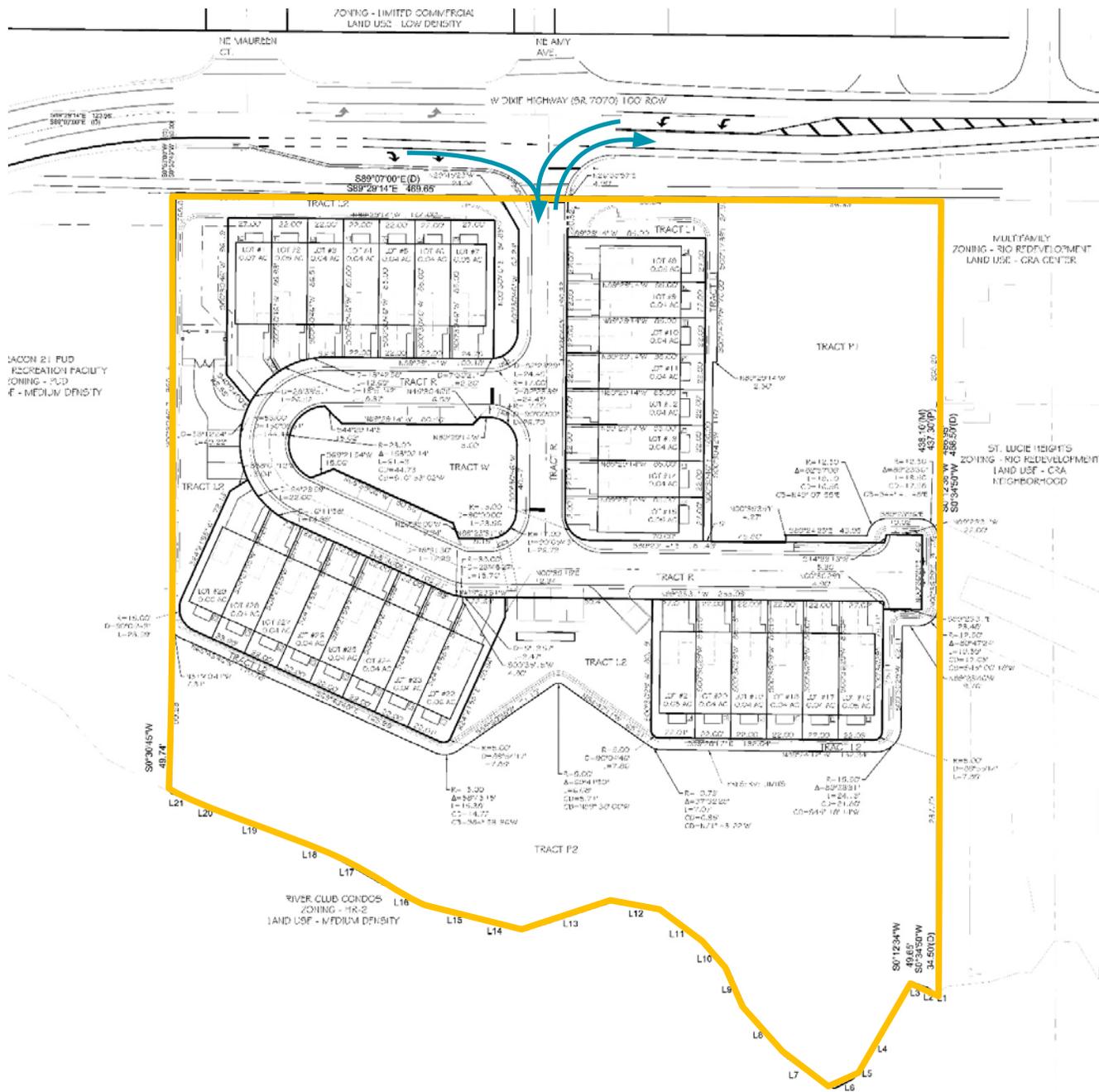




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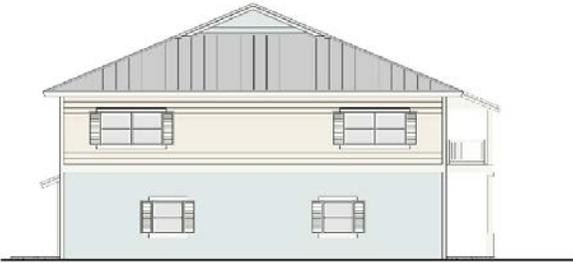
FRONT ELEVATION



