GENERAL INDUSTRIAL LOTS - FOR SALE

Permit Ready Lots

SW Poma Drive — Palm City, FL 34990

PROPERTY OVERVIEW

If you are looking for General Industrial lots for sale, you have come to the right place. We have 37 lots available with reservations now being accepted. The lot sizes range from 0.73 acre to 8.77 acres. The lots will be "permit ready" and will have water, sewer and electric services. The estimated completion date is 4th quarter 2024. A new connector road, the extension at 84th Avenue, will connect Citrus Blvd (Newfield Development) with CR-714, providing this development with easy access to Port St Lucie. Don't miss this opportunity to own a prime industrial lot in a growing area.

LOCATION OVERVIEW

The Palm City Industrial Park offers an outstanding location that creates strategic opportunities for manufacturing, warehousing, distribution, data centers and energy related industries. The parcels are situated just east of I-95 on the north side of Martin Highway (SR 714).

OFFERING SUMMARY

Land Size:	Lots ranging from 0.73 to 8.77 Acres
Land Use:	Industrial - Martin County
Zoning:	PUD

BUILDING AND LAND PACKAGE AVAILABLE

Call For Pricing — **Reservations Now Being Accepted**

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Property Details

PALM CITY INDUSTRIAL PARK

FOR SALE

SALE PRICE	CALL FOR PRICING

Location Information

Building Name	Palm City Industrial Park
Street Address	2049 SW Poma Drive
City, State, Zip	Palm City, FL 34990
County/Township	Martin

Land

Number Of Lots	37
Best Use	General Industrial

Zoning / Land Use Details

Zoning	PUD
Land Use	Industrial - Martin County

Property Details

Property Type	Land
Property Subtype	Industrial
Lot Size	0.73 to 8.77 Acres
APN#	07-38-40-001-000-00004-0, 07-38-40-001-001-00000-0

Location Overview

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Property Benefits

PALM CITY INDUSTRIAL PARK

FOR SALE

LOCAL BENEFITS

- The Park is located in Palm City and within 2 miles of the I-95 interchange at SR-714
- Key State of Florida Intermodal Systems including north south highways (I-95) and Florida Turnpike), ports (Port of Palm Beach and Port of Ft. Pierce), waterways (St. Lucie River and St. Lucie cross state canal) and airports (Witham Field, Stuart, Palm Beach International Airport in West Palm Beach)
- Park has an ideal logistical location for immediate truck shipment access via I-95 and The Florida Turnpike
- The inland location of Palm City Industrial Park provides more security against business interruption from storms versus coastal locations
- Current local industries include aviation, agricultural processing, distribution, marine manufacturing, medical and energy related businesses
- Martin County offers a diverse and wide ranging labor pool with access to vocational training

LAND AND BUILDING ADVANTAGES

- Less acreage needed per building square foot than competitor sites due to master stormwater system and offsite preserve areas
- Net buildable area restricted only by your specific site plan needs such as, but not limited to, landscaping setbacks, parking, and outside storage
- Infrastructure (roads, power, water & sewer) delivered to site

