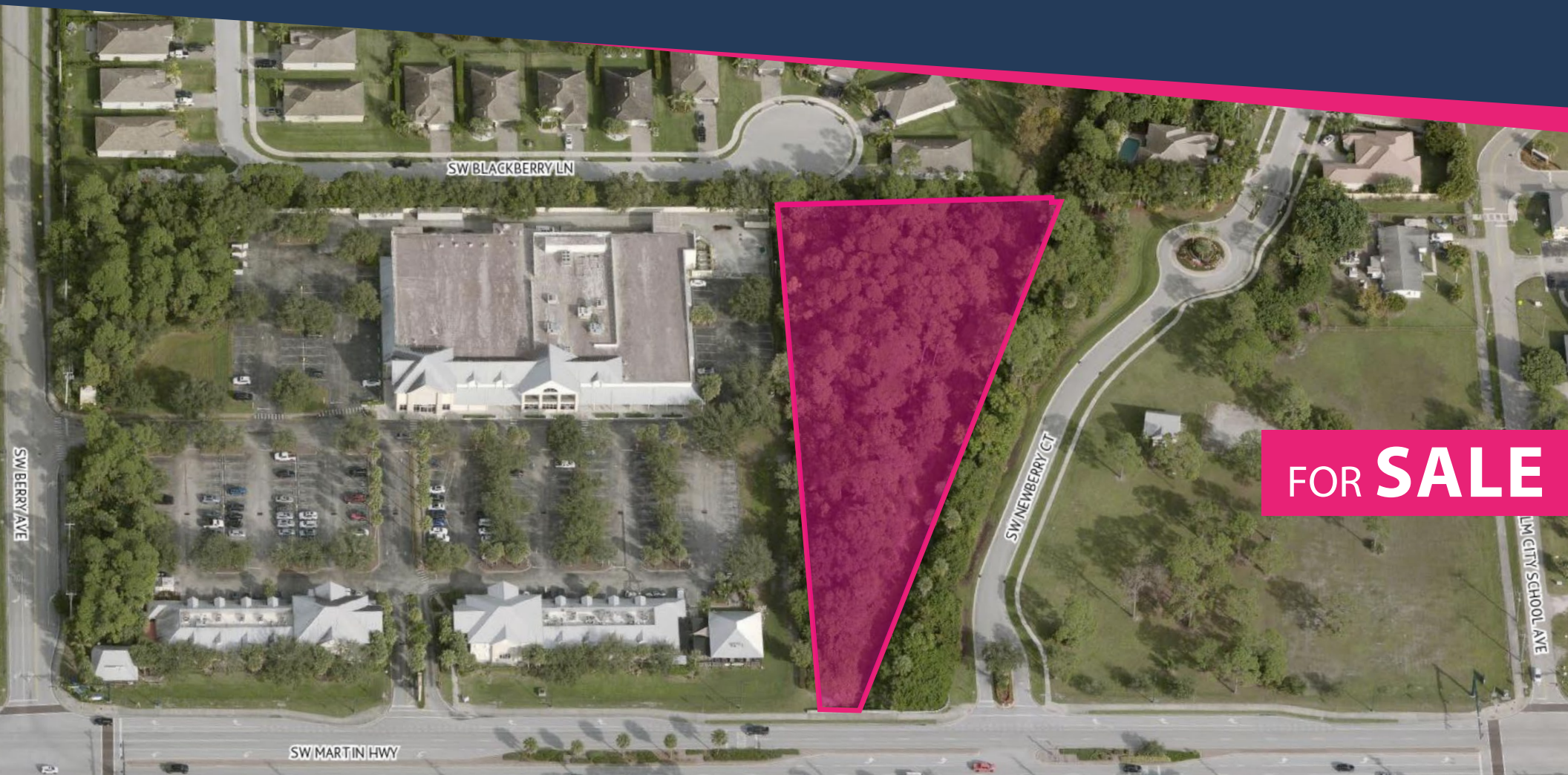


**2275 SW MARTIN HWY
PALM CITY, FL 34990**

**OLD PALM CITY TOWN SQUARE II
MIXED USE PROPERTY**



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**2.032 ± ACRES
PALM CITY, FL**

EXECUTIVE SUMMARY

2275 SW MARTIN HWY, PALM CITY, FL 34990 | OLD PALM CITY TOWN SQUARE II MIXED USE PROPERTY

PROPERTY OVERVIEW

Price: \$1,600,000
Lot Size: 2.032 ± Acres
Parcel Number: 18-38-41-000-058-00010-0
Zoning: CRA - Mixed Use