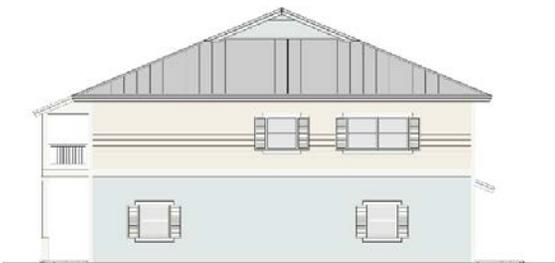
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



LOOKING SOUTH



*Witham Field*

*St Lucie River*



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Atlantic Ocean

Indian River

HUTCHINSON ISLAND

SE OCEAN BLVD

INDIAN RIVERSIDE PARK

LANGFORD PARK

St Lucie River

NE DIXIE HWY

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Jensen Beach High School  
Tech • Engineering • Entrepreneurship • Arts • Learning

THE RESERVE  
JENSEN BEACH

Indian River

HUTCHINSON ISLAND

Pinelake Village  
55+ Community

NE DIXIE HWY

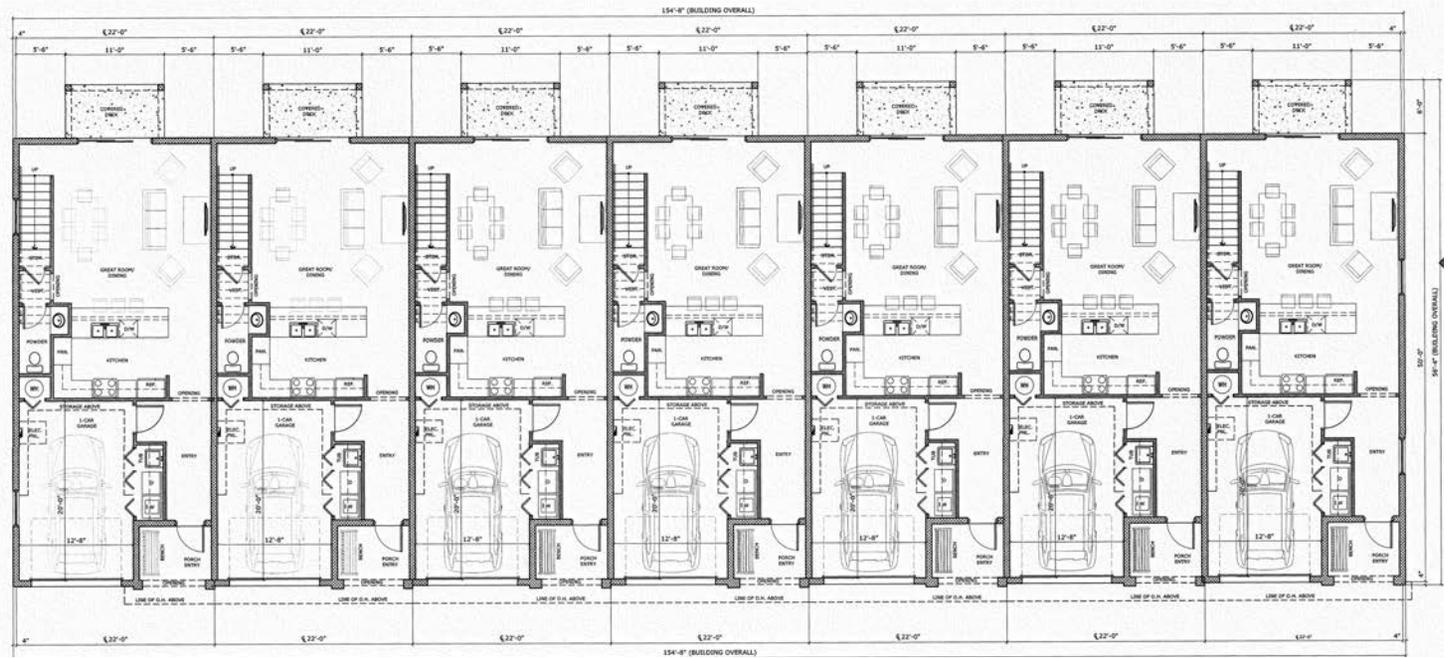
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Floor plans/elevations are for illustration purposes only.