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Site Plan

PALM CITY INDUSTRIAL PARK

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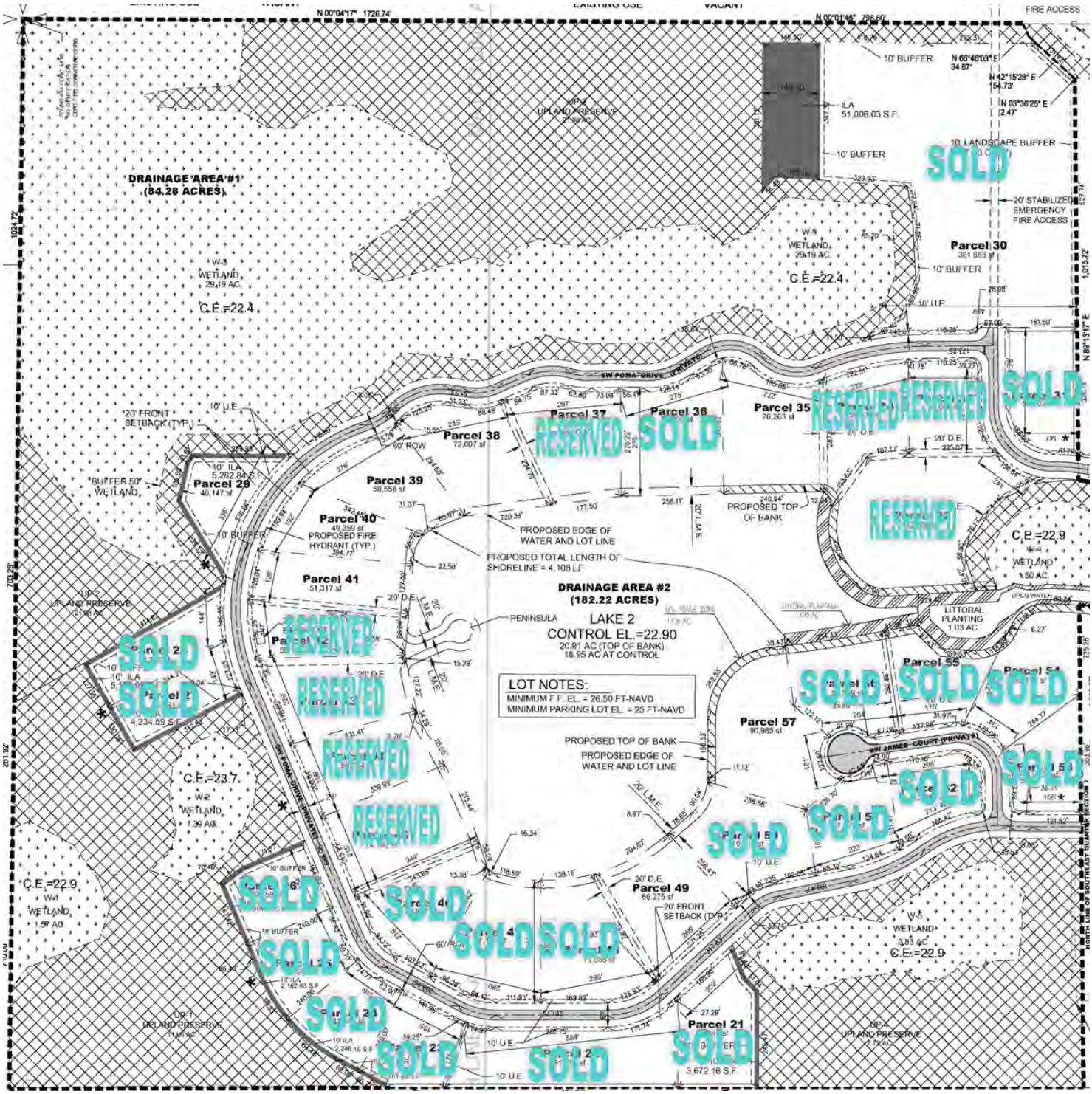

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Palm City Industrial Park
Lot Size and Pricing

Lot Number	Lot Area Acreage	Price
21	1.310	SOLD
22	2.100	SOLD
23	0.980	SOLD
24	0.940	SOLD
25	0.950	SOLD
26	0.913	SOLD
27	0.913	SOLD
28	0.982	SOLD
29	0.922	$723,000.00
30	8.770	SOLD
31	1.270	SOLD
32	3.050	Reserved
33	1.050	Reserved
34	1.300	Reserved
35	1.750	$1,375,000.00
36	1.740	SOLD
37	1.620	Reserved
38	1.650	$1,295,000.00
39	1.340	$1,051,000.00
40	1.130	$887,000.00
41	1.180	$926,000.00
42	1.150	Reserved
43	1.510	Reserved
44	1.350	Reserved
45	1.700	Reserved
46	1.380	SOLD
47	1.540	SOLD
48	1.640	SOLD
49	1.520	$1,195,000.00
50	1.630	SOLD
51	1.090	SOLD
52	1.010	SOLD
53	1.000	SOLD
54	1.560	SOLD
55	1.180	SOLD
56	1.360	SOLD
57	2.090	$1,640,000.00

