

2.92± ACRES OR 127,195± SF OF VACANT LAND FOR SALE
SE COMMERCE AVE, STUART, FLORIDA

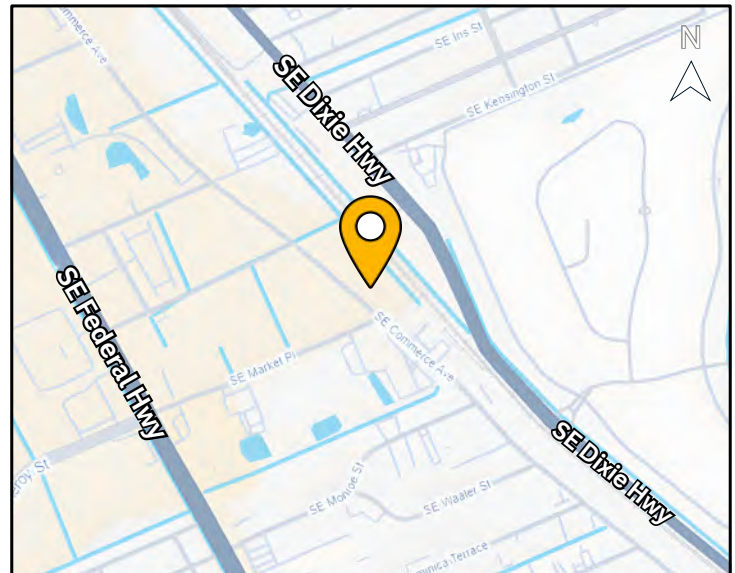
REICHEL
SINCE 1987

FOR SALE - SE COMMERCE AVE, STUART, FL



Property Highlights:

- 2.92± acres or 127,195± SF of vacant land.
- Located in the city of Stuart in Martin County.
- Terrific location sitting between SE Commerce Ave and SE Dixie Highway.
- Possible rail connection to the NE of the site.
- Surrounded by prime industrial projects.
- **Purchase Price: \$1,995,000**



REICHEL
SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:

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breichel@reichelrealty.com
(561) 389-0315 cell phone

Kerry Jackson, SIOR
Vice President
kjackson@reichelrealty.com
(561) 512-7512 cell phone

Driven by Integrity. Defined by Results.

2.92± ACRES OR 127,195± SF OF VACANT LAND FOR SALE SE COMMERCE AVE, STUART, FLORIDA



PROPERTY INFORMATION SUMMARY

| | |
|-----------------------------|--|
| Location: | SE Commerce Ave - Martin County. Between SE Commerce Ave and SE Dixie Highway. |
| Railroad: | Possible railroad spur opportunity to the NE of subject site. |
| Annexation: | Currently located in Martin County. |
| Potential Site Plan: | See attached proposed site plan for up to 28,651 SF project in (2) industrial buildings. |
| Size: | 2.92± acres or 127,195± SF. |
| Use Code: | 4000 - Vacant Industrial |
| PC# | 38-38-41-002-204-00000-0 |
| Purchase Price: | \$1,995,000 |



