

FOR SALE

1484 SW 34th Street

Palm City, FL 34990

Palm City Campus



PROPERTY OVERVIEW

Rare Martin County opportunity for a church, school, or other institutional type of user. This 5.9 acre parcel is improved w/ approximately 28,224 sf of space in 4 buildings, spread out over a sprawling, spacious campus w/ +/- 134 parking spaces. Use opportunities include community centers, educational institutions, places of worship, day care, and others. Single family residential development at up to 5 units per acre is another potential use. All or part also available for lease.

LOCATION OVERVIEW

Located in highly desirable Palm City that connects to the city of Stuart via the Veterans Memorial Bridge/Martin Highway. This property is located near the intersection of Martin Highway and Mapp Road, in close proximity to a Publix anchored shopping center, a United States Post Office and Palm City Elementary. Martin Highway also connects to the Florida Turnpike and I-95.

OFFERING SUMMARY

Building Size:	28,224 SF Total (4 Buildings)
Land Size:	5.9 Acres
Zoning:	R-2B - Unincorporated Martin County
Traffic Count	13,500 AADT - Mapp Road

SALE PRICE

\$2,975,000

Jeffrey D. Chamberlin

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Location Information

Building Name	Palm City Campus
Street Address	1484 SW 34th Street
City, State, Zip	Palm City, FL 34990
County/Township	Martin
Cross Streets	Mapp Road & 34th Street

Building Information

Building Size	28,224 SF
Occupancy %	0%
Tenancy	Single
Last Renovated	2000
Gross Leasable Area	28,224 SF
Number Of Parking Spaces	134
Parking Type	Surface
Number Of Elevators	1
Construction Description	Concrete block or metal
Parking Description	Shellrock finish
Number Of Floors	2
Number Of Buildings	4
Construction	Concrete block or metal

Zoning / Land Use Details

Zoning	R-2B - Unincorporated Martin County
Land Use	Low-Density Residential
Permitted Use	See Below

Single-Family Residential, Community Centers, Educational Institutions, Places of Worship, Day Care

[CLICK FOR R-2B TABLE 3.11.3 PERMITTED USES - CATEGORY "B" DISTRICTS](#)

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Property Details

Property Type	Special Purpose
Property Subtype	Church
Lot Size	5.9 Acres
APN#	18-38-41-000-050-00010-9
Lot Frontage	765 FT
Lot Depth	388 SF
Traffic Count	13,500 AADT
Traffic Count Street	Mapp Road

Parking & Transportation

Parking Type	Surface
Number Of Spaces	134
Parking Description	Shellrock