Max Lot Development Criteria

PALM CITY INDUSTRIAL PARK

FOR SALE

PARCEL	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	MAXIMUM IMPERVIOUS AREA 80% (AC)	MINIMUM PERVIOUS AREA 20% (AC)	MAXIMUM BUILDING FOOTPRINT 34.6% (AC)	MAXIMUM BUILDING FOOTPRINT 34.6% (FT)
21	56,984	1.31	1.05	0.26	0.45	19,729
22	91,271	2.10	1.68	0.42	0.73	31,600
23	42,794	0.98	0.79	0.20	0.34	14,816
24	41,344	0.95	0.76	0.19	0.33	14,314
25	41,502	0.95	0.76	0.19	0.33	14,369
26	39,759	0.91	0.73	0.18	0.32	13,766
27	39,791	0.91	0.73	0.18	0.32	13,777
28	42,795	0.98	0.79	0.20	0.34	14,817
29	40,147	0.92	0.74	0.18	0.32	13,900
30	381,863	8.77	7.01	1.75	3.04	132,211
31	55,402	1.27	1.02	0.25	0.44	19,182
32	132,700	3.05	2.44	0.61	1.05	45,944
33	45,687	1.05	0.84	0.21	0.36	15,818
34	56,531	1.30	1.04	0.26	0.45	19,573
35	76,263	1.75	1.40	0.35	0.61	26,404
36	75,560	1.73	1.39	0.35	0.60	26,161
37	70,436	1.62	1.29	0.32	0.56	24,387
38	72,007	1.65	1.32	0.33	0.57	24,931
39	58,558	1.34	1.08	0.27	0.47	20,274
40	49,359	1.13	0.91	0.23	0.39	17,089
41	51,317	1.18	0.94	0.24	0.41	17,767
42	50,106	1.15	0.92	0.23	0.40	17,348
43	65,617	1.51	1.21	0.30	0.52	22,718
44	58,734	1.35	1.08	0.27	0.47	20,335
45	74,102	1.70	1.36	0.34	0.59	25,656
46	59,907	1.38	1.10	0.28	0.48	20,741
47	67,116	1.54	1.23	0.31	0.53	23,237
48	71,536	1.64	1.31	0.33	0.57	24,768
49	66,275	1.52	1.22	0.30	0.53	22,946
50	70,810	1.63	1.30	0.33	0.56	24,516
51	47,526	1.09	0.87	0.22	0.38	16,455
52	43,813	1.01	0.80	0.20	0.35	15,169
53	43,561	1.00	0.80	0.20	0.35	15,082
54	68,117	1.56	1.25	0.31	0.54	23,584
55	51,326	1.18	0.94	0.24	0.41	17,770
56	59,279	1.36	1.09	0.27	0.47	20,524
57	90,985	2.09	1.67	0.42	0.72	31,501
TOTALS	2,550,880	58.56	46.85	11.71	20.28	910,486

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Area Development Map

PALM CITY INDUSTRIAL PARK

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7. IMPACT FEES:

Impact fees for the Seven J's North Industrial Park PUD shall be paid on a parcel by parcel basis no later than the time of building permit issuance for construction on each of the individual parcels. The impact fee due for each of the approved individual parcels shall be based on the size and intensity of the actual development approved for each parcel and shall be determined according to the impact fee schedule in effect at the time of payment.

8. PARCEL DEVELOPMENT AND USES::

A. Parcels within the Seven J's North Industrial Park PUD shall be subject to the Maximum Lot Development Criteria set forth in **Exhibit D**.

B. Except as set forth below, the uses set forth in Table 3.11.2 of the Land Development Regulations for the LI, Light Industrial and GI, General Industrial zoning districts, shall be allowed on all parcels within the Seven J's North Industrial Park PUD.

C. Apartment Hotels as defined in Section 3.3, shall be allowed within the Seven J's North Industrial Park PUD.

D. The OWNER may construct and maintain via building permit, on Parcel 31, a pole barn for purposes of staging, constructing and storing tilt-up walls. The pole barn may be conveyed by the owner at any time after the water and sewer service has been provided to the Pole Barn. The OWNER may operate out of the Pole Barn even after the subdivision is built-out.