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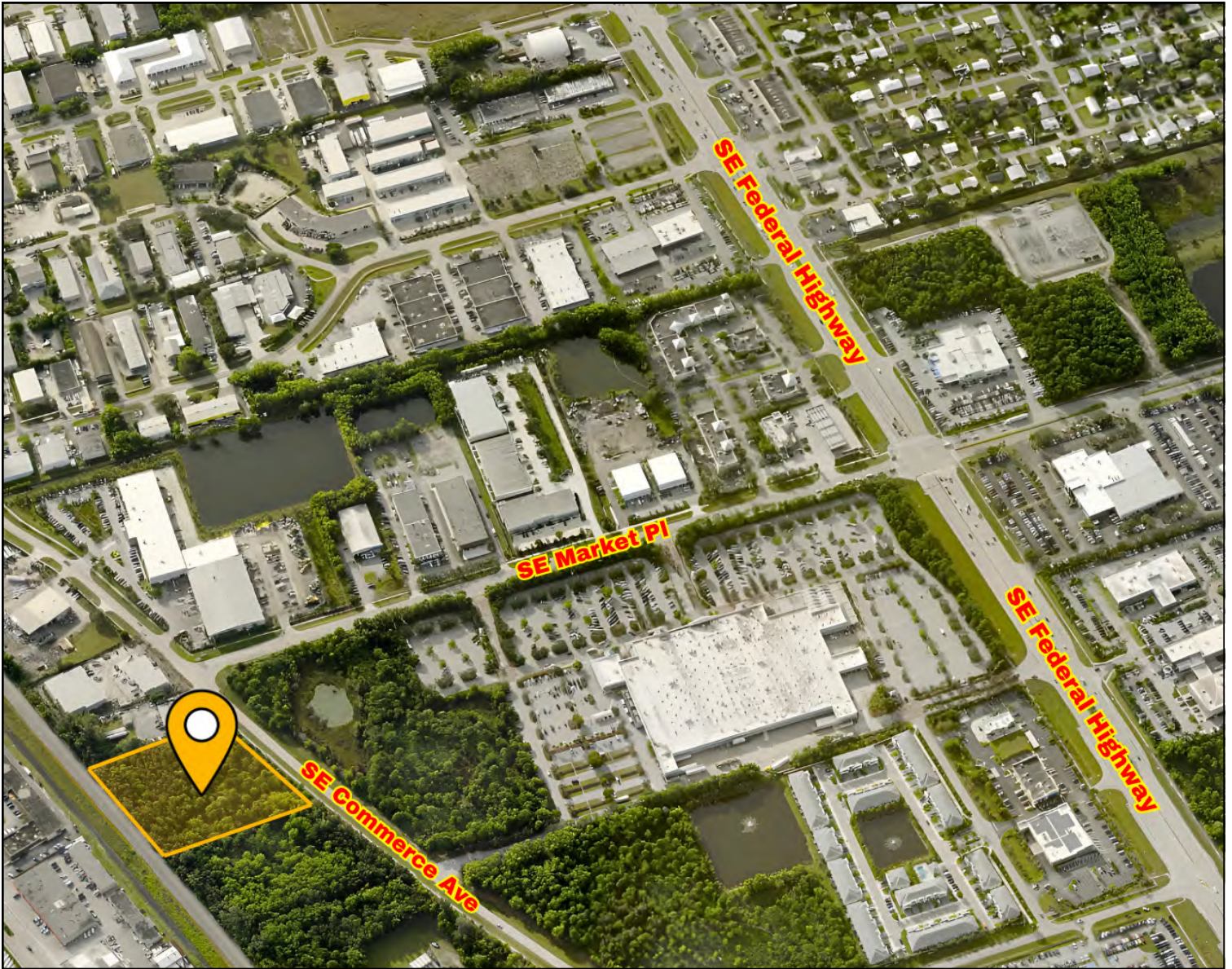
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REICHEL
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VIEW LOOKING NORTH



REICHEL
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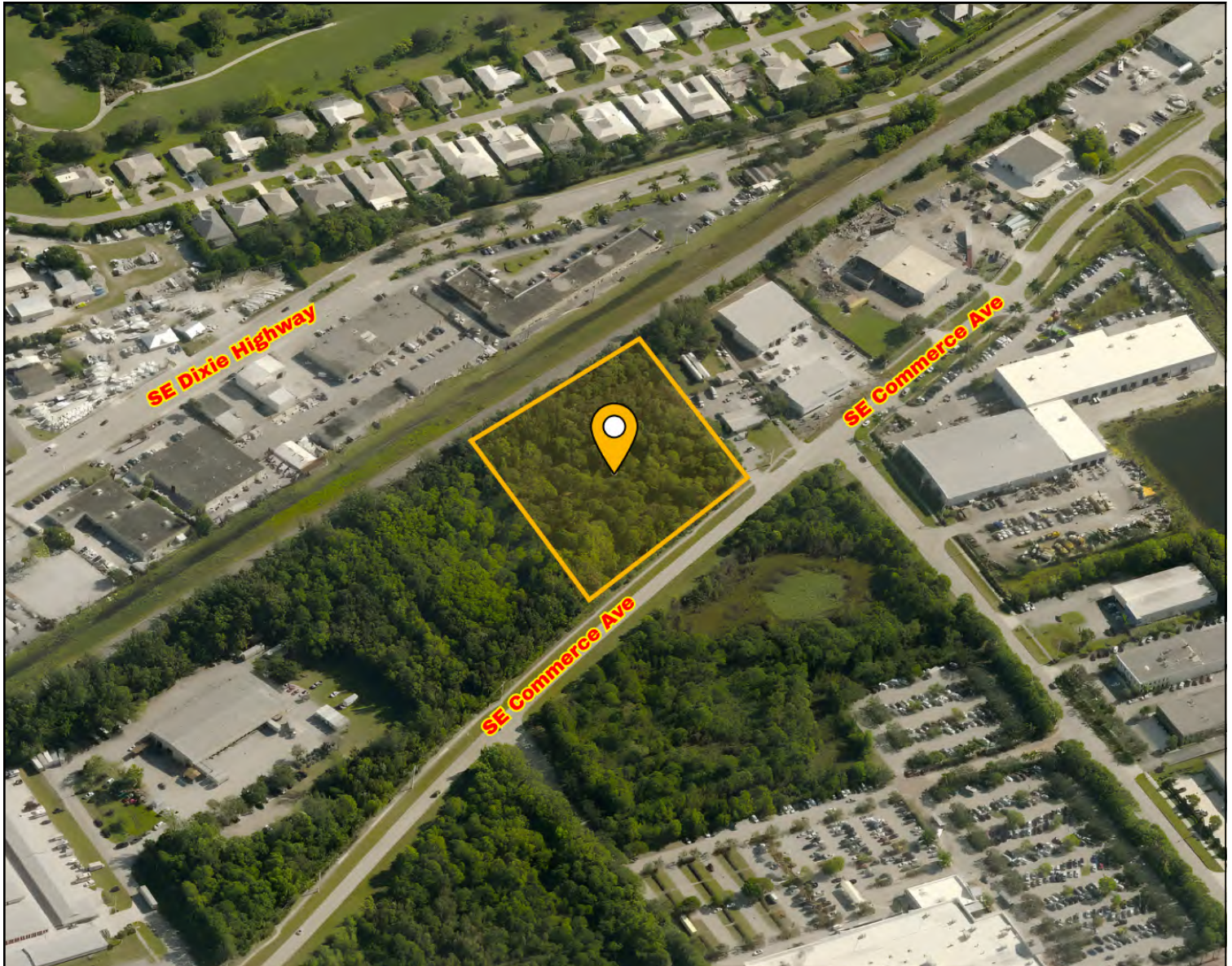
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REICHEL
SINCE 1987

