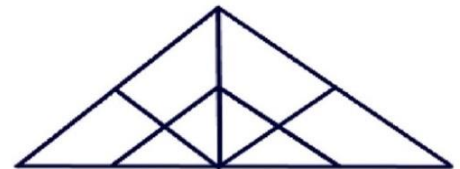


FOR SALE
4.65 +/- ACRES
3250 SE WILLOUGHBY BLVD.



STUART, FL



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	3250 SE Willoughby Blvd., Stuart, FL 34997
SIZE:	4.65± Acres
ZONING:	Proposed Commercial – See Comments Below
UTILITIES:	Water & Sewer Available
TAXES:	\$3,180.56 (2023)
PRICE:	\$4,007,520
COMMENTS:	4.65 Acres in the heart of the City of Stuart adjacent to the newly approved Costco and large multi-family project. Property has 600 ft frontage on four laned Willoughby Blvd. Water and sewer is available from the City of Stuart. It was brought into the City with no Zoning or Land Use in 2017. Great opportunity to work with the City to develop a commercial or mixed use plan. Owner is willing to give buyer time for approvals.
CONTACT:	Peter Hartman, Realtor

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.

State panel OKs Stuart mixed-use Costco plan

Ruling on project could face another challenge

Lina Ruiz

Treasure Coast Newspapers USA TODAY NETWORK – FLORIDA

STUART – State officials paved the way for a mixed-use Costco project to start construction here, but the lengthy appeal process could be extended even longer if opponents take it to court.

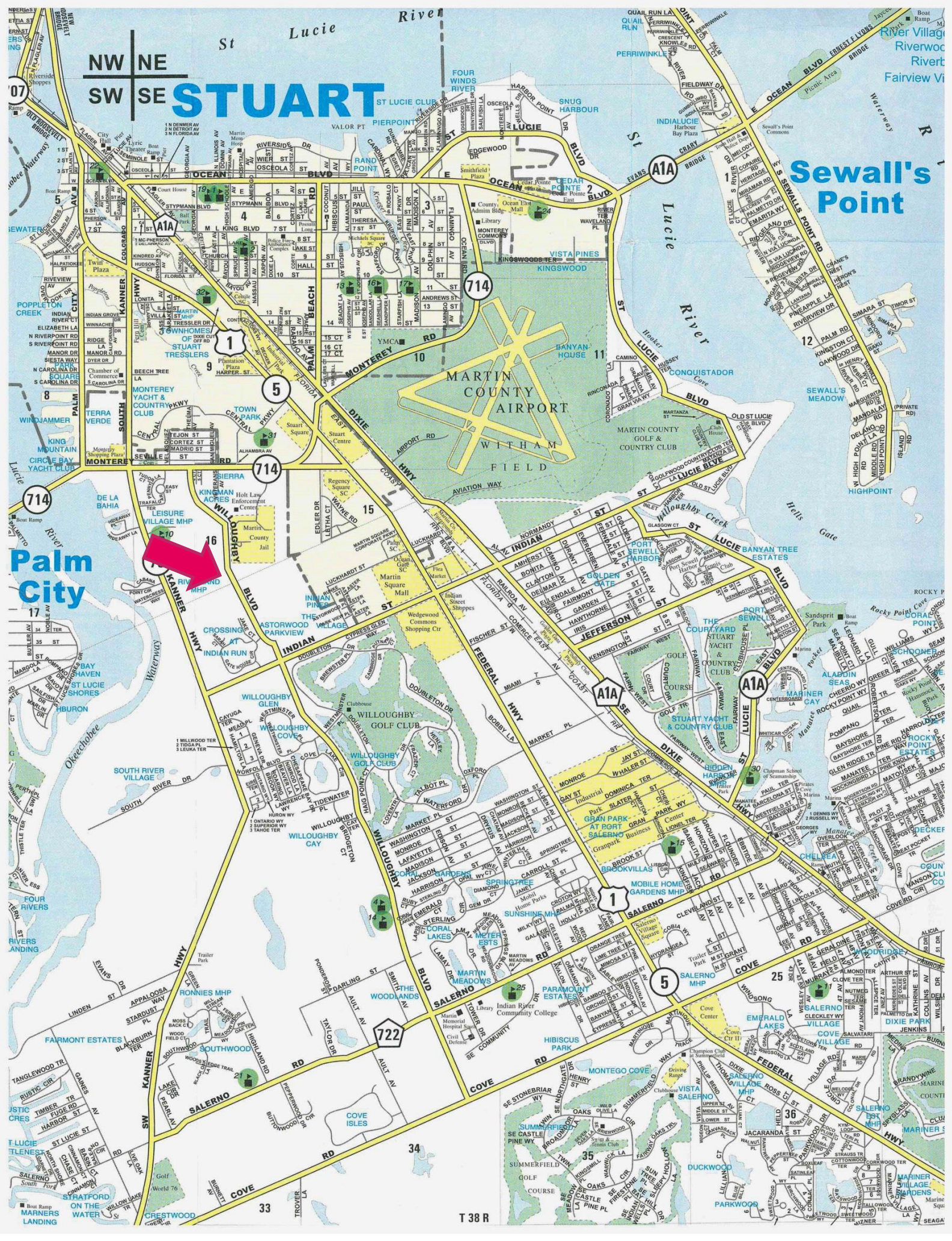
The Administration Commission — comprising Gov. Ron DeSantis, Agriculture Commissioner Wilton Simpson, Attorney General Ashley Moody and Chief Financial Officer Jimmy Patronis — upheld the city's land-use assignment for the property on South Kanner Highway, neighborhood special district. The land use was approved in August 2021 alongside the project itself: a Costco Wholesale Corp. store, 18-pump gas station, 378 apartments and stores and restaurant space.