E. The uses set forth below shall not be allowed in the Seven J's North Industrial Park PUD:

- Airports, general aviation
- Correctional facilities
- Salvage yards
- Solid waste disposal areas
- Yard trash processing

F. Interior Vehicular Use Landscape Area ("VUA") requirements will be relocated for the entire subdivision into designated Interior Landscape Areas ("ILA") along parcels 21, 23, 24, 25, 26, 27, 28, 29 & 30 as shown in the Landscape Requirements Criteria on Sheet 5 of Exhibit "D." The ILA areas shall preserve existing native vegetation and supplement with species appropriate, if necessary. Maintenance of the ILA areas shall be conducted in accordance with the PAMP and incorporated into PAMP maintenance activities.

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G. Any development standard not set forth within the development criteria of the PUD shall comply with the General Industrial development standards found in the LDR.

H. A Type 1 Buffer shall be provided along the westerly property line of Parcels 21, 22 & 23. The required bufferyard for Parcel 21, 22 & 23 shall be installed prior to the issuance of any certificate of occupancy for each Parcel. It is required that this buffer shall incorporate any existing native vegetation which shall be supplemented if necessary to meet requirements for opacity. This buffer shall be maintained by the owner of the Parcel.

9. PERMIT-READY PROCESS:

The Seven J's North Industrial Park PUD is a Permit-ready Industrial Project. Accordingly, subsequent to approval of the PUD Agreement and master/final site plan, development on individual parcels shall be eligible for review and approval pursuant to a building permit application.

A. The following documents shall be submitted as part of the building permit application:

- Site Plan which includes a 7-J's North Industrial Park Parcel Data Worksheet, included herein as Exhibit I.
- Construction Plans (signed and sealed by a professional engineer licensed in the State of Florida)
- Building Elevations (signed and sealed by a professional engineer licensed in the State of Florida)
- Boundary Survey (signed and sealed within 180 days by a professional surveyor and mapper licensed in the State of Florida)
- Landscape Plan (signed and sealed by registered a professional Landscape Architect licensed in the State of Florida)
- Updated Permit-ready Worksheet (see Exhibit F-1)
- Florida Department of Environmental Protection Environmental Resource Permit (ERP).
- Traffic Trip Generation Report (signed and sealed by a professional engineer licensed in the State of Florida)

B. A Unity of Title shall be required whenever established Parcels are proposed to be combined for a single development or whenever there is shared infrastructure between Parcels. A draft unity of title shall be submitted at the time of building permit by the owner of the parcels. The Unity of Title shall be recorded prior to the issuance of the first building permit for vertical construction. Standard site inspection fees shall be applicable to building permits issued within the PUD and shall be paid prior to issuance of Permit.

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PUD Site Data

Existing Zoning	GI
Proposed Zoning	PUD
Future Land Use	Industrial
Total Site Area:	167.13 acres
Total Developable Area	86.22 acres
Total Area of Parcels	58.56 acres
Right of Way Area	8.71 acres
Lake Area @ Control	18.95 acres
Existing Wetlands (To Remain Undisturbed)	36.48 acres
Proposed Upland Preserve/Buffer	44.43 acres

Impervious Area			
Lake Area @ Control	825,462 sf =	18.95 acres	(11.3%)
Wetlands (To Remain Undisturbed)	1,589,069 sf =	36.48 acres	(21.8%)
Parcels (80% of Parcel Area)	2,040,704 sf =	46.85 acres	(28.0%)
ROW/Roadways	157,687 sf =	3.62 acres	(2.2%)
Total Impervious Area	4,612,922 sf =	105.90 acres	(63.3%)
Pervious/Open Space			
Upland Preserve Area	1,856,527 sf =	42.62 acres	(25.5%)
Parcels (20% of Parcel Area)	510,176 sf =	11.71 acres	(7.0%)
Interior Landscape Area (ILA)	78,892 sf =	1.81 acres	(1.1%)
ROW/Roadways	221,720 sf =	5.09 acres	(3.1%)
Total Pervious Area	2,667,315 sf =	61.23 acres	(36.7%)
Overall Totals	7,280,237 sf =	167.13 acres	(100.0%)