VIEW LOOKING EAST



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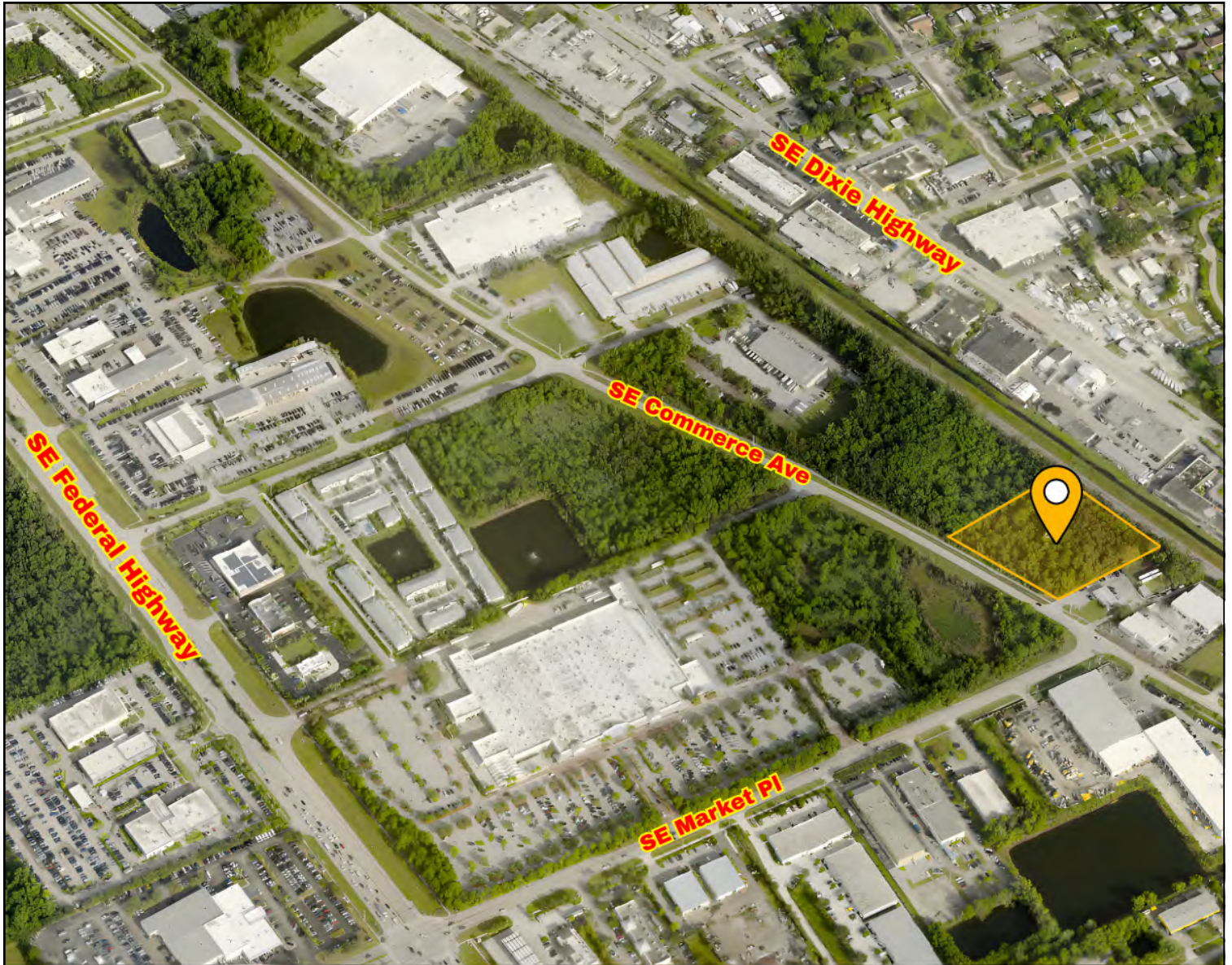
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SE COMMERCE AVE, STUART, FLORIDA

