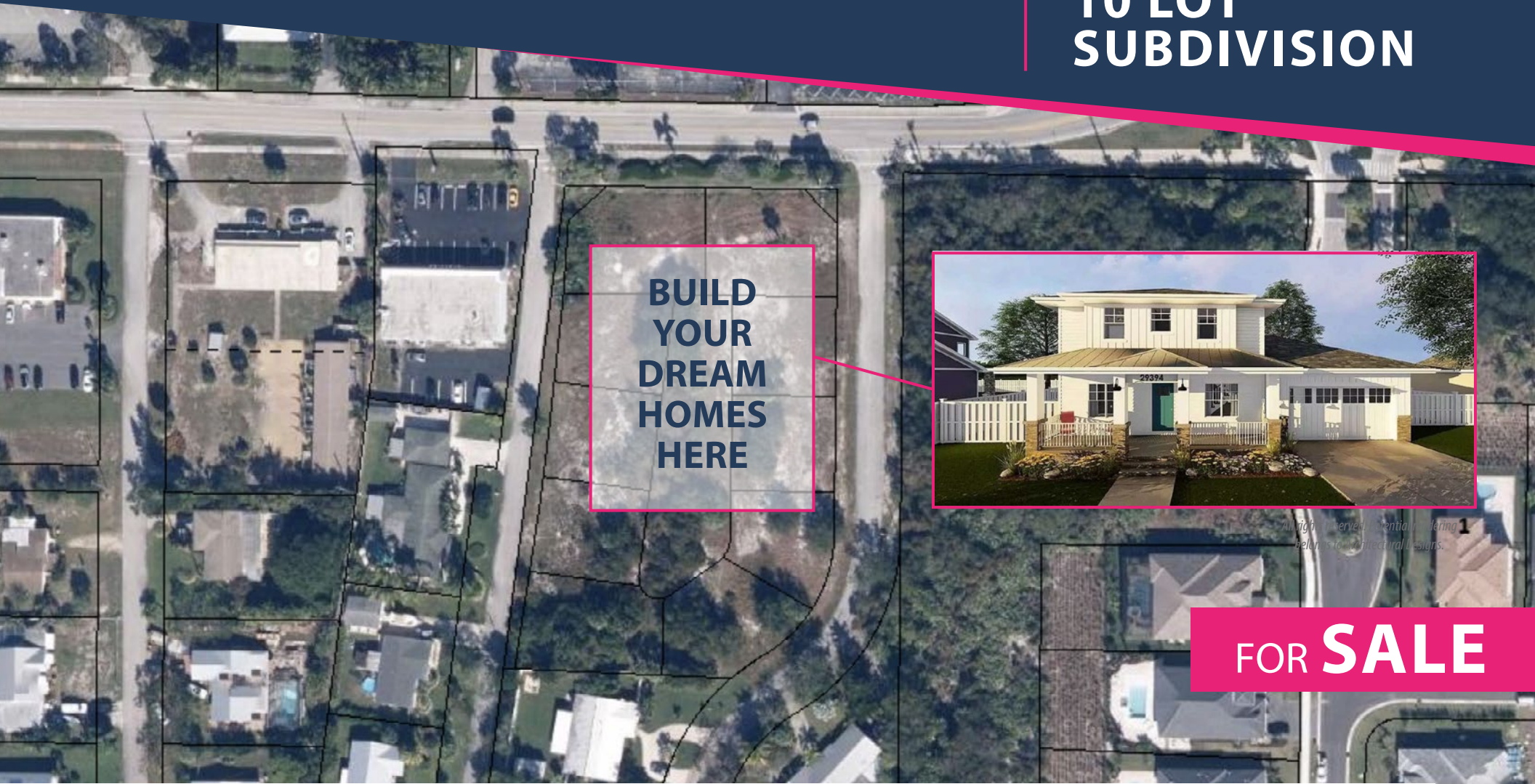


0 NE Dixie Highway, Jensen Beach, FL 34957

# SAGO BLUFF 10 LOT SUBDIVISION



**BUILD  
YOUR  
DREAM  
HOMES  
HERE**



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**FOR SALE**



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**1.86 ACRES**  
**10 PLATTED LOTS**

