



FOR SALE

■ 28 +/- Acres - Fernlea Nurseries

1705 SE Darling St

Stuart, FL 34997

PROPERTY OVERVIEW

Active nursery property. 28 acres with land use and zoning that allows 2 units per acre. Possible future uses include ALF or multi-family. Close to Martin Health System South Hospital. Across the street from Pine Wood Elementary School.

LOCATION OVERVIEW

Property is located on the NE corner of Willoughby Blvd and Darling Street just 1/4 mile north of Martin Memorial Hospital.

OFFERING SUMMARY

Land Size:	28.0 Acres (25+3)
Land Use (25 Acres):	Residential - 2 Units Per Acre - Martin County
Land Use (3 Acres)	Rural Density
Zoning (25 Acres):	RE - 1/2A Martin County
Zoning (3 Acres):	A-1-A
Utilities:	Water/Sewer - Martin County Utilities

SALE PRICE

\$16,000,000.00



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SLC Commercial
Realty & Development



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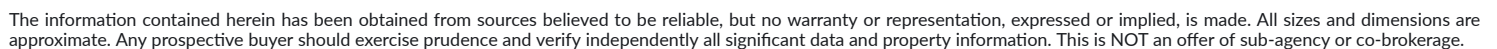
Additional Photos

28 +/- ACRES - FERNLEA NURSERIES

FOR SALE



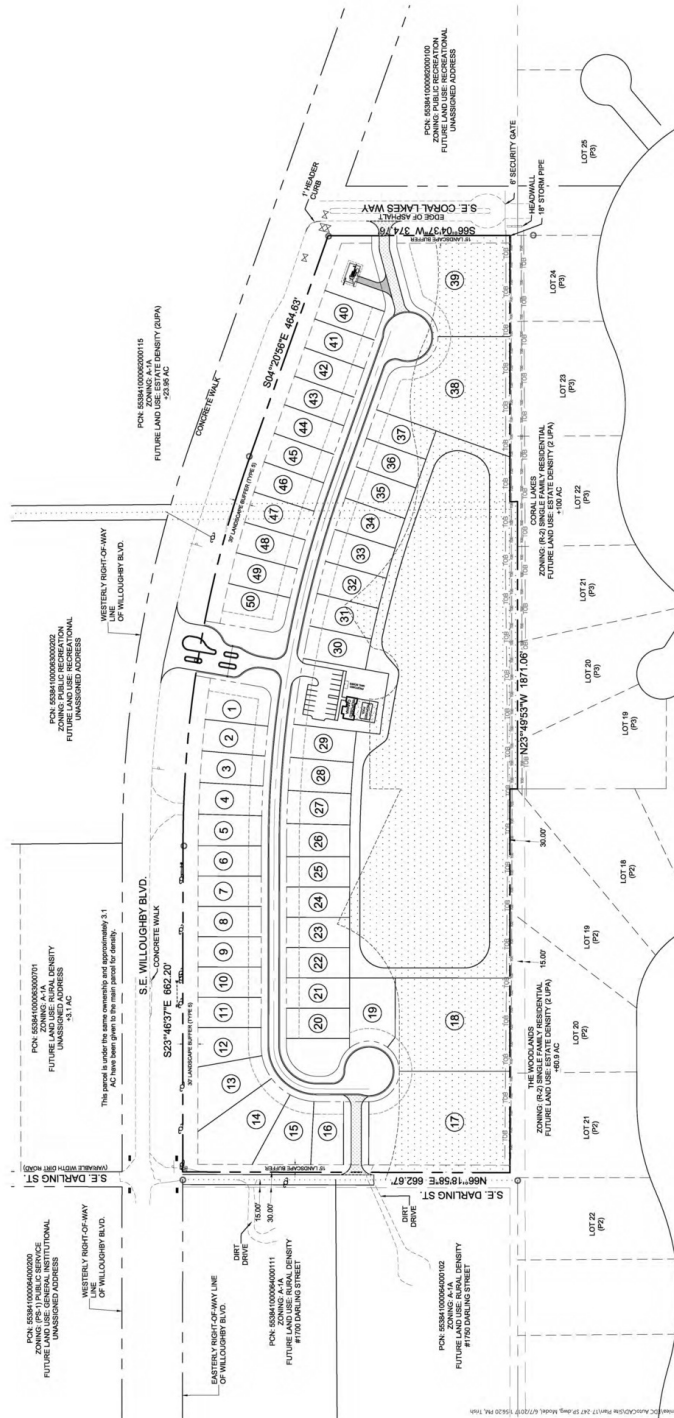
28 +/- ACRES - FERNLEA NURSERIES



50 Lot Concepts

28 +/- ACRES - FERNLEA NURSERIES

FOR SALE



Property Details

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SALE PRICE

\$16,000,000

Location Information

Building Name 28 +/- Acres - Fernlea Nurseries
Street Address 1705 SE Darling St
City, State, Zip Stuart, FL 34997
County/Township Martin County

