

±4.88 Acres Commercial/Industrial Site

301-499 NE Baker Road, Stuart, FL 34994

NAI Southcoast



±4.88 Acres

Presented by

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Offered At:

\$3,500,000

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Property Details

Location:	NE Baker Road, Stuart, FL 34994
Parcel ID:	28-37-41-000-000-00203-2
Land Size:	±4.88 Acres
Zoning:	B-4, Limited Business/Manufacturing
Future Land Use:	Commercial
Pricing:	\$3,500,000 (\$16.46/SF)

Property Overview

This 4.88-acre commercial lot is located in the Avonlea PUD, with nearby townhomes, apartments, condos, and small businesses existing or planned in the surrounding areas.

Zoning for this parcel permits several uses, including retail, dry boat storage, banking, brewing or distilling, publishing, restaurant or other food service, strip retail center, communications, manufacturing warehousing, storage, medical or professional offices, and other permitted uses.

This lot is also zoned for conditional use (CU) for construction and operation of child-care centers, adult care centers, and specific telecommunications towers or facilities with approval through the appropriate permitting authorities.



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Destination	Distance	Time
I-95	8.8 Miles	18 Minutes
Florida Turnpike	7.1 Miles	17 Minutes
US-1	0.9 Miles	3 Minutes



St. Lucie River

AVONLEA

The Shoppes
AT AVONLEA

Town Centre
AT AVONLEA

±4.88 Acres

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Indian River

Atlantic Ocean

Farrell Lake



NE SAVANNAH RD

AVONLEA

±4.88 Acres

NE CARDINAL AVE

NE BAKER RD

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St. Lucie River

AVONLEA



13.CHURCH



Haney Creek Crossing