# EXECUTIVE SUMMARY

SAGO BLUFF - 10 Lot Subdivision | 0 NE Dixie Highway, Jensen Beach, FL 34957

## SPECS

Price: **REDUCED TO: \$2,499,000 / FROM: \$2,670,000**

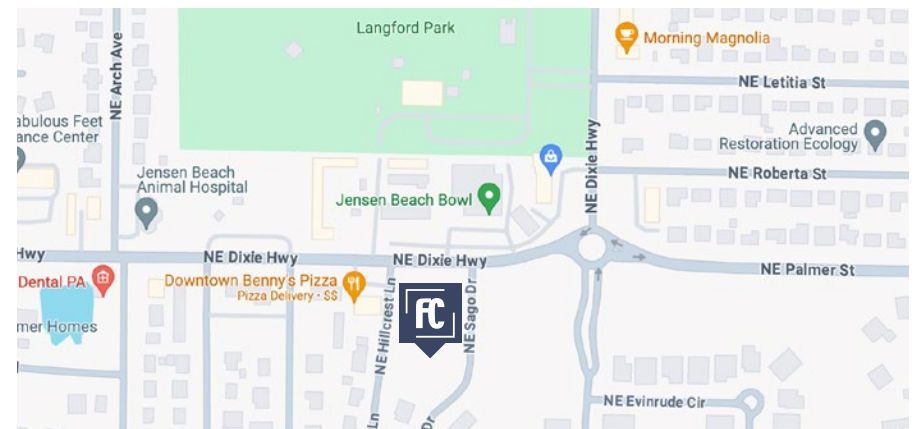
Lot Size: 1.86 Acres / 10 Platted Lots

Zoning: CRA - Corridor Subdistrict

Price Per SF: \$32.95

## PROPERTY OVERVIEW

Sago Bluff is a 10-lot residential subdivision located just north of the Town of Sewall's Point, which is one of the most affluent, high-end residential areas in Martin County, Florida. Immediately to the east of this property is the Langford Landing project, which was developed by Meritage Homes, where homes are selling for \$1.5m-\$3m on average. This project is just a short distance from public parks, beaches, and access to the Indian River. This unique location affords a lifestyle with close proximity to downtown Jensen and the City of Stuart. This is a rare opportunity to acquire a site plan approved and platted project, ready to build single-family homes.



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# SITE PLAN

SAGO BLUFF - 10 Lot Subdivision | 0 NE Dixie Highway, Jensen Beach, FL 34957



McCarty & Associates  
LAND PLANNING AND DESIGN  
STUART - FT. MERCE

772.341.9322  
www.McCartyLandPlanning.com  
Mike@McCartyLandPlanning.com

Sago Bluff  
Martin County, Florida  
Minor Final Site Plan  
Permit Ready Subdivision

Drawn By: DMS  
Checked By: MM  
Scale: 1"=20'  
Drawing Date: 4/25/2018  
5/21/2018 put in state plans per surveyor  
7/16/2018 9/24/2018 1/4/2019  
3/4/2019 3/22/2019 5/24/2019  
9/20/2019 2/3/2020 3/30/2020  
7/1/2020 8/11/2021

S-1



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## 4-Square House Plan with Covered Front Porch

2,022 SF   3 Beds   2.5 Baths   2 Floors   2 Car Garage



*These graphical representations are provided solely as examples. Prospective buyers are advised to seek guidance from qualified professionals and should not consider these representations as binding guarantees of potential development. FCE assumes no liability and provides no assurance regarding the accuracy or applicability of these representations. All rights reserved. Any potential renderings depicted herein are the property of Architectural Designs.*



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## Four Bedroom House With Bonus Room