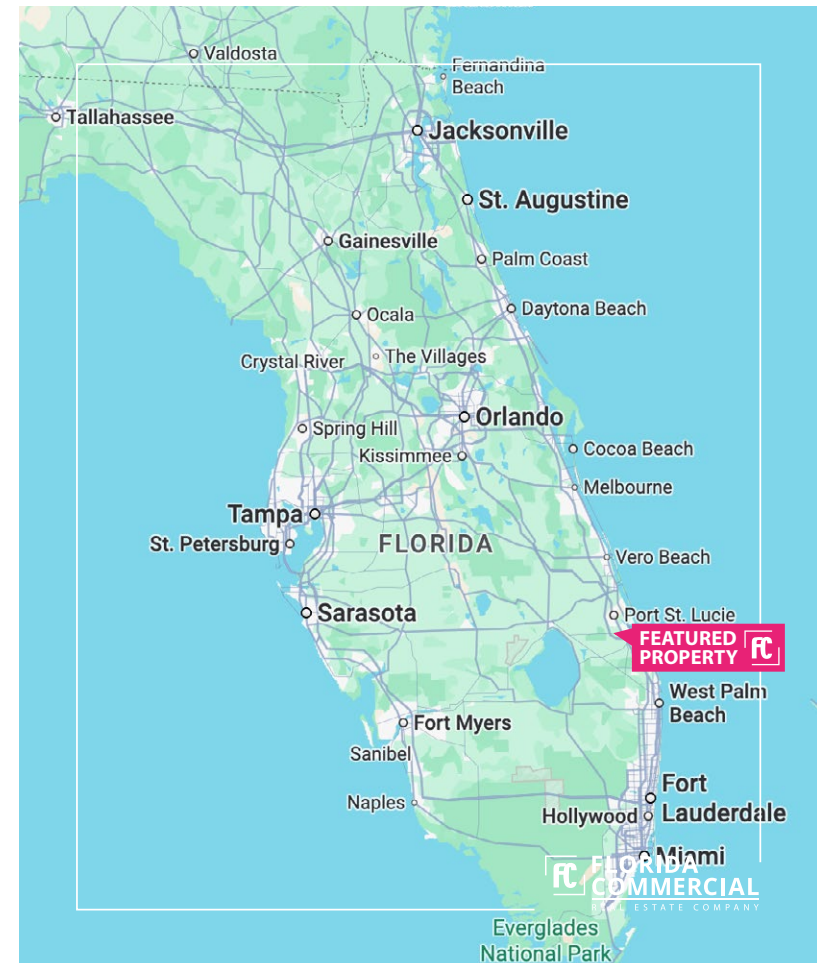
Old Palm City Town Square II offers a 2.032± acre (88,532± SF) commercial, residential, or mixed use development opportunity at 2275 SW Martin Highway in Palm City, Florida. The property features frontage along SW Martin Highway (CR-714), a primary east-west corridor, within an established commercial area near surrounding residential communities.

The vacant site was previously entitled for commercial development, with a Final Site Plan, recorded Development Order, and approved Preserve Area Management Plan (PAMP). While the prior development approvals have since expired, the property's documented planning and entitlement history provides an established framework that may assist in evaluating future development opportunities.

With its infill location, roadway visibility, commercial corridor positioning, and prior development history, the property presents an attractive opportunity for users, investors, and developers seeking a well-positioned Palm City site.

PROPERTY HIGHLIGHTS

- Previously entitled commercial development
- Final Site Plan previously approved but now expired
- Recorded Development Order but has since expired
- Approved Preserve Area Management Plan
- Frontage on SW Martin Highway (CR-714)
- Infill commercial, residential, or mixed use opportunity
- Established commercial corridor



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DEVELOPMENT & ENTITLEMENT

2275 SW MARTIN HWY, PALM CITY, FL 34990 | OLD PALM CITY TOWN SQUARE II MIXED USE PROPERTY

EXISTING ENTITLEMENTS

Zoning & Prior Approvals

The property is commercially zoned and was previously approved for commercial/office, mixed use development through a Standard Development Order, Final Site Plan, and Preserve Area Management Plan (PAMP). The Development Order and Final Site Plan have since expired; however, the prior approvals provide a documented planning and entitlement history for the site. Purchasers should verify current zoning, permitted uses, development standards, and approval requirements with Martin County.