REICHEL
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VIEW LOOKING SOUTH



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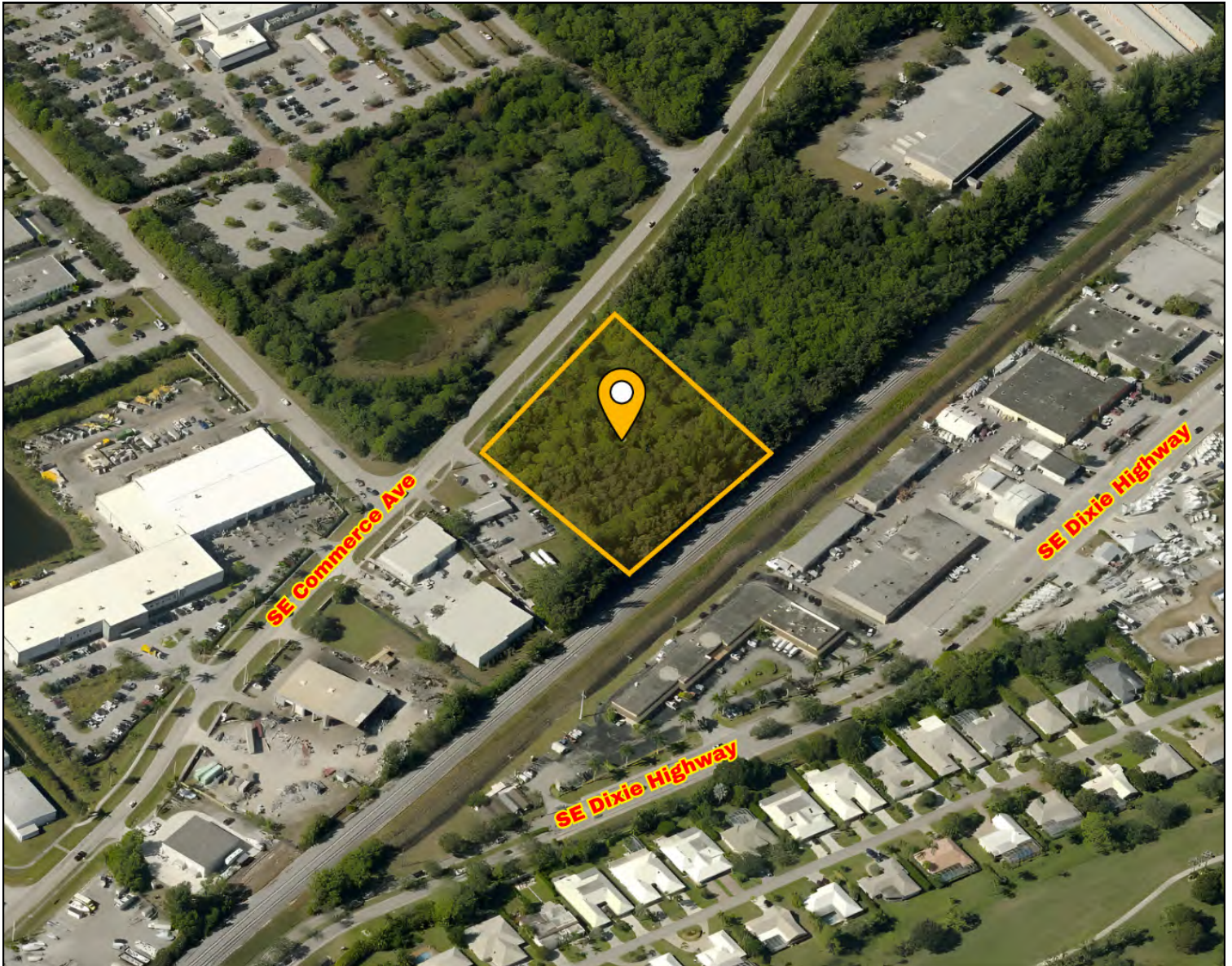
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REICHEL
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VIEW LOOKING WEST