**1ST FLOOR**



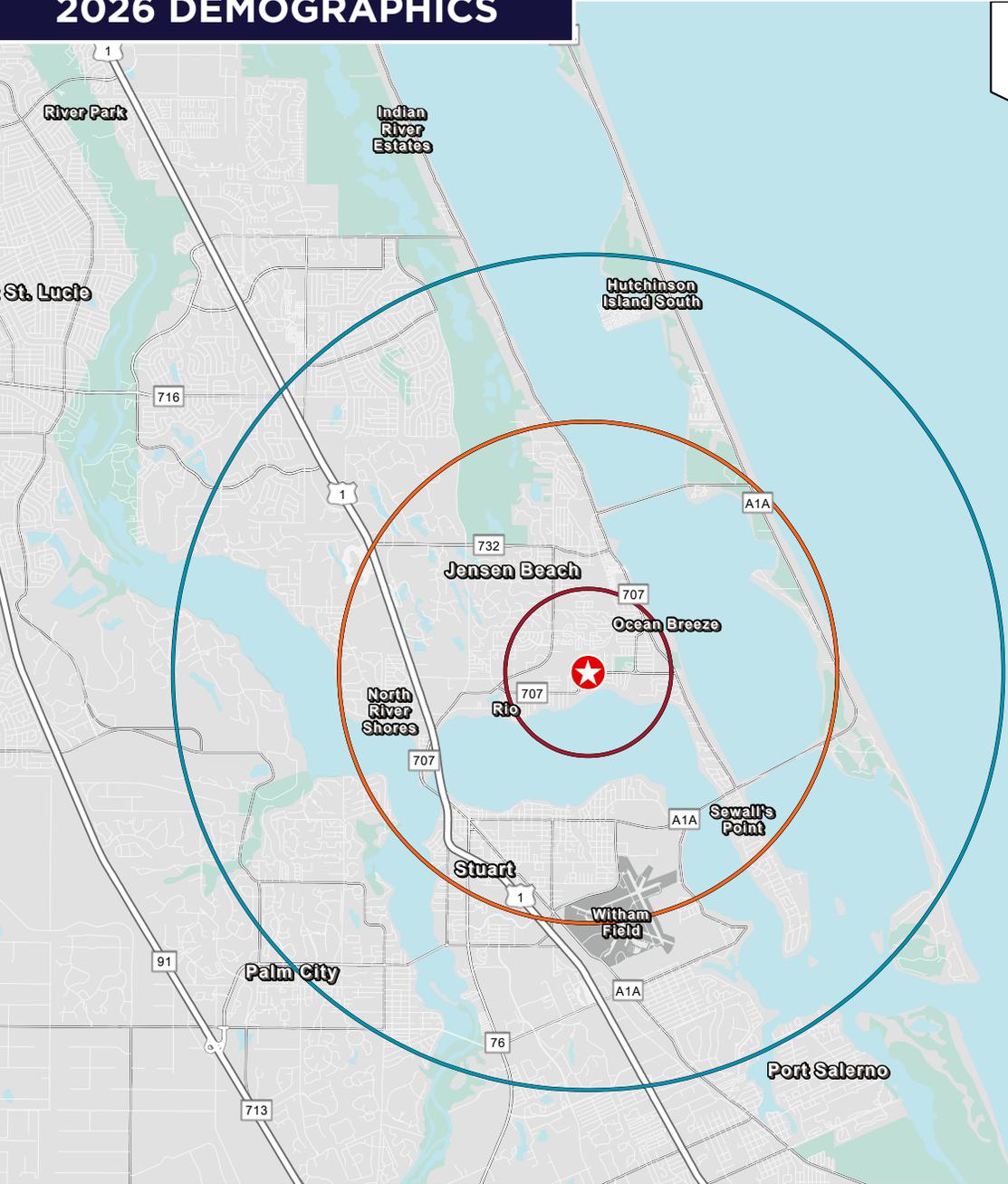
**2ND FLOOR**



**Typical Footprint**  
22'x50'

**Typical Lot Size**  
22' x 85'

# 2026 DEMOGRAPHICS



## DISTANCE AREA SITE MAP JENSEN BEACH, FLORIDA



NE Clipper Court,  
Jensen Beach FL 34957

**Distance**

- 1 MILE
- 3 MILES
- 5 MILES



### Population

1 Mile:	6,668
3 Mile:	34,683
5 Mile:	82,997

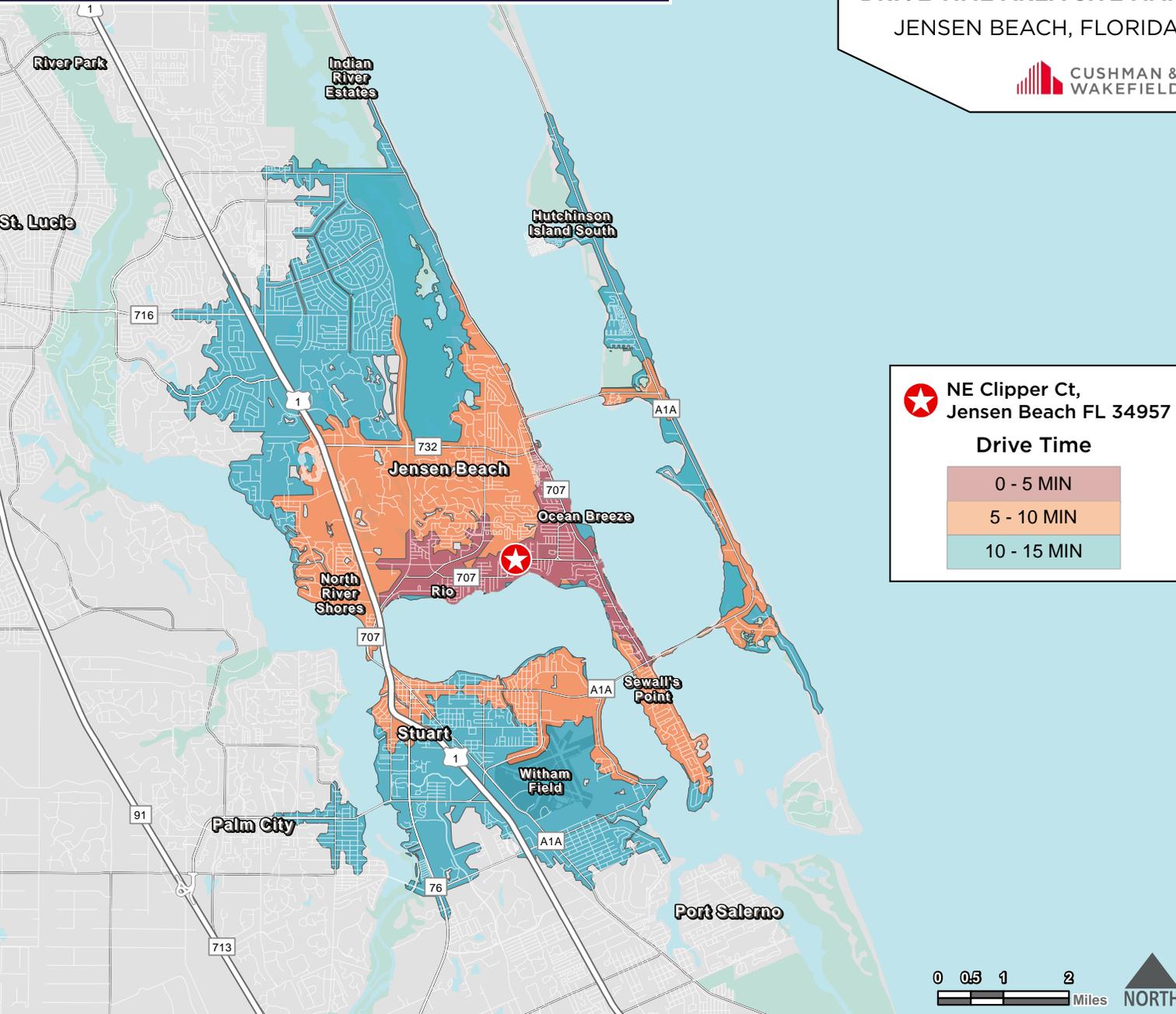
### Average Household Income

1 Mile:	\$82,681
3 Mile:	\$109,630
5 Mile:	\$110,581

### Median Age

1 Mile:	56.1
3 Mile:	56.7
5 Mile:	54.9

# 2026 DRIVETIME DEMOGRAPHICS



**DRIVE TIME AREA SITE MAP**  
**JENSEN BEACH, FLORIDA**

**CUSHMAN & WAKEFIELD**

**NE Clipper Ct,  
 Jensen Beach FL 34957**

**Drive Time**

- 0 - 5 MIN
- 5 - 10 MIN
- 10 - 15 MIN

	5 Minutes	10 Minutes	15 Minutes
<b>4,575</b> 2010 Population	<b>22,365</b> 2010 Population	<b>53,228</b> 2010 Population	
<b>5,090</b> 2026 Population	<b>25,495</b> 2026 Population	<b>60,838</b> 2026 Population	
<b>0.82%</b> 2025-2030 (Annual) Est. Population Growth	<b>1.06%</b> 2025-2030 (Annual) Est. Population Growth	<b>1.12%</b> 2025-2030 (Annual) Est. Population Growth	
<b>56.0</b> 2025 Median Age	<b>56.5</b> 2025 Median Age	<b>56.8</b> 2025 Median Age	
<b>\$95,605</b> Average HH Income	<b>\$116,794</b> Average HH Income	<b>\$107,059</b> Average HH Income	
<b>43.5%</b> Associates Degree or Better	<b>52.6%</b> Associates Degree or Better	<b>49.2%</b> Associates Degree or Better	
<b>60.9%</b> Percentage in White Collar Profession	<b>65.6%</b> Percentage in White Collar Profession	<b>63.3%</b> Percentage in White Collar Profession	



## *City of Stuart, Florida*

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

## *Martin County, Florida*

The cities that make up Martin County include 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, quaint downtowns with shops, gourmet dining, 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 first 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 just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a 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 is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.



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