Parcel ID:

07-38-40-001-001-00000-0 Tract A	56.98 acres
07-38-40-001-002-00000-0 Lake 2	32.31 acres
07-38-40-001-000-00003-0 Wetland Areas W-1 thru W-5	36.48 acres
07-38-40-001-000-00004-0 Existing Preserve Areas UP-1 thru UP-4	41.36 acres

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Additional Photos

PALM CITY INDUSTRIAL PARK

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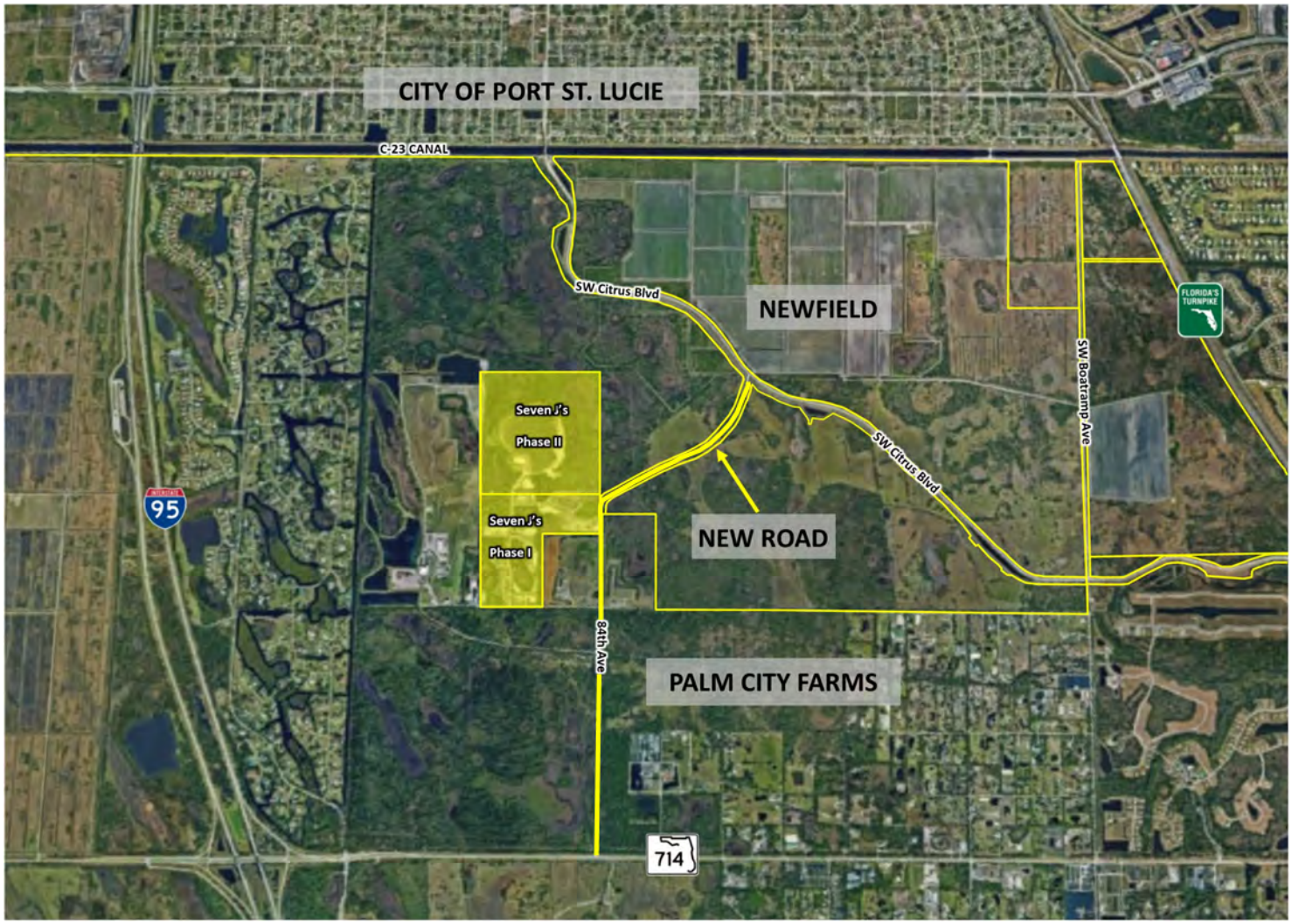