Old Palm City CRA

The property is located within the Old Palm City Community Redevelopment Area (CRA) and The Boulevard District – SW Martin Highway (CR-714) Overlay District. The district promotes coordinated redevelopment, pedestrian connectivity, enhanced architectural character, landscaping, access management, and a cohesive commercial corridor.

The Boulevard District accommodates a broad range of potential uses, including professional and medical offices, retail and service businesses, restaurants, financial institutions, hotels, residential and mixed-use development, institutional uses, and certain limited-impact industrial uses, subject to applicable regulations and approvals.

Development Framework

CRA development standards emphasize Florida Vernacular architecture, pedestrian-oriented design, street-facing buildings,

coordinated landscaping and buffering, reduced visibility of parking areas, shared access where feasible, underground utilities, and enhanced signage and lighting.

SITE & DEVELOPMENT CONSIDERATIONS

Utilities & Infrastructure

Public facilities and utility infrastructure were evaluated as part of the property's previous entitlement process. Future purchasers should verify current utility availability and capacity, connection requirements, roadway and access conditions, impact fees, and other infrastructure requirements with the appropriate agencies.

Environmental

An approved Preserve Area Management Plan (PAMP) established requirements related to preserve areas, including management, maintenance, monitoring, and development restrictions. These requirements should be reviewed as part of a purchaser's due diligence.

Location & Accessibility

The property fronts SW Martin Highway (CR-714), a primary east-west arterial through Palm City with connectivity to I-95, Florida's Turnpike, Stuart, and surrounding employment and residential areas. Its location within an established commercial corridor makes the site well positioned for infill development.

Development Opportunity

As a vacant site with a substantial prior entitlement history, the property offers flexibility for future development without the demolition considerations associated with an improved property. Its highway frontage, CRA location, established commercial surroundings, and documented planning history provide a strong foundation for evaluating future commercial or mixed-use development.

Buyer Due Diligence

Purchasers should independently verify current zoning and permitted uses, Development Order and Final Site Plan status, utilities and capacity, access requirements, preserve obligations, permits, easements and title matters, impact fees, and applicable Martin County regulations.

All prior approvals and entitlements should be independently verified. Future development is subject to current Martin County requirements and applicable agency approvals.



MIKE MCCARTY

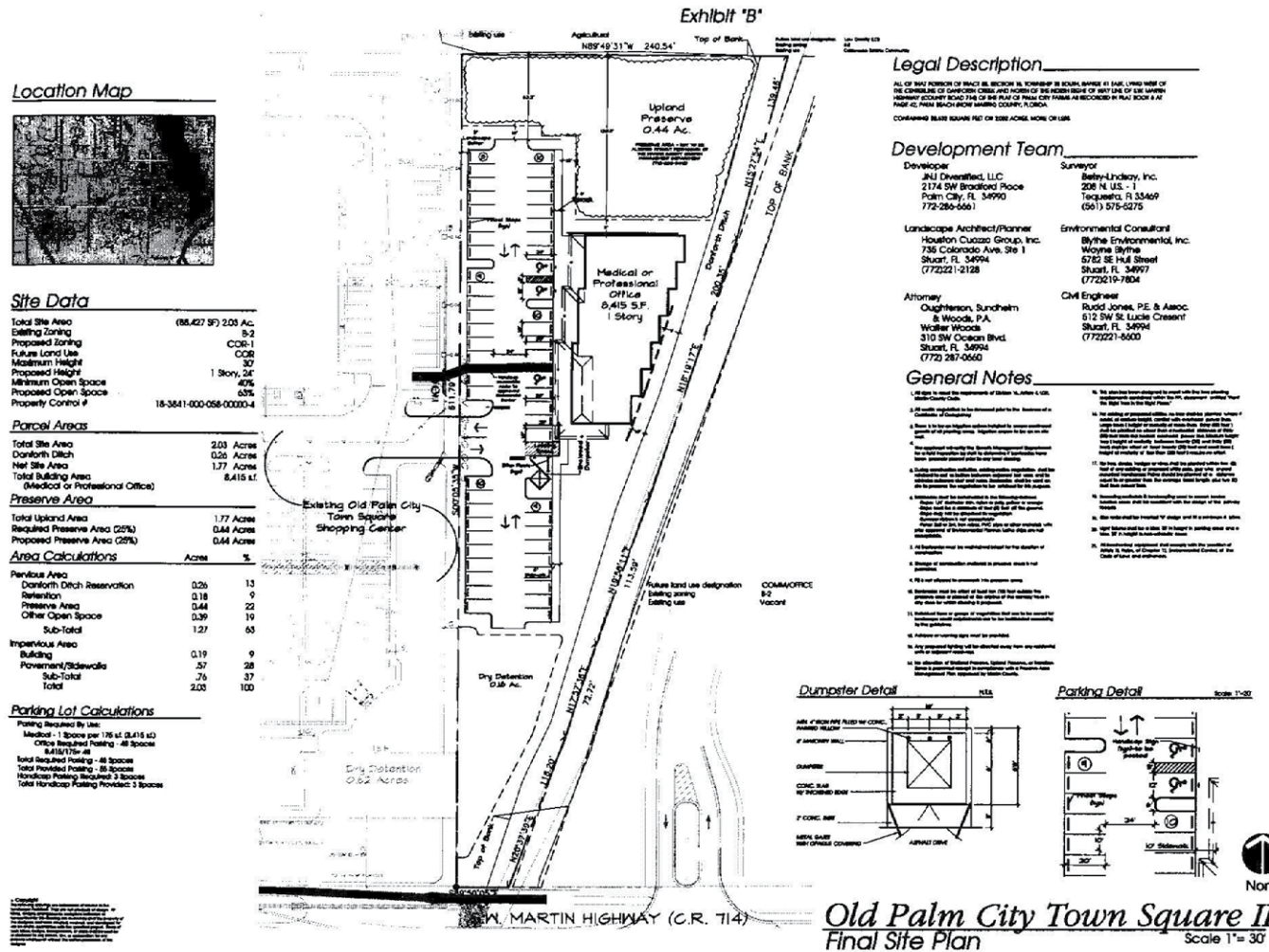
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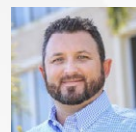
HOUSTON CUOZZO
GROUP, INC.
715 COLORADO AVE., SUITE
STUART, FLORIDA 34994
(772) 221-2124
FAX (772) 221-0788