at Avonlea by
New Urban Communities

The Preserve
at Avonlea by
KHovnanian
Homes

NE BAKER RD

Fairbell Lake

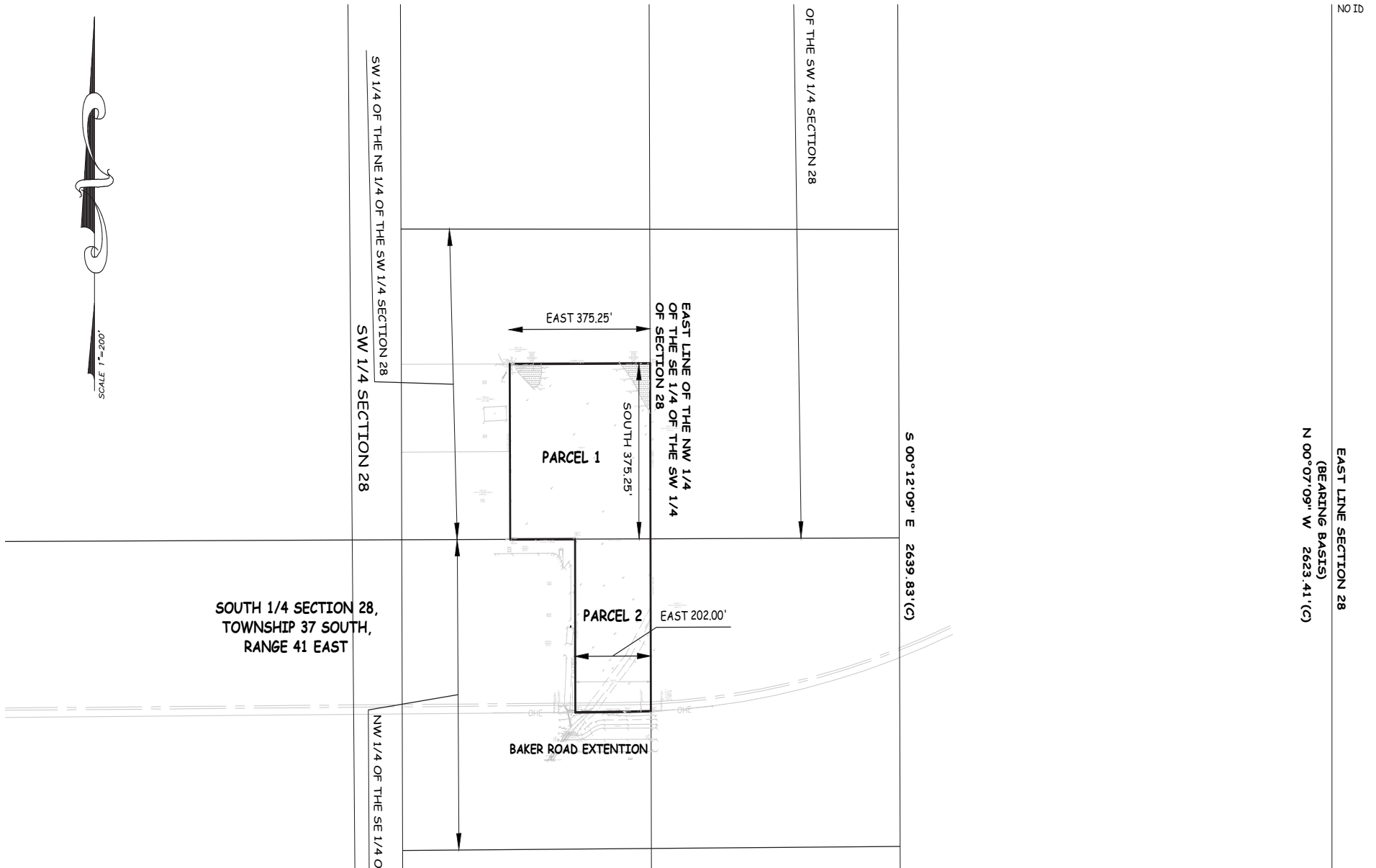
R
RIVER NORTH
APARTMENTS

±4.88 Acres

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Site Survey



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Permitted & Conditional Uses

Permitted Uses

- Bakeries, retail and/or wholesale warehouses
- Banks/financial institutions
- Boat storage, dry
- Community gardens (refer to supplemental standards in section 2.06.08)
- Craft distillery
- Dry cleaning establishment
- Industrial, low-impact *within enclosed facility
- Laundry establishments (self-service)
- Microbrewery
- Newspaper or publishing plant
- Office, business or professional
- Office, low intensity medical
- Office, medical
- Office, veterinary
- Outdoor storage (refer to standards in section 6.10.00)
- Public facilities and services
- Public parks
- Public utilities (refer to section 6.02.00)
- Radio and/or television broadcast stations
- Repair services
- Restaurants, limited
- Retail, bulk merchandise
- Retail, intensive sales
- Retail, non-intensive sales and service
- Retail, strip shopping center
- Shooting range, indoor (refer to supplemental standards in section 2.06.16)
- Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility
- Stealth communication facilities – In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which do not exceed 45 feet in height, or which are constructed as part of an existing architectural feature or structure, provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.11)
- Urban farms (refer to supplemental standards in section 2.06.08)
- Warehouse, general storage
- Warehouse, mini-storage
- Warehouse, wholesale and distribution