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Industrial Area Map

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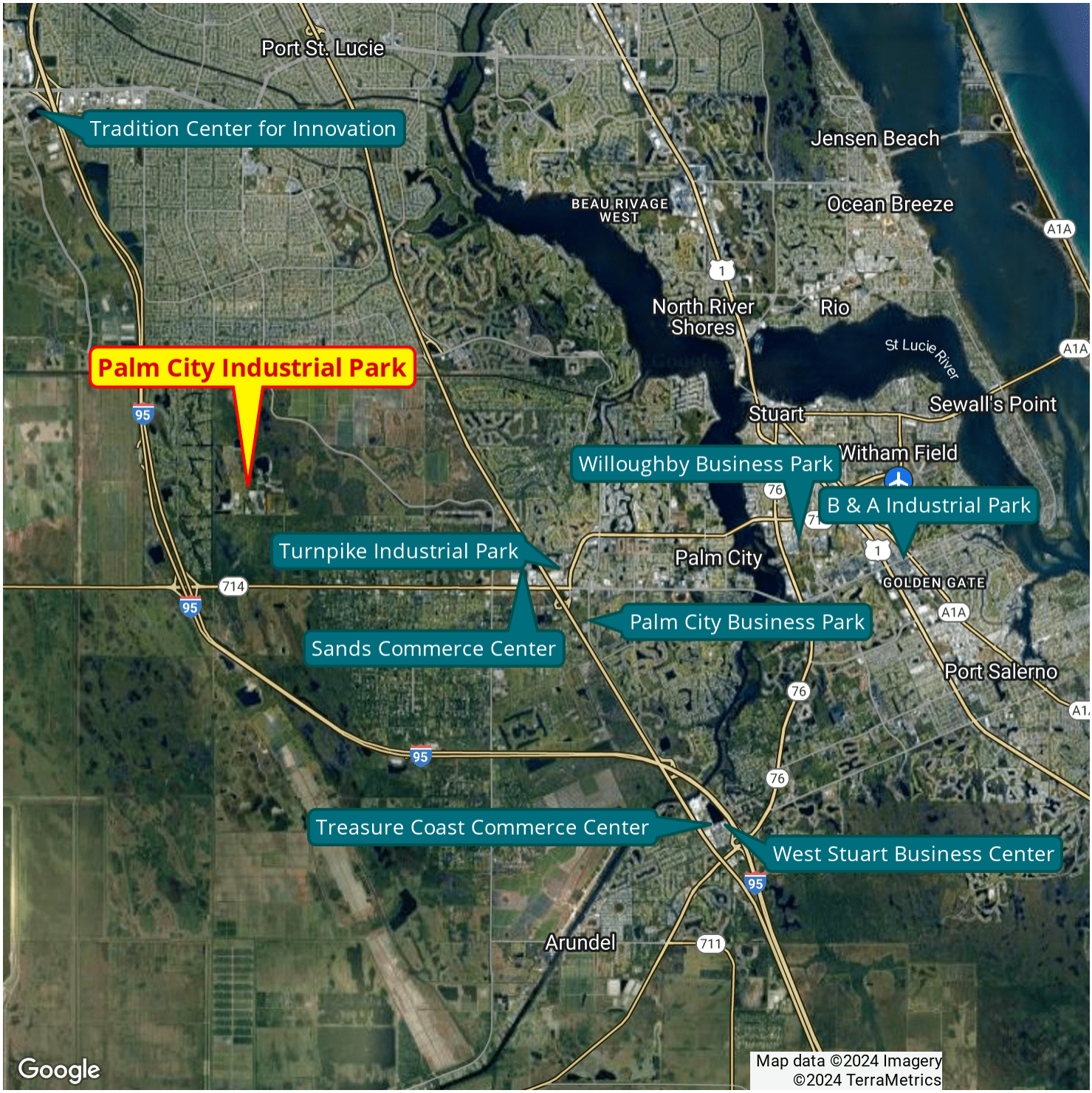