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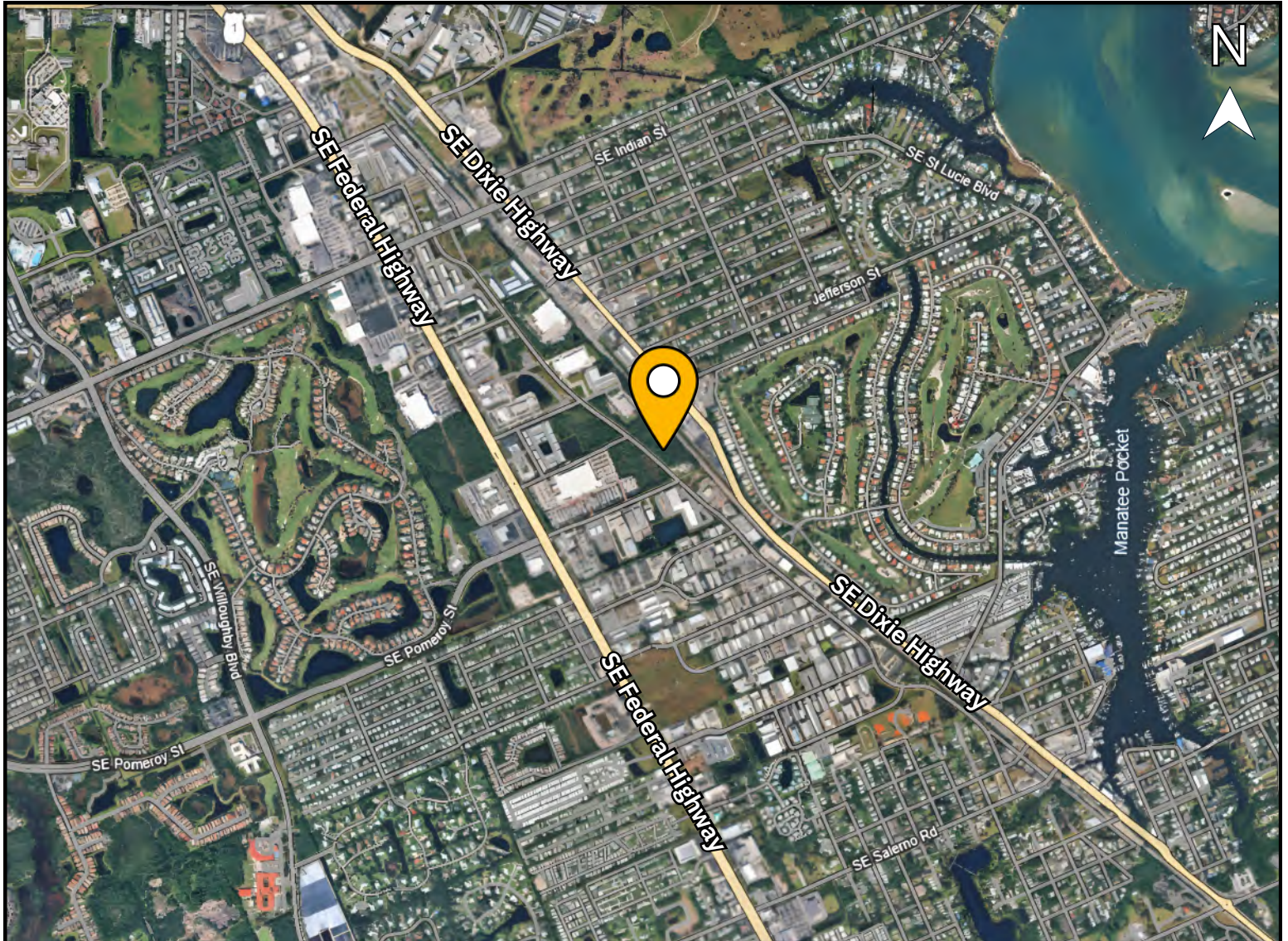
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REICHEL
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MAP



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Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.

Martin County, FL



Legend

- Roads**
- EXP
 - MAA; MAC; MIA; PKY
 - MIC
 - RES; RMP
 - RailRoads
 - Lot Lines
 - Lots
 - Blocks
 - Parcel Polygons
 - Subdivision
 - Red: Red
 - Green: Green
 - Blue: Blue