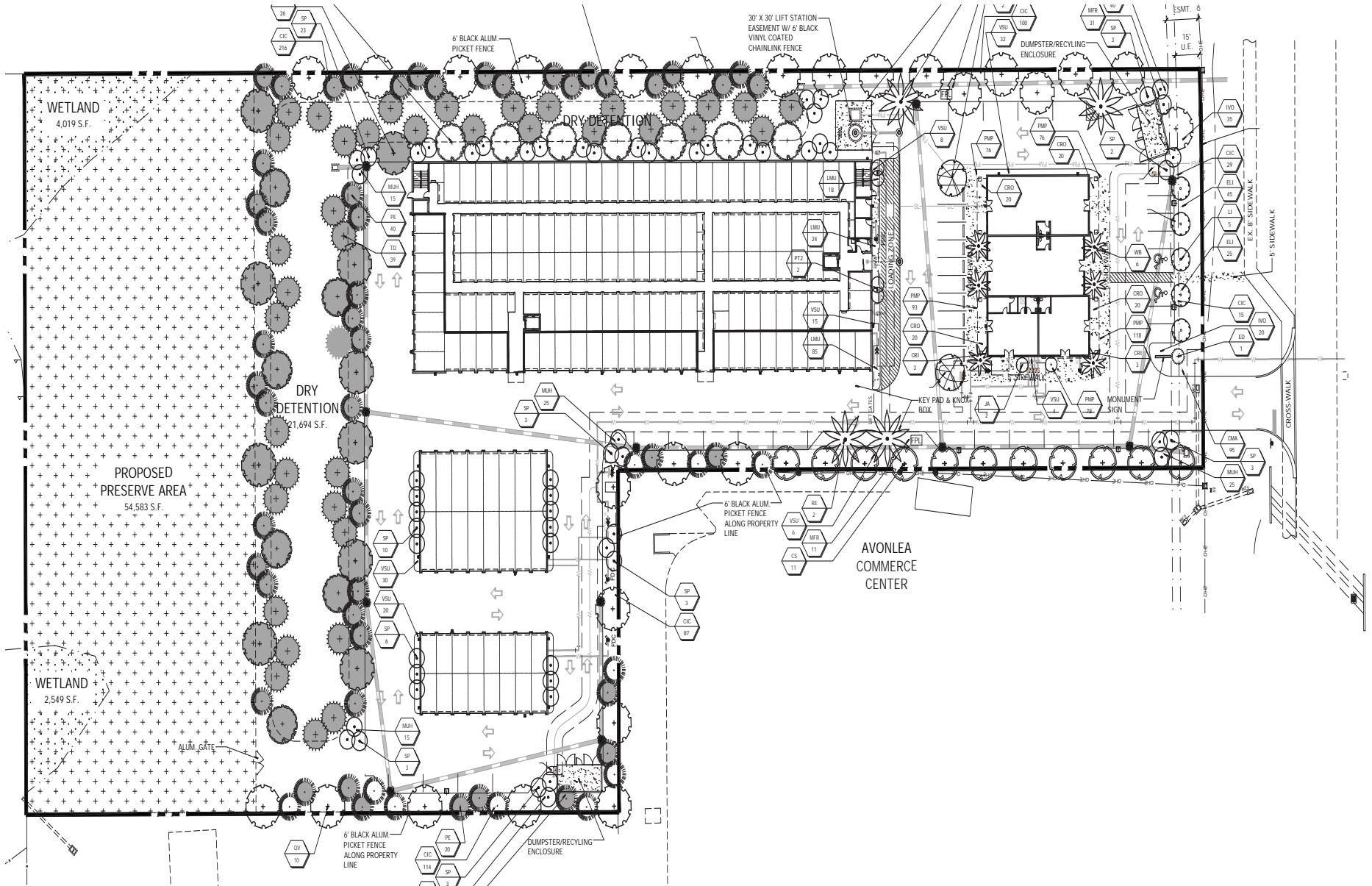
Conditional Uses

- Adult Day Care Center
- Child Care Center
- Stealth communication facilities – In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which do not exceed 45 feet in height (refer to supplemental standards in section 2.06.11)
- Telecommunications towers (refer to supplemental standards in section 2.06.11)

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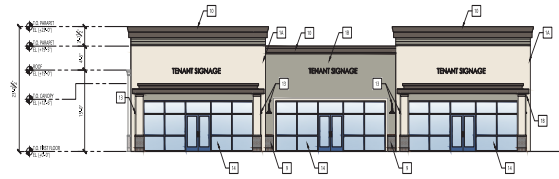
Proposed Storage & Retail Landscape Plan



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Proposed Storage & Retail Elevation Plan



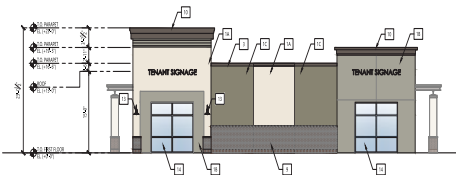
1 PROPOSED SOUTH ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"