Old Palm City Town Square II
Martin County Florida
Final Site Plan

Job No. 20610
Drawn by THUCD
Checked by PS
Approved by DAK
Submitted Date pre-opp 8-21-04
results 1-18-05
4-22-05
Revision Date

1 1

Sheet of



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SITE PLAN

2275 SW MARTIN HWY, PALM CITY, FL 34990 | OLD PALM CITY TOWN SQUARE II MIXED USE PROPERTY

Location Map



Legal Description

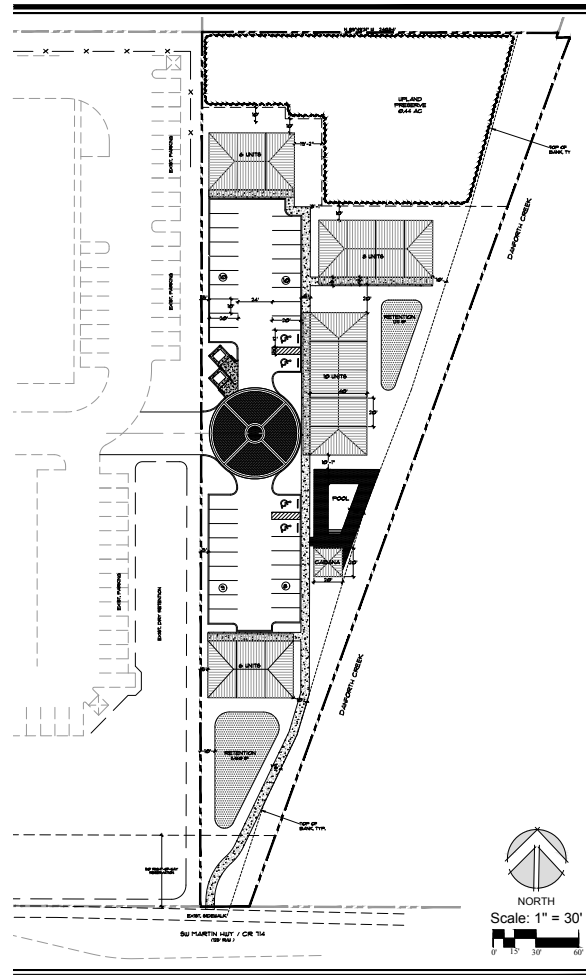
ALL OF THAT PORTION OF TRACT 58 SEC 18 TWP 38 RNG 41 LYING WEST OF THE CENTERLINE OF DANFORTH CREEK AND N OF THE N ROW LINE OF SW MARTIN HWY (COUNTY RD 714) OF PLAT OF PALM CITY FARMS RECORDED IN PLBK 6 PG 42 PALM BEACH NOW (MARTIN COUNTY)