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Area Map

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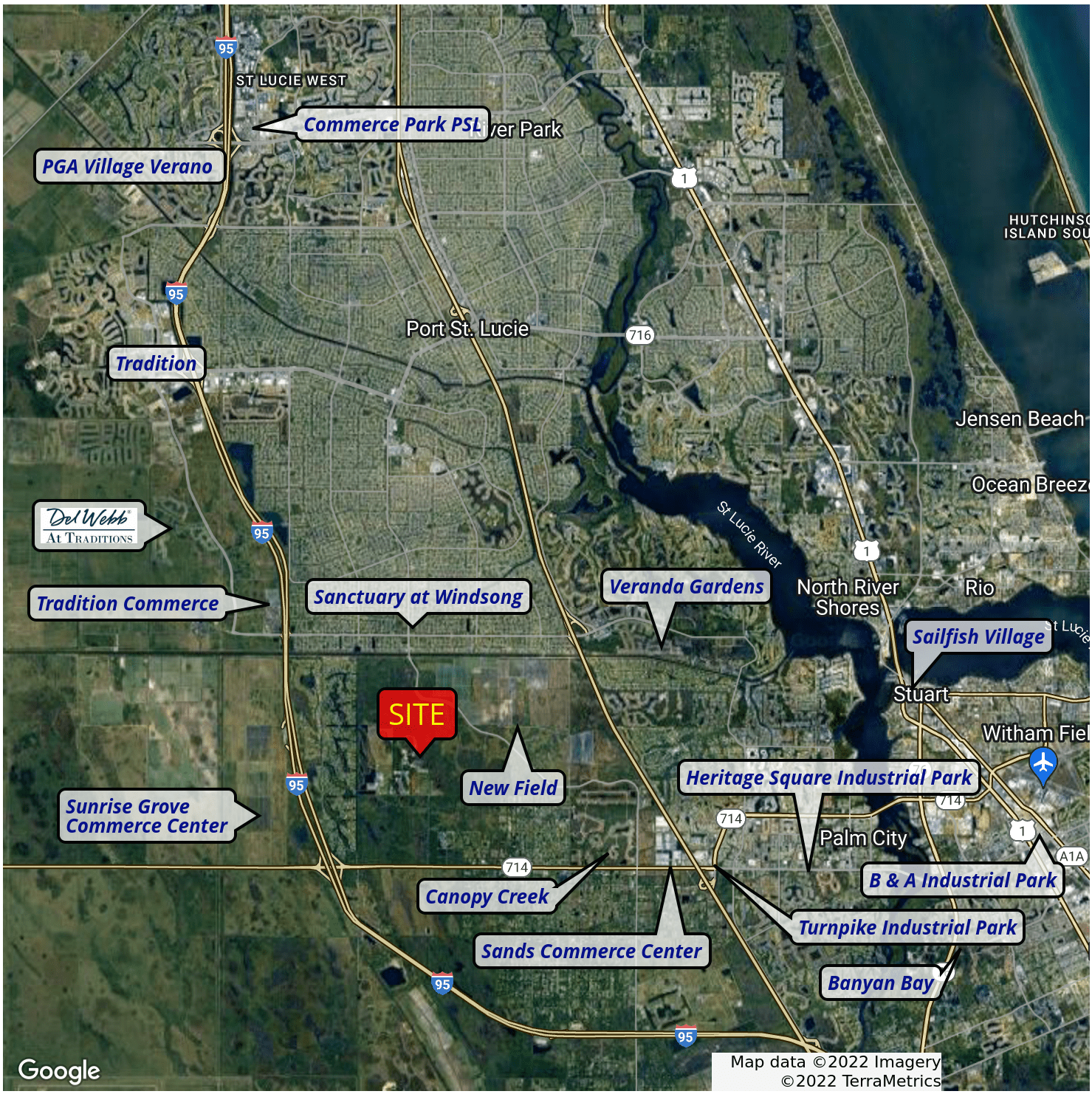