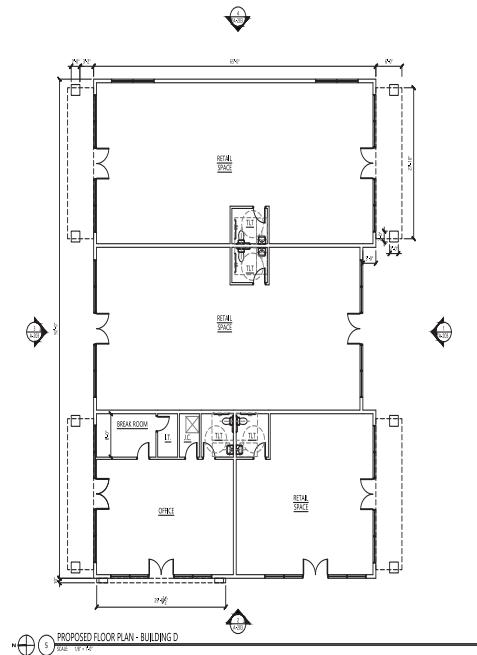


3 PROPOSED NORTH ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"



4 PROPOSED EAST ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"

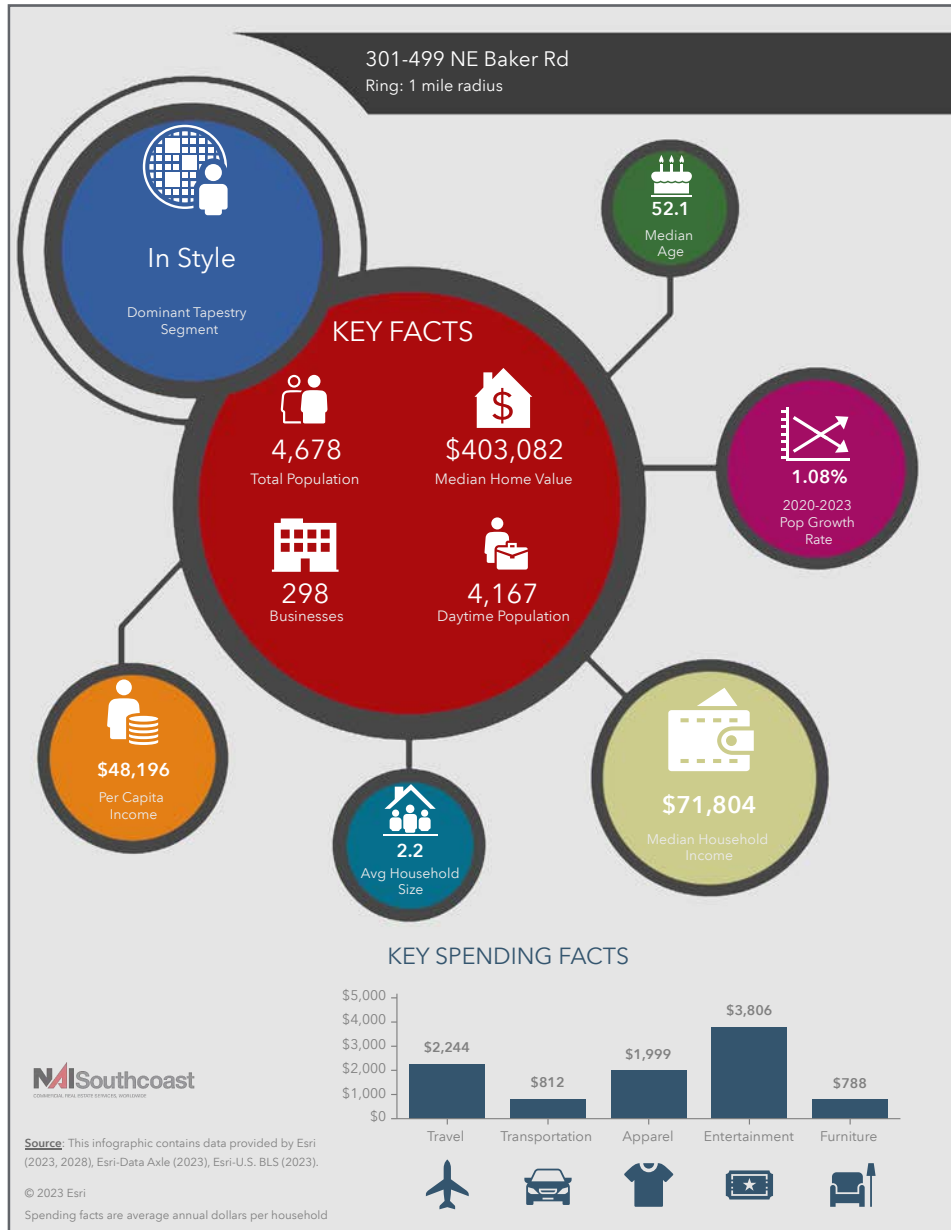
COLOR SCHEDULE		EXTERIOR FINISH SCHEDULE				
TAG #	DESCRIPTION	MANUFACTURER	MODEL	COLOR	REMARKS	
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2023 Demographics