**3,290 SF**   **4 Beds**   **3 Baths**   **2 Floors**   **2 Car Garage**



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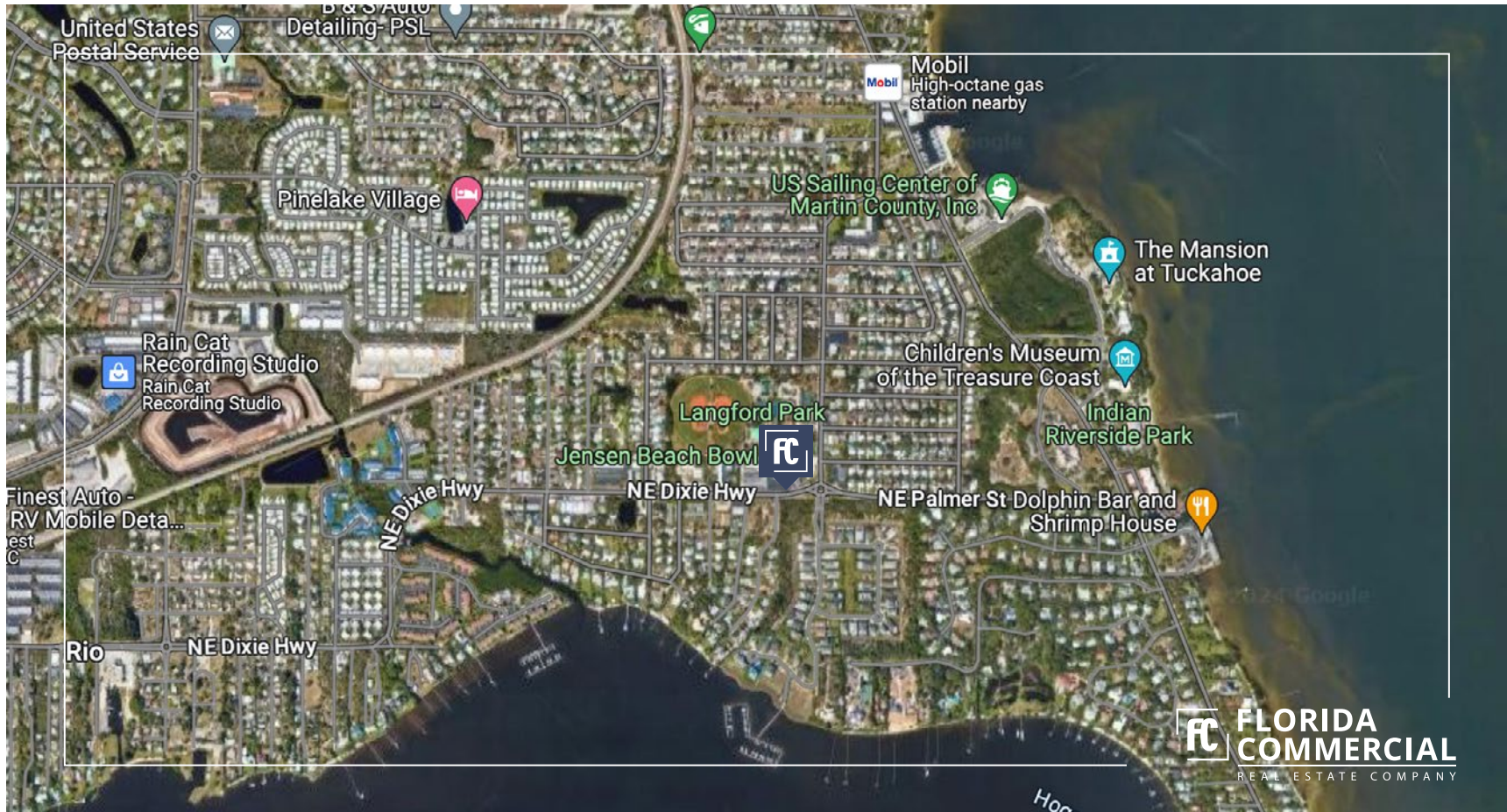