Parcel Data

PCN	18-38-41-000-058-00010-0
TOTAL PARCEL AREA	88,514 SF / 2.032 ACRES
EXISTING ZONING	OLD PALM CITY CRA - CORRIDOR SUBDISTRICT
FUTURE LAND USE	CRA CENTER
EXISTING USE	VACANT
PROPOSED USE	APARTMENTS

Development Standards - Apartment Building

MAXIMUM BUILDING HEIGHT	3 STORIES / 35'
BUILDING SETBACKS	FRONT 10' MIN. / 25' MAX., SIDE 5', REAR 10'
PARKING SETBACKS	FRONT 30' MIN., SIDE 5', REAR 5'
OPEN SPACE MINIMUM REQUIRED	20%
MAXIMUM BUILDING COVERAGE	60%



McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Old Palm City Town Square II
Martin County, Florida
Conceptual Site Plan

Drawn By _____ DMS
Checked By _____ MM
Scale 1"=30'
Drawing Date 6/10/2020

S-1

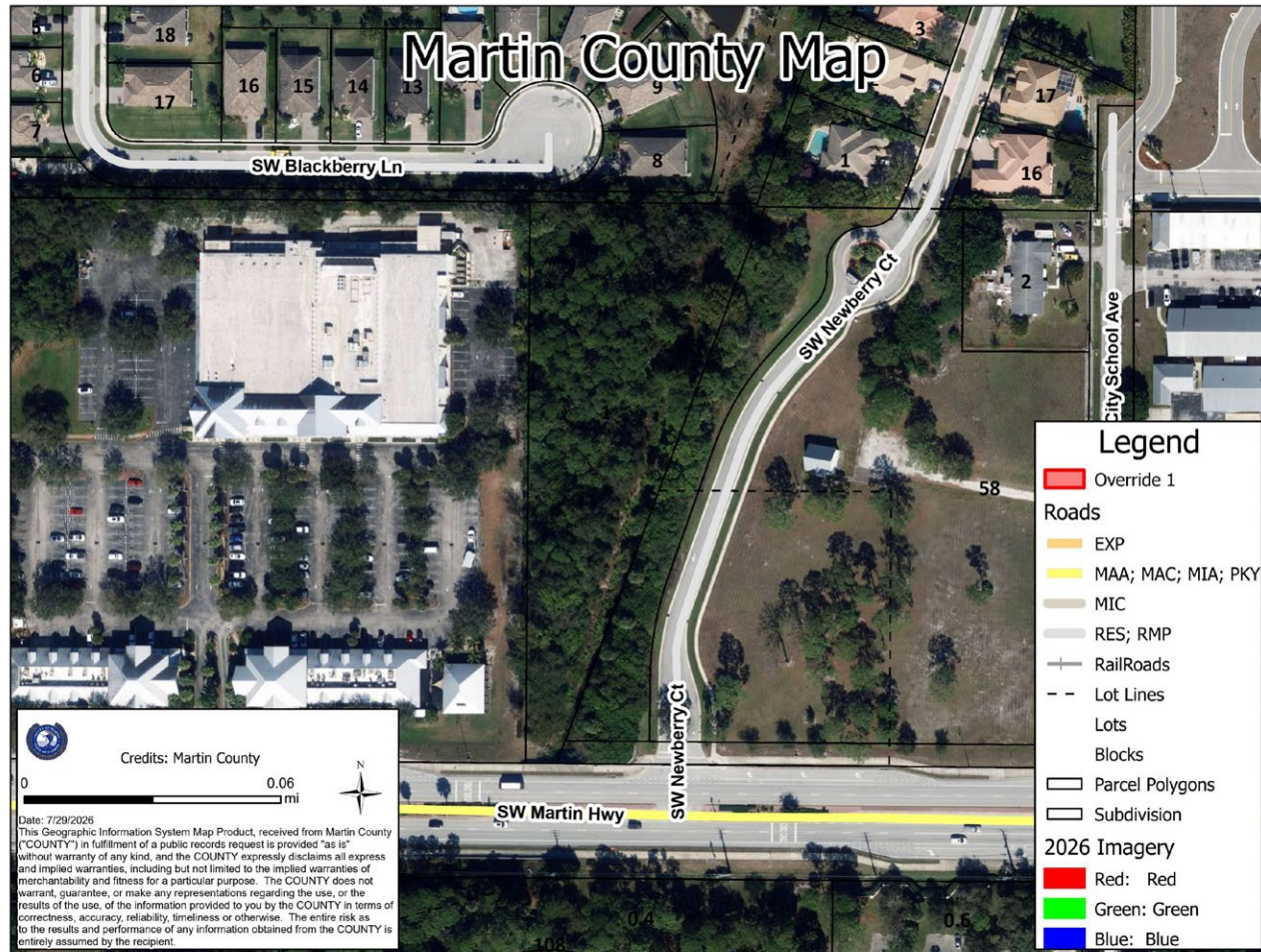


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MAP

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REPORT & MAP

2275 SW MARTIN HWY, PALM CITY, FL 34990 | OLD PALM CITY TOWN SQUARE II MIXED USE PROPERTY



POPULATION

1 MILE

3 MILES

5 MILES

Population

13.9K

40.8K

104.1K

Median Age

47.7

52.2

50.4



HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Occupied Households

4,768

14.2K

35.9K

of Employees

11.4K

34.5K

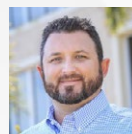
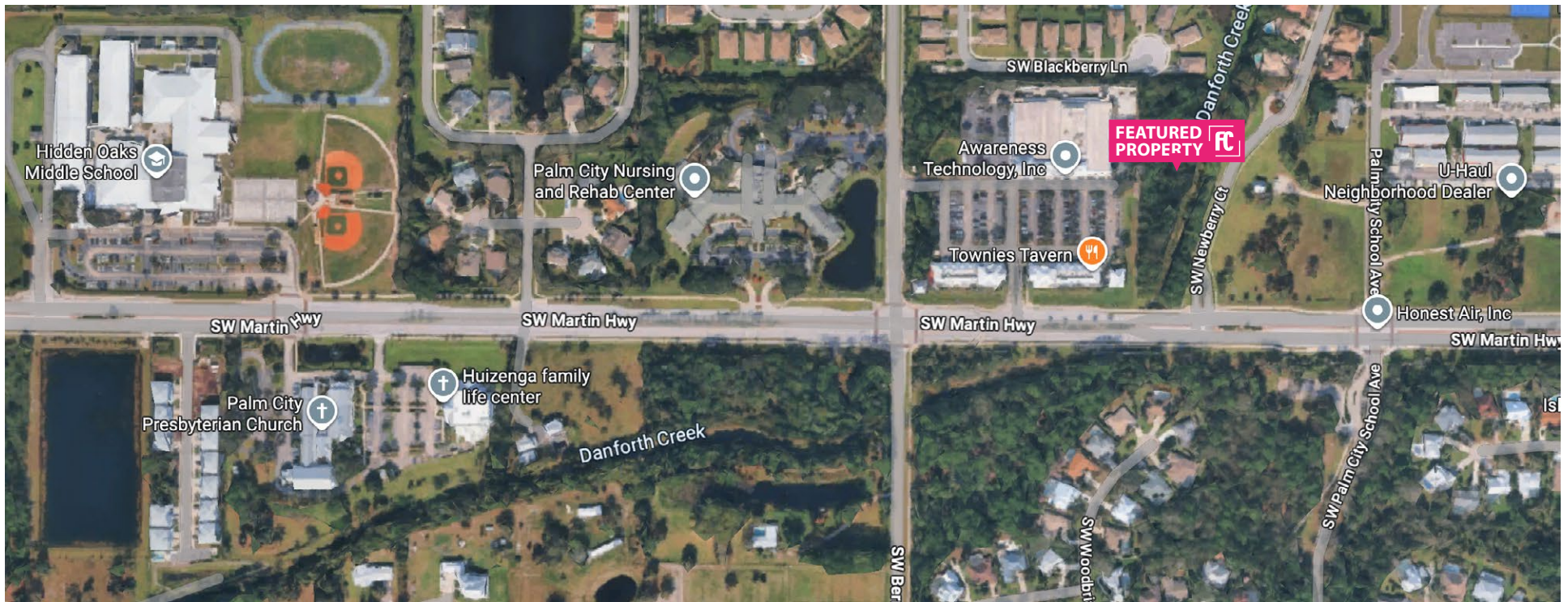
87.7K

Average HH Income

\$105K

\$102.8K

\$87.1K



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