0 0.065 mi

Date: 3/21/2026
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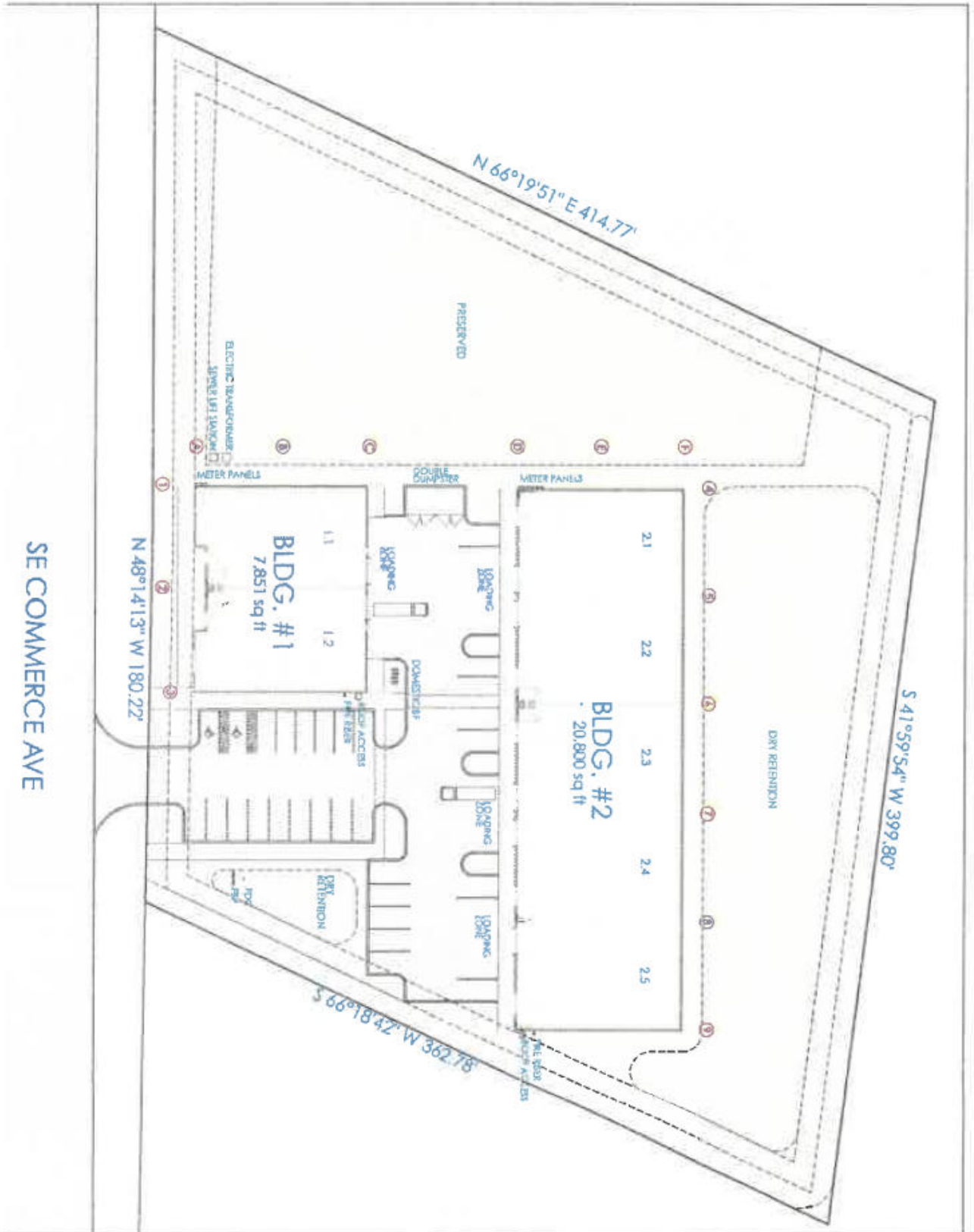
Author: Martin County GIS
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Potential Site Plan/Project

1 Site Plan

Scale 1/32" = 1'-0"



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A1

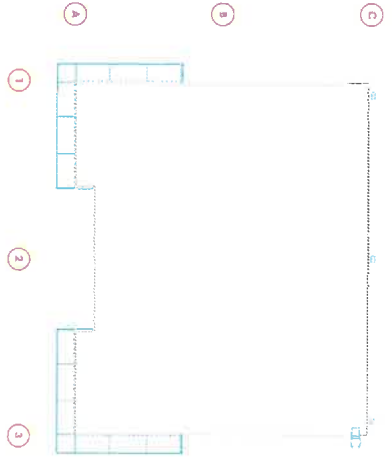
DATE: 9/26/24
SHEET

REVISIONS

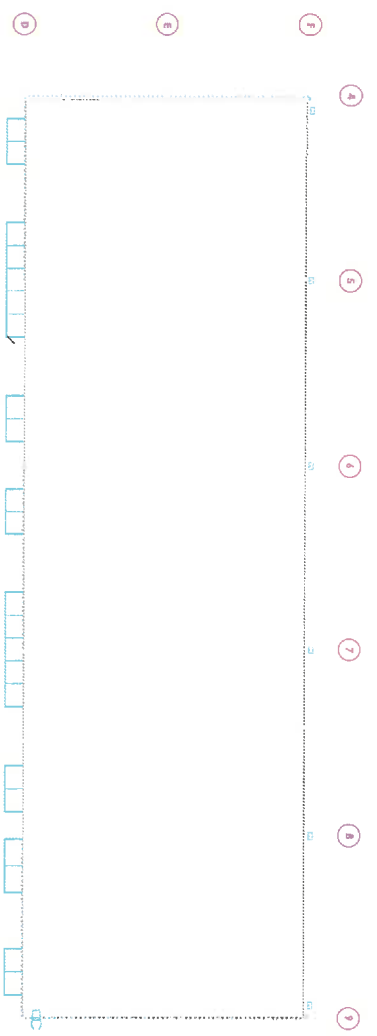
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New Industrial Building for:
MARTIN COUNTY, FLORIDA

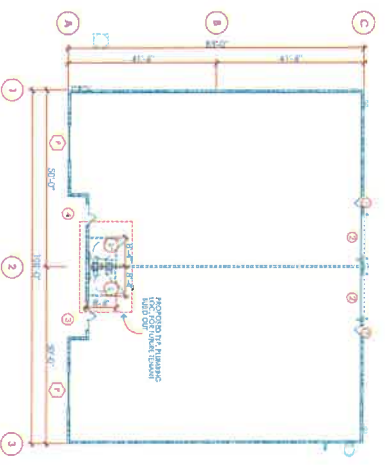
BC Architects inc.
700 SE Osceola St., Suite E, Ft. 34974 772-287-7318
www.bcarc.com