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# LOCATION MAP

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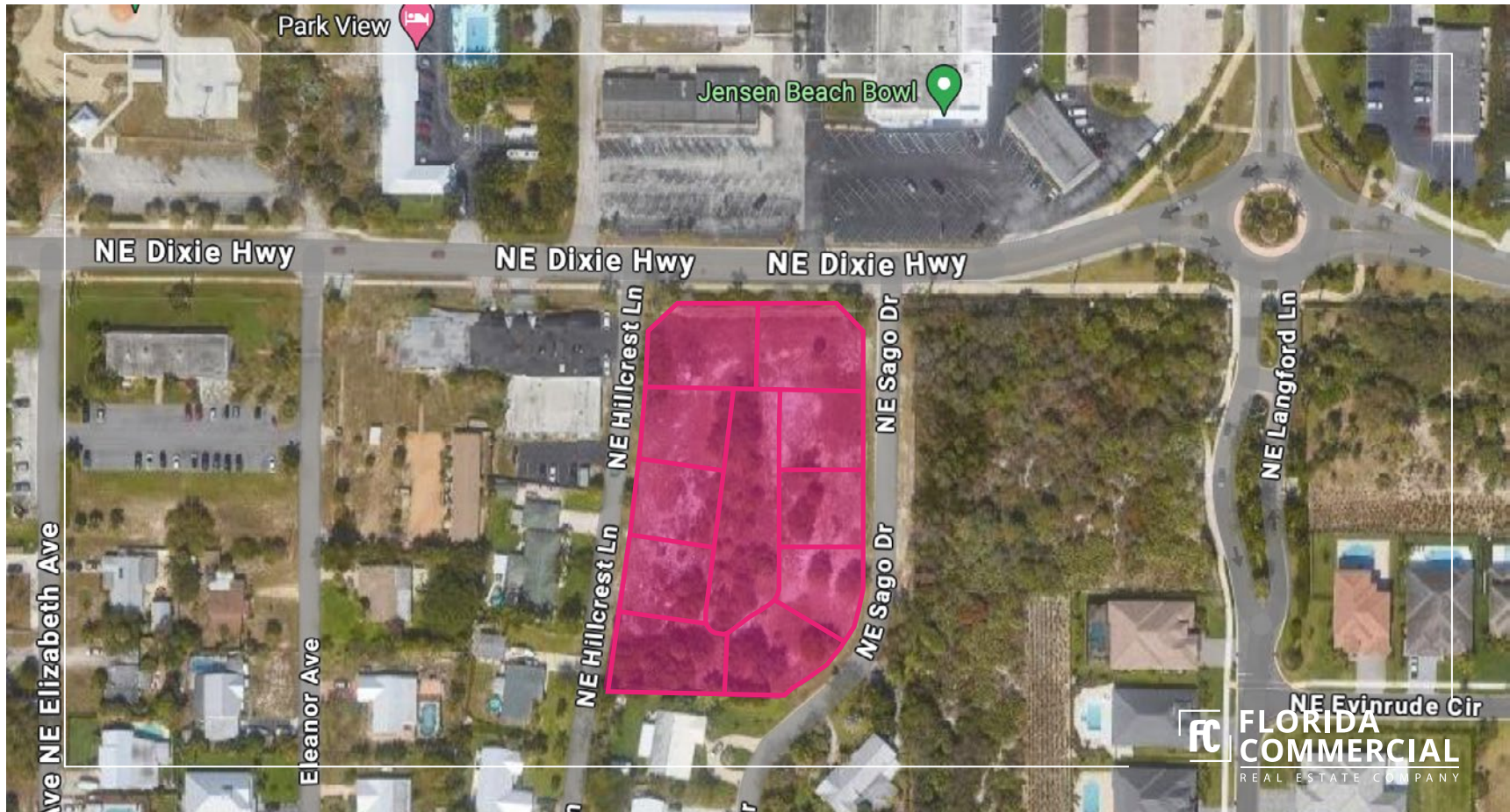


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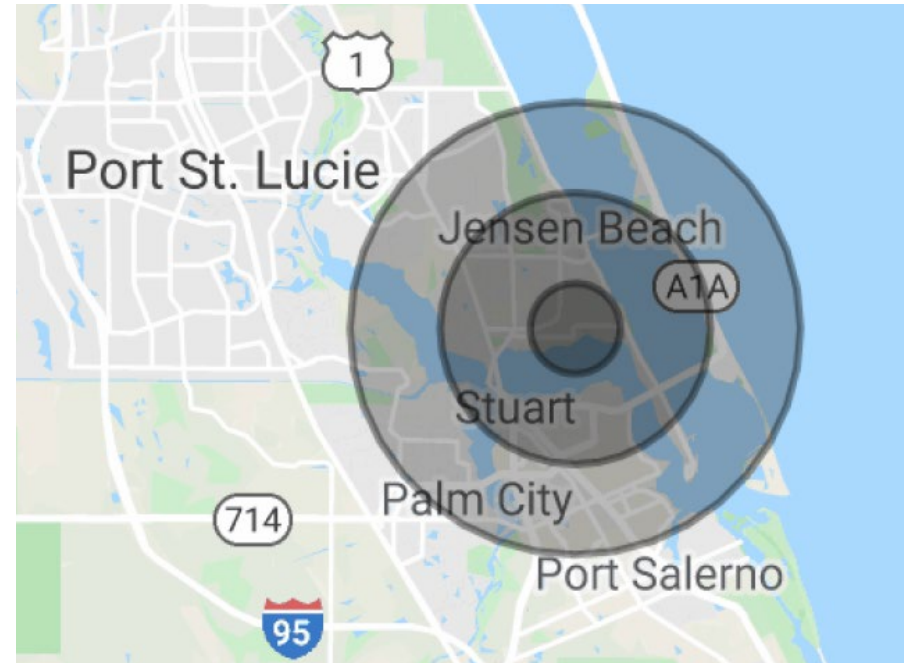
## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,409	25,794	71,075
Median age	51.3	51.4	48.7
Median age (Male)	49.4	46.8	45.7
Median age (Female)	52.3	53.4	50.4



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,644	11,722	31,207
# of persons per HH	2.1	2.2	2.3
Average HH income	\$66,132	\$76,079	\$73,398
Average house value	\$196,917	\$239,422	\$286,935



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