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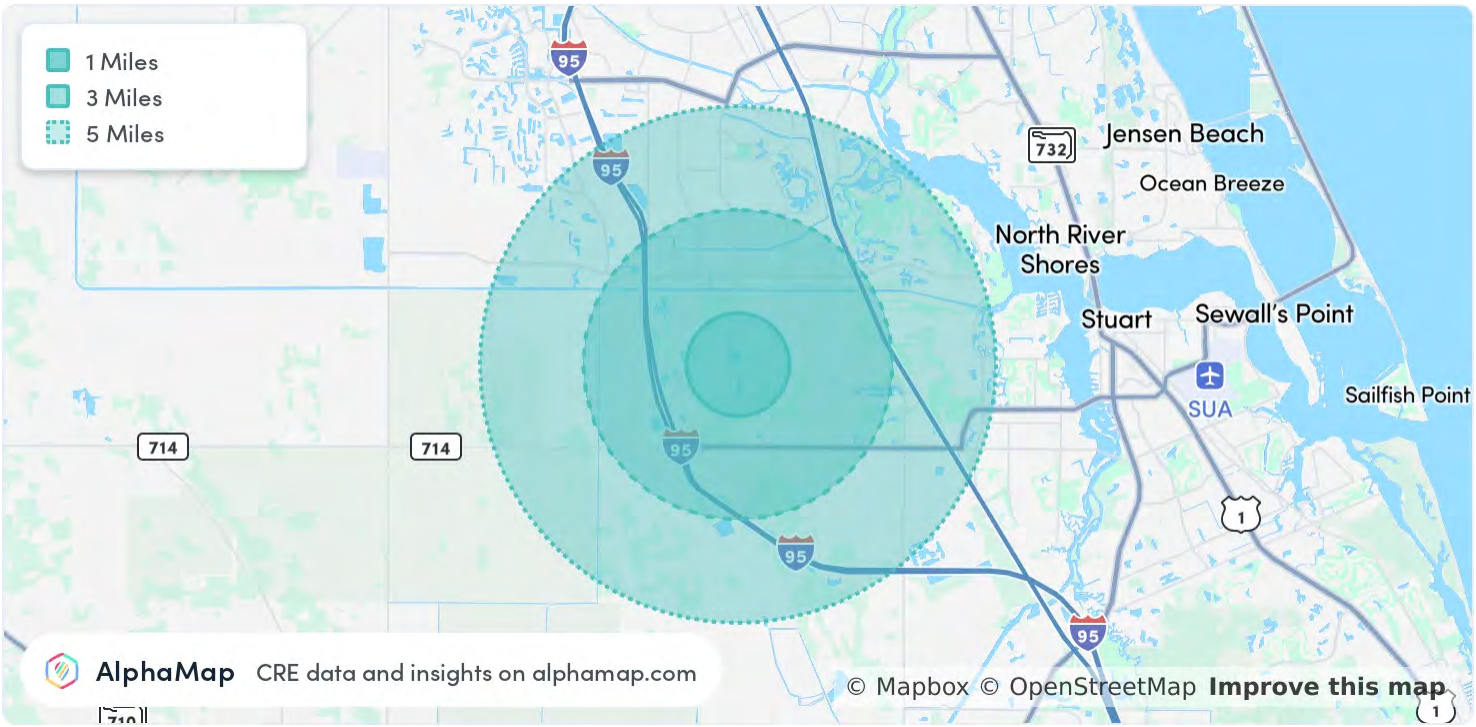
Area Analytics

PALM CITY INDUSTRIAL PARK

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	200	22,327	72,596
Average Age	45	40	42
Average Age (Male)	45	39	41
Average Age (Female)	46	40	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	70	7,403	25,569
Persons per HH	2.9	3	2.8
Average HH Income	$283,182	$128,332	$116,198
Average House Value	$765,110	$423,552	$431,277
Per Capita Income	$97,648	$42,777	$41,499

Map and demographics data derived from AlphaMap

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Disclaimer

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This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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