The 27-page order was approved quickly, with only DeSantis commenting that each officials' respective office had reviewed it before the meeting. The issue initially was scheduled to go before state commission in December, but was pushed back to Jan. 17, when officials verbally sided with the city.

The final decision reverses a ruling from Judge Francine Folkes, of the state Division of Administrative Hearings, who, almost a year ago, found that the city's analysis of the property was "not supported by a professionally acceptable methodology." In contrast, the state's final order found "the (land use) amendment is supported by relevant and appropriate data and analysis" and "retains the Comprehensive Plan's internal consistency."

NW NE
SW SE

STUART





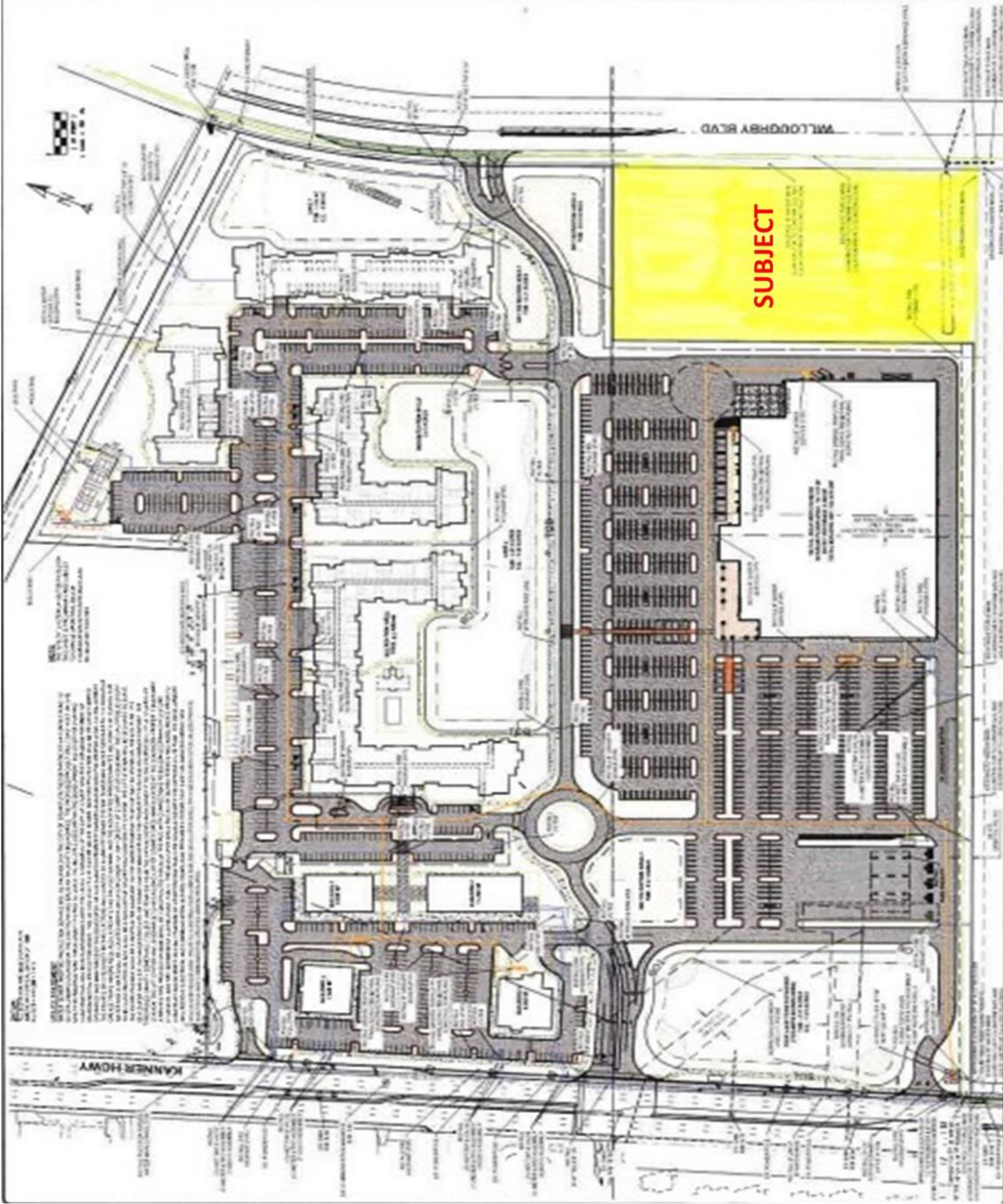
1800 WALLACE PARKWAY
SUITE 201
PORT ST. LOUIS, MO 63043
TEL: 314-291-1100
WWW.FDIENGINEERING.COM

KANNER CPUD
OVERALL UTILITY PLAN
DATE: 01/11/11



20-313

3 OF 9



SUBJECT

KANNER HWY

MULLOCHBY RD