Land

Irrigation Yes
Water Yes
Telephone Yes
Cable Yes
Sewer Yes

Zoning / Land Use Details:

Zoning / Land Use Details: RE - 1/2A Martin County
Land Use (25 Acres): Residential - 2 Units Per Acre
- Martin County
Zoning (3 Acres): A-1-A
Land Use (3 Acres): Rural Density
Permitted Use See Below

Property Details

Property Type Land
Property Subtype Residential
Lot Size 28 +/- Acres
APN# (25 Acres): 55-38-41-000-063-00080-9;
55-38-41-000-063-00010-4;
55-38-41-000-062-00080-1
APN# (3 Acres): 55-38-41-000-063-00070-1
Corner Property Yes
Waterfront Yes
Utilities & Amenities Water/Sewer - Martin County
Utilities

Parking & Transportation

Street Parking No

Utilities & Amenities

Sewer Yes
Water Yes
Cable Yes
Natural Gas Yes

Location Overview

Property is located on the NE corner of Willoughby Blvd and Darling Street just 1/4mile north of Martin Memorial Hospital.

[CLICK HERE FOR PERMITTED USES](#)



Retailer Map

28 +/- ACRES - FERNLEA NURSERIES

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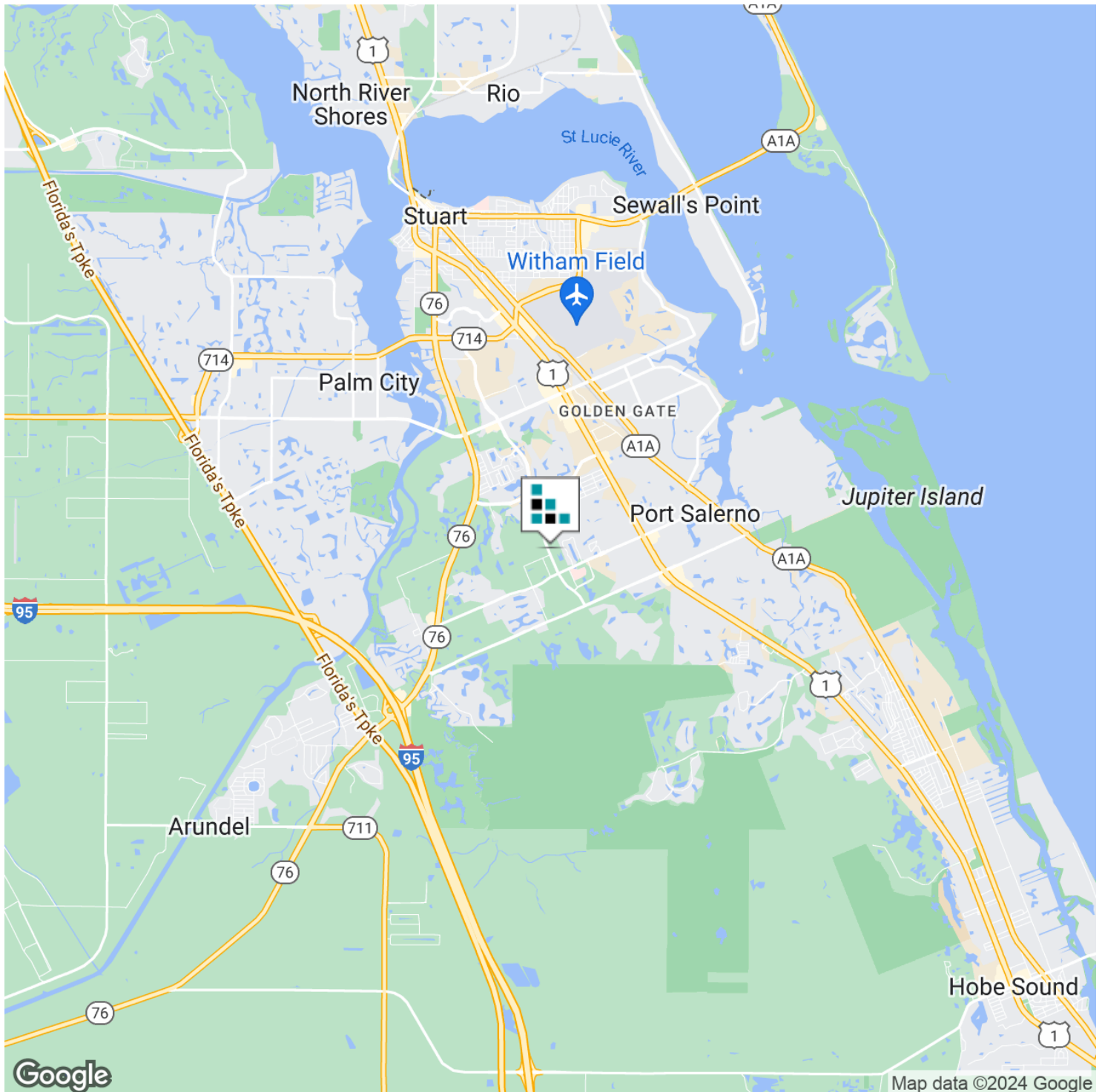


