

5.34 AC DEVELOPMENT OPPORTUNITY

1919 SE Cove Rd., Stuart, FL 34997



FOR SALE | \$2,149,000

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Fantastic chance to acquire 5.34 acres of premium redevelopment real estate.
- Situated at the intersection of Cove Rd and Ault Ave, this property boasts remarkable frontage and dual entry points.
- Ideal for either residential development or a nursery, it is conveniently located just 3.6 miles from Kanner Hwy and less than 4 miles from I95.
- The neighboring properties feature a comparable style, further enhancing the appeal of this parcel.
- Current tenant pays \$5,000 per month.



PRICE	\$2,149,000
ACREAGE	5.34 ac
FRONTAGE	620' Cove Rd 370' Ault Ave
TRAFFIC COUNT	16,300 ADT
ZONING	RE-2A
PARCEL ID	55-38-41-000-066-00051-0

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	2,147	1 Mile	\$87,867	1 Mile	49.60
3 Mile	83,290	3 Mile	\$88,391	3 Mile	49.00
5 Mile	159,771	5 Mile	\$95,204	5 Mile	48.80

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	2,218	1 Mile	\$68,081	1 Mile	55
3 Mile	87,636	3 Mile	\$61,621	3 Mile	54
5 Mile	171,187	5 Mile	\$67,413	5 Mile	53

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ZONING INFORMATION

Permitted Uses:

The existing zoning district, A-1, is a Category C zoning district. The A-1 zoning district is not consistent with the Rural Density future land use designation, currently assigned. Martin County, Fla., Land Development Regulations Section 3.402. (2018). Please see the excerpt below which shows the permitted uses allowed by the A-1:

Sec. 3.411.1. A-1 Small Farms District.

3.411.1.A. *Uses permitted.*

1. In this district, a building or structure or land shall be used for only the following purposes:
2. Any use permitted in the R-2A Two-Family Residential District.
3. Barns, dairies, greenhouses, guesthouse, servants' quarters and other accessory buildings.
4. Truck farming, fruit growing, poultry raising, nurseries and field crops.
5. Roadside stands for the sale of fruit, vegetables and other products produced on the premises thereof.
6. Drive-in theatres, private stables.
7. Commercial radio and/or television transmitting stations, towers, poles, masts, antennas, power plants and the other incidental and usual structures pertaining to such stations. All structures and attachments thereto and appurtenances thereof shall comply with all of the 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.

8. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.

9. Farmer's markets, as defined in Division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

3.411.1.B. *Required lot area.* The required lot area shall not be less than two acres.

3.411.1.C. *Minimum yards required.*

1. *Front:* 25 feet.

2. *Rear and side:* 25 feet.

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

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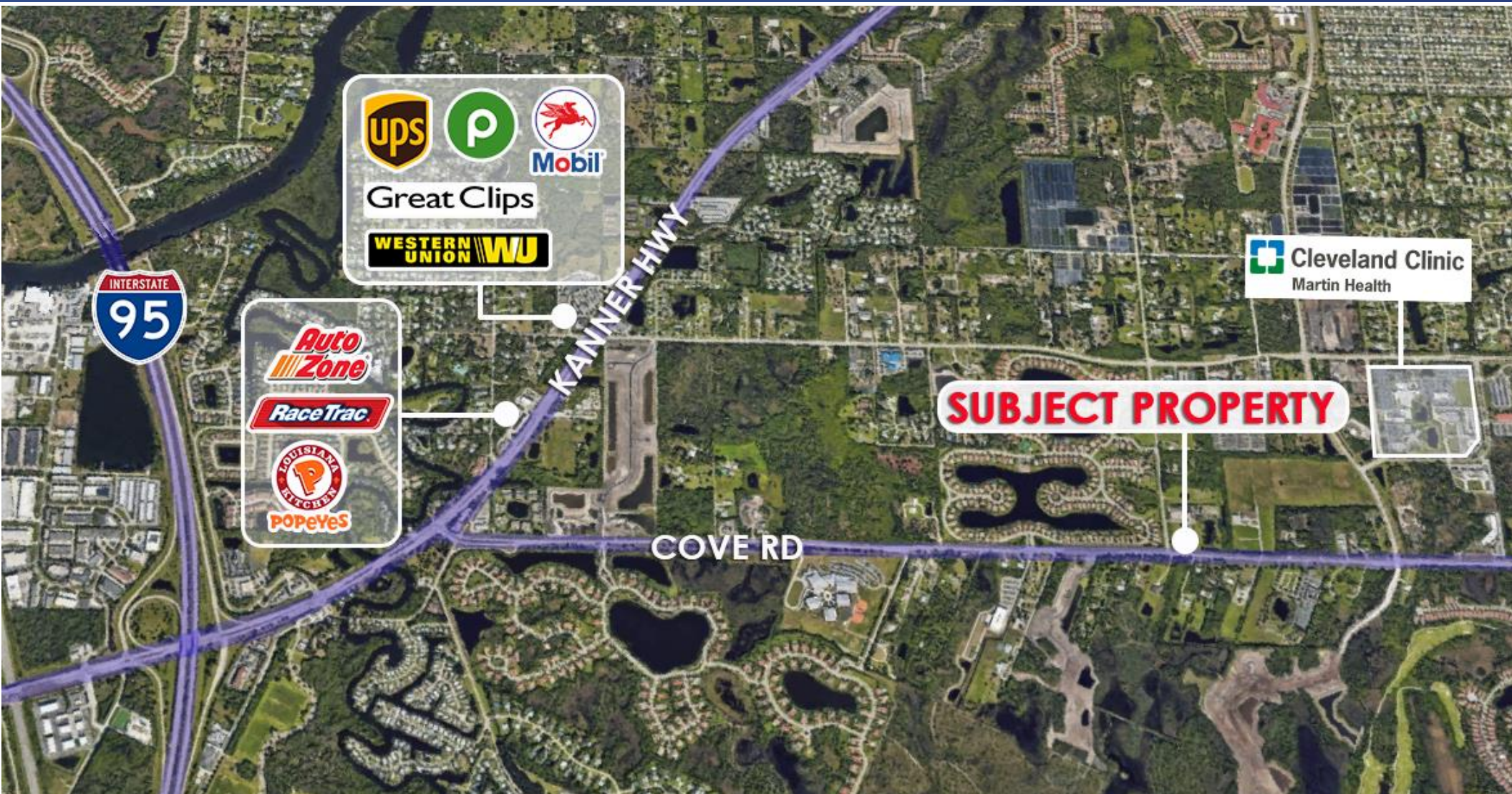
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TRADE AREA MAP



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