Population

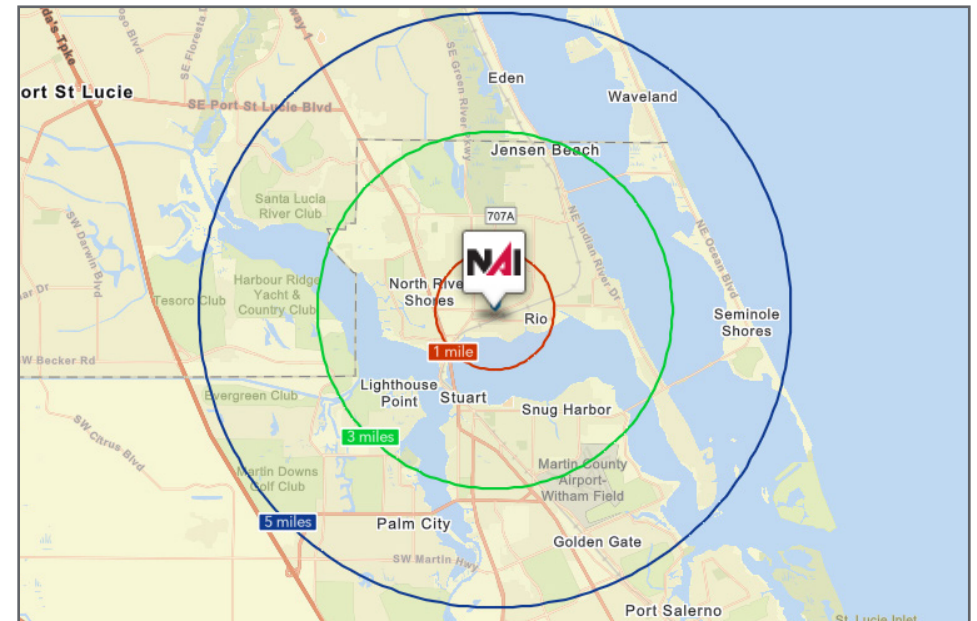
- 1 Mile: 4,678
- 3 Mile: 39,106
- 5 Mile: 102,077