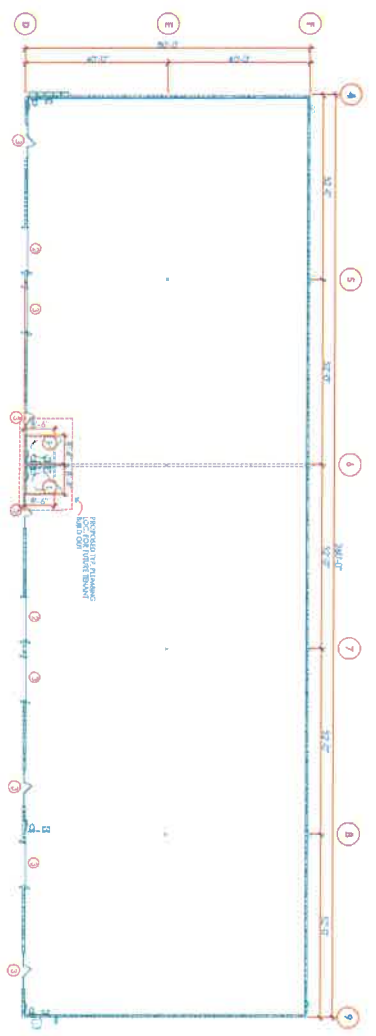
2. Roof Plan Bldg #1
Scale: 1/8" = 1'-0"



2. Roof Plan Bldg #2
Scale: 1/8" = 1'-0"



1. Floor Plan Bldg #1
Scale: 1/8" = 1'-0"



1. Floor Plan Bldg #2
Scale: 1/8" = 1'-0"

| REVISIONS |
|-----------|
| |
| |
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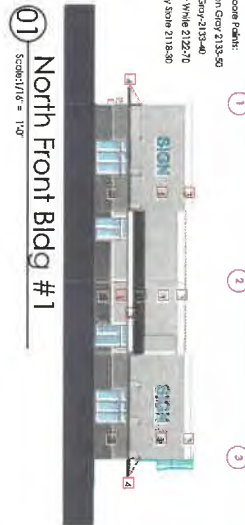
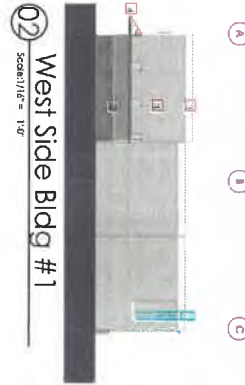
New Industrial Building for:
MARTIN COUNTY, FLORIDA


 BC Architects inc.
 900 SE Cicado St., Stuart, FL 34994 772 - 287 - 7318 www.bcarchitects.com

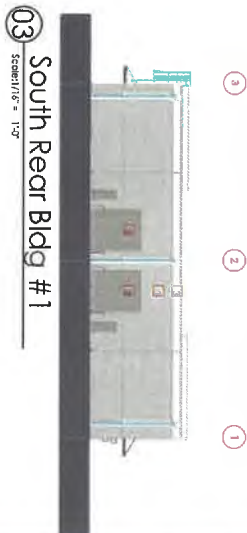
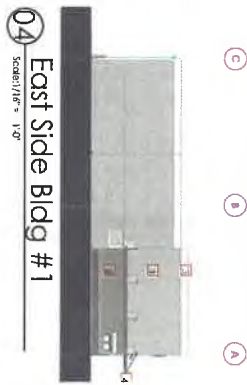
DATE: 9/20/24
 SHEET: A2



- Benjamin Moore Paints:
- 1 Pigment Gray 2133-50
 - 2 Dove Gray 2133-40
 - 3 Snow White 2122-70
 - 4 Ebony Shale 2118-90



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- 1 Pigment Gray 2133-50
 - 2 Dove Gray 2133-40
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Ben Carter, LC, RA, AIA 12310

BC Architects in c.

900 SE Okechawee St., Stuart, FL 34994 772 • 287 • 2318 www.bcarchitectinc.com

REVISIONS

New Industrial Building for:

MARTIN COUNTY, FLORIDA

DATE 3/20/24
SHEET A3

[< BACK TO SEARCH](#)

Basic Info

| | | | |
|--|---------------------|---|----------------------------------|
| PIN 38-38-41-002-204-00000-0 | AIN 35181 | Situs Address SE COMMERCE AVE STUART FL | Website Updated 4/1/26 |
|--|---------------------|---|----------------------------------|