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Location Map

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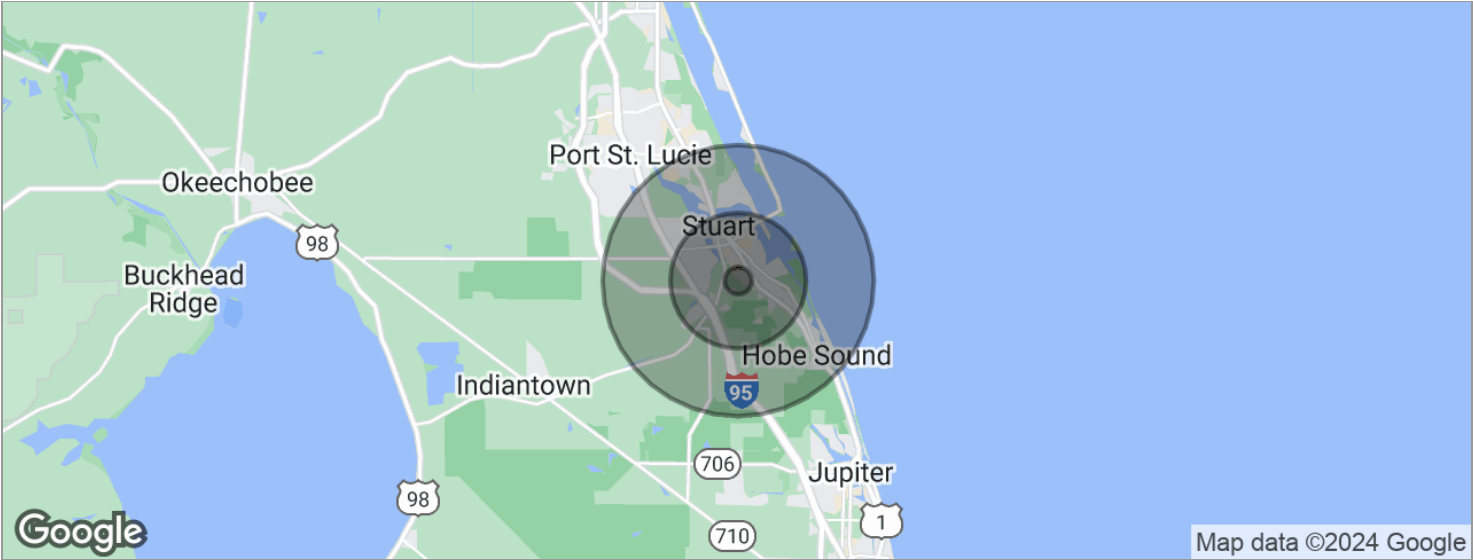
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Demographics Map

28 +/- ACRES - FERNLEA NURSERIES

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,514	85,796	165,720
Median age	41.6	52.1	51.4
Median age (Male)	41.3	50.0	49.6
Median age (Female)	42.2	53.2	52.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,566	44,795	85,474
# of persons per HH	2.5	1.9	1.9
Average HH income	\$67,491	\$78,066	\$79,079
Average house value	\$213,852	\$289,608	\$315,403

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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