

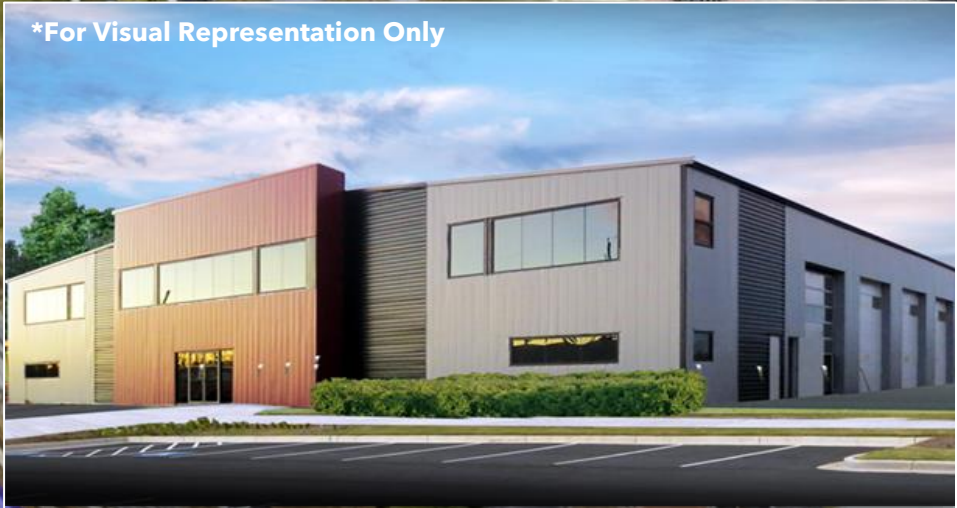
# SITE PLAN APPROVED LAND

920 & 924 Dixie Hwy Stuart FL 34994



**SITE PLAN APPROVED  
6,011 SF TWO-STORY WAREHOUSE**

**0.38 AC**



\*For Visual Representation Only

**EAST FLORIDA STREET**

**SE DIXIE HWY**

**SITE PLAN APPROVED**

**FOR SALE | \$549,000**

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart, FL 34997  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
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# PROPERTY OVERVIEW

- Rare opportunity to purchase site plan approved land in Stuart.
- This 0.38-acre property is ideally located at the corner of Dixie Hwy and Florida St, providing excellent frontage on two sides.
- The approved units, approximately 2,000 sq ft each, will feature 14-foot roll doors, private restrooms, storefronts, and rear entries.
- The Business General zoning of the parcel allows for a variety of uses. The condos can be purchased individually or together.
- Surrounding real estate includes both residential and commercial properties.
- The site is just 0.3 miles from US1, offering outstanding logistical benefits.



<b>PRICE</b>	\$549,000
<b>UNIT 1 SIZE</b>	1,972 sf
<b>UNIT 2 SIZE</b>	1,961 sf
<b>UNIT 3 SIZE</b>	2,080 sf
<b>ACREAGE</b>	0.38 AC
<b>FRONTAGE</b>	162' SE Dixie Hwy   140' SE Florida St
<b>TRAFFIC COUNT</b>	8,800 ADT
<b>ZONING</b>	Business General
<b>LAND USE</b>	Vacant Acreage
<b>PARCEL ID</b>	04-38-41-009-003-00110-8 04-38-41-009-003-00130-4

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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	8,379	1 Mile	\$60,843	1 Mile	43.90
3 Mile	105,466	3 Mile	\$92,674	3 Mile	44.20
5 Mile	292,590	5 Mile	\$88,974	5 Mile	44.50

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,529	1 Mile	\$44,239	1 Mile	46
3 Mile	106,871	3 Mile	\$66,620	3 Mile	46
5 Mile	316,645	5 Mile	\$67,725	5 Mile	46

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# ZONING INFORMATION

Land Use	Zoning Districts										
	Residential			Nonresidential							
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	
<i>Residential Land Uses</i>											
Residential units combined with non-residential uses	-	-	-	P	P	P	-	-	-	-	-
Single-family dwelling unit	P	P	P	P	-	-	-	S	-	-	-
<i>Transient Residential Land Uses and Overnight Accommodations</i>											
<i>Institutional Uses</i>											
Adult day care centers (< five acres)	-	-	-	CU	P	P	CU	-	-	-	-
Adult day care centers (> five acres)	-	-	-	-	P	P	CU	-	-	-	-
Cemeteries	-	-	-	-	-	P	-	-	-	-	-
Child care center (< five acres)	-	-	-	CU	P	P	CU	-	-	-	-
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	-	-	-	-	P	P	CU	-	-	-	-
Libraries	-	-	P	P	P	-	P	-	P	-	-
<i>Health Care Uses</i>											
Massage therapy establishment	-	-	-	P	P	P	P	-	-	-	-
Nursing homes	-	-	-	P	-	-	-	-	-	-	-
Office, low intensity medical	-	-	-	P	P	P	P	-	-	-	-
Office, medical	-	-	-	P	P	P	P	-	-	-	-