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

MK BROWN HOLDINGS IV LLC

Parcel ID

38-38-41-002-204-00000-0

Use Code/Property Class

4000 - 4000 Vacant Industrial

Mailing Address

610 NW DIXIE HWY
STUART FL 34994

Account Number

35181

Neighborhood

M3E M3E-EAST STUART

Tax District

DISTRICT TWO MSTU

Property Address

SE COMMERCE AVE STUART FL

Legal Acres

2.9245

Legal Description

SEWALL'S POINT LAND CO, TRACTS 203 & 204...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | Total County Exemptions | County Taxable Value |
|------|--------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2025 | \$ 1,083,650 | \$ 0 | \$ 1,083,650 | \$ 372,802 | \$ 710,848 | \$ 0 | \$ 710,848 |

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date

5/16/18

Grantor (Seller)

TED GLASRUDE ASSOCIATES FL LLC

Doc Num

2695672

Sale Price

\$ 640,000

Deed Type

Wd Full Covenant and Warranty Deed

Book & Page

2993 1850

Legal Description

SEWALL'S POINT LAND CO, TRACTS 203 & 204 LYING E OF SE COMMERCE AVE (LESS NLY 211.05' MSD ALG RY R/W & LESS SLY 226.46' MSD ALG RY R/W)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Improvements

| | | | |
|--|---------------------|---|----------------------------------|
| PIN 38-38-41-002-204-00000-0 | AIN 35181 | Situs Address SE COMMERCE AVE STUART FL | Website Updated 4/1/26 |
|--|---------------------|---|----------------------------------|

| | | |
|---------------------------------------|------------------------------------|-------------------------|
| Use Code/Property Class N/A | Total Finished Area 0 SF | Max Stories 0 |
|---------------------------------------|------------------------------------|-------------------------|

| Features/Yard Items | | | | |
|----------------------------|------------|-------------|------------------------|-----------------|
| Type | Qty | Size | Unit of Measure | Year Blt |

Sales History

| | | | |
|--|---------------------|---|----------------------------------|
| PIN 38-38-41-002-204-00000-0 | AIN 35181 | Situs Address SE COMMERCE AVE STUART FL | Website Updated 4/1/26 |
|--|---------------------|---|----------------------------------|

| Sale Date | Sale Price | Grantor (Seller) | Deed Type | Doc Num | Book & Page |
|------------------|-------------------|-------------------------------|------------------------------------|----------------|------------------------|
| 5/16/18 | \$ 640,000 | TED GLASRUD ASSOCIATES FL LLC | Wd Full Covenant and Warranty Deed | 2695672 | <u>2993 1850</u> |
| 5/11/17 | \$ 6,200,000 | INDUSTRIAL DEVELOPMENT CORP | Wd Full Covenant and Warranty Deed | 2635548 | <u>2925 1852</u> |
| 1/1/01 | \$ 0 | SELLER - see file for name | | | |

This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Value History

| | | | |
|--|---------------------|---|----------------------------------|
| PIN 38-38-41-002-204-00000-0 | AIN 35181 | Situs Address SE COMMERCE AVE STUART FL | Website Updated 4/1/26 |
|--|---------------------|---|----------------------------------|

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | County Exemptions | County Taxable Value |
|------|--------------|-------------------|--------------|-----------------|----------------|-------------------|----------------------|
| 2025 | \$ 1,083,650 | \$ 0 | \$ 1,083,650 | \$ 372,802 | \$ 710,848 | \$ 0 | \$ 710,848 |
| 2024 | \$ 662,735 | \$ 0 | \$ 662,735 | \$ 16,509 | \$ 646,226 | \$ 0 | \$ 646,226 |
| 2023 | \$ 631,176 | \$ 0 | \$ 631,176 | \$ 43,697 | \$ 587,479 | \$ 0 | \$ 587,479 |
| 2022 | \$ 631,176 | \$ 0 | \$ 631,176 | \$ 97,104 | \$ 534,072 | \$ 0 | \$ 534,072 |
| 2021 | \$ 485,520 | \$ 0 | \$ 485,520 | \$ 0 | \$ 485,520 | \$ 0 | \$ 485,520 |
| 2020 | \$ 485,510 | \$ 0 | \$ 485,510 | \$ 0 | \$ 485,510 | \$ 0 | \$ 485,510 |
| 2019 | \$ 485,510 | \$ 0 | \$ 485,510 | \$ 0 | \$ 485,510 | \$ 0 | \$ 485,510 |
| 2018 | \$ 397,580 | \$ 0 | \$ 397,580 | \$ 0 | \$ 397,580 | \$ 0 | \$ 397,580 |
| 2017 | \$ 380,130 | \$ 0 | \$ 380,130 | \$ 0 | \$ 380,130 | \$ 0 | \$ 380,130 |
| 2016 | \$ 602,920 | \$ 0 | \$ 602,920 | \$ 171,192 | \$ 431,728 | \$ 0 | \$ 431,728 |
| 2015 | \$ 602,920 | \$ 0 | \$ 602,920 | \$ 210,440 | \$ 392,480 | \$ 0 | \$ 392,480 |

WARNING: Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.