Average Household Income

- 1 Mile: \$104,369
- 3 Mile: \$101,276
- 5 Mile: \$102,462

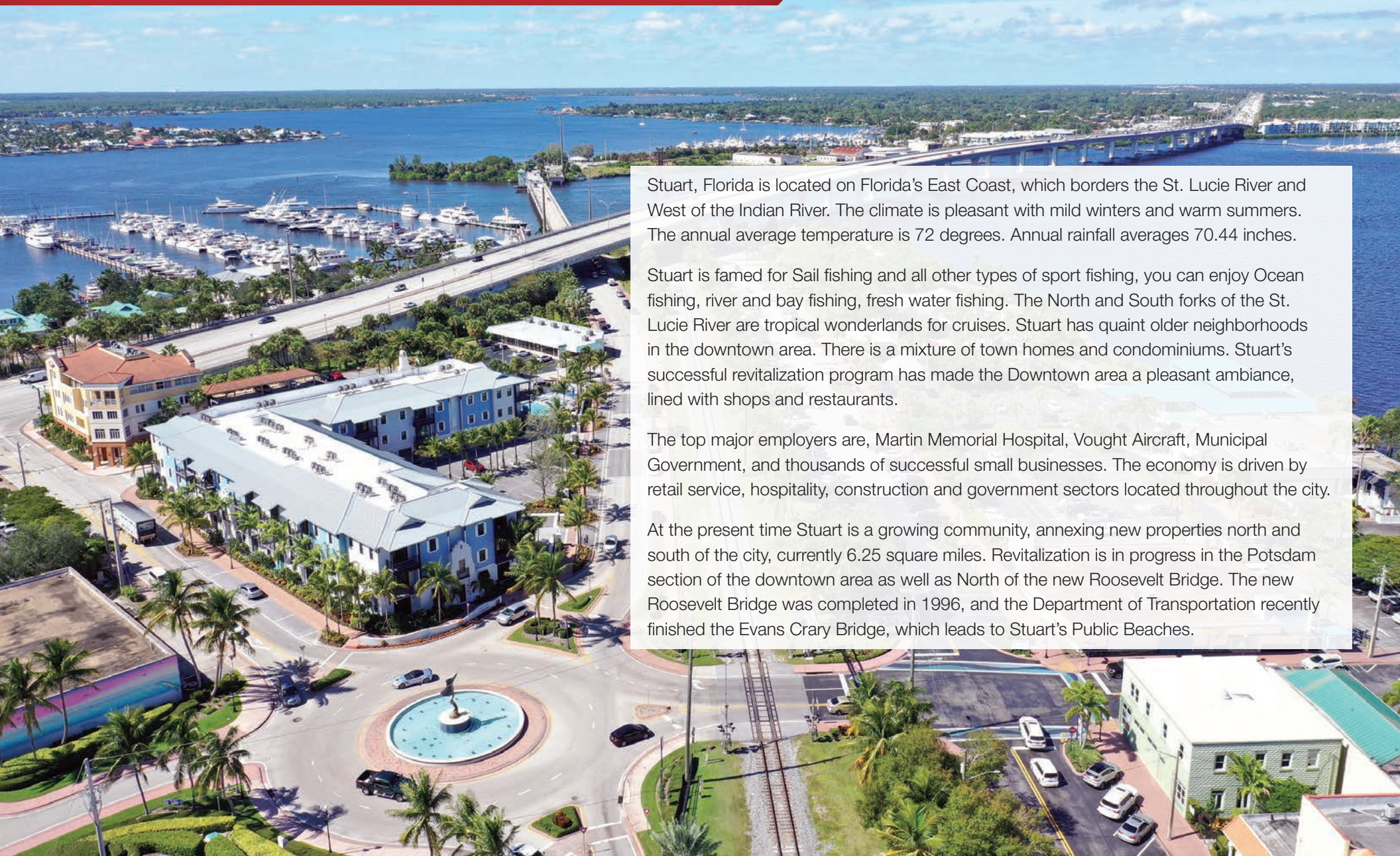
Median Age

- 1 Mile: 52.1
- 3 Mile: 55.3
- 5 Mile: 55.3



City Overview

Stuart, Florida



Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 70.44 inches.

Stuart is famed for Sail fishing and all other types of sport fishing, you can enjoy Ocean fishing, river and bay fishing, fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area. There is a mixture of town homes and condominiums. Stuart's successful revitalization program has made the Downtown area a pleasant ambience, lined with shops and restaurants.

The top major employers are, Martin Memorial Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization is in progress in the Potsdam section of the downtown area as well as North of the new Roosevelt Bridge. The new Roosevelt Bridge was completed in 1996, and the Department of Transportation recently finished the Evans Cray Bridge, which leads to Stuart's Public Beaches.

County Overview

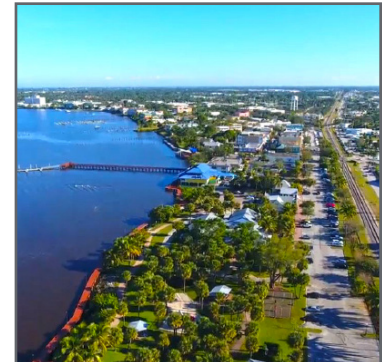
Martin County, Florida

The neighborhoods that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter Island, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are some of the many events taking place throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent exhibits including Model A Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!



About NAI Southcoast



Southcoast brings industry leading resources to its brokerage services and property management services. Speed, agility, and keen insight are hallmarks of our services. The result is connecting properties with our exclusive list of investors. NAI Southcoast services rely upon the skills and insights of our experienced team of brokerage, marketing and data resource management professionals. Our process begins with an internal launch meeting that unifies client's objectives with marketing and sales strategies. This launch begins a process that involves the following phases:

- Comprehensive Property Profile - competitive review and capital market summary
- Marketing Promotional Strategy Development - advertising, direct mail, email, html flyers, web listings, and a public relations tactical outline
- Sales Planning & Execution - database profile analysis, identification of network connections, and direct contact with an exclusive list of buyers
- Client Communication - communication of progress through regularly scheduled activity reports and updates
- Maximum Price - the result is the capitalization of market dynamics to achieve a competitive bid environment in order to maximum sale price

NAI Southcoast's key point of differentiation in our services is the volume of strong relationships we have established with institutional, local, regional and national private equity firms, life companies, and owner/investors. We created and maintain a database of property and investor profiles that encompasses portfolio details and acquisition criteria of these nationwide firms.

The information gathered and analyzed by the NAI Southcoast's team allows us to utilize the speed and the efficiency of technology to promptly connect our investors and institutional partners with properties that correspond to their acquisition requirements. Our clients have access to more opportunities and can make faster and better decisions armed with targeted information.



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