Office, business or professional	-	-	-	P	P	P	P	P	-	-	-
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-
Office, veterinary	-	-	-	-	P	P	P	P	-	-	-
Public parks	P	P	P	P	P	P	P	P	P	P	P
Swimming pools	-	-	-	-	-	P	-	-	P	-	-
<i>Utility and Service Uses</i>											
Public facilities and services	P	P	P	P	P	P	P	P	P	P	P
Public utilities (refer to section 6.02.00)	P	P	P	P	P	P	P	P	P	P	P
<i>Industrial Uses</i>											
<i>Storage, Transportation and Logistics Uses</i>											
Accessory structures (refer to section 6.09.00)	P	P	P	P							
Bus and train (passenger) station/terminals	-	-	-	-	-	P	-	-	-	-	-
Parking garages (private or government provided public)	-	-	-	-	-	P	P	-	-	-	-
Parking lots (private or government provided public)	-	-	-	-	-	P	P	-	-	-	-
<i>Railroad freight stations and terminals</i>											
Truck terminals	-	-	-	-	-	-	-	-	-	P	-
Storage yards	-	-	-	-	-	-	-	-	-	P	-
Warehouse, general storage	-	-	-	-	-	-	-	-	P	-	P
Warehouse, <u>mini-storage</u>	-	-	-	-	-	-	-	-	P	-	P

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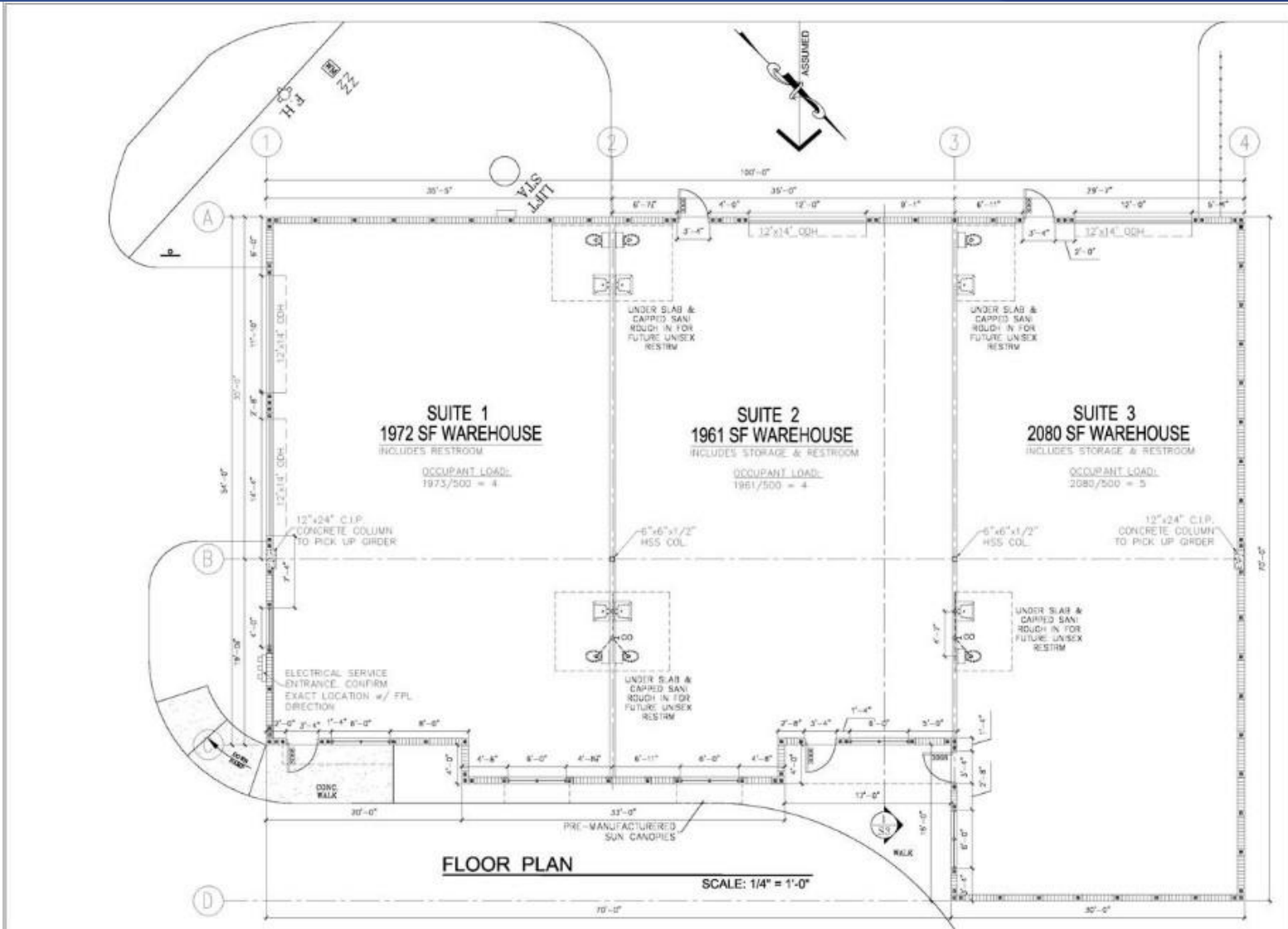
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# FLOOR PLAN



Edit

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**NEW WAREHOUSE BUILDING**  
920 & 924 S.E. DIXIE HIGHWAY, STUART, FL

DATE:	08/17/17
PROJECT:	NEW WAREHOUSE BUILDING
DESIGNER:	JEREMIAH BARON & CO
CLIENT:	STUART, FLORIDA

**A-1**

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# TRADE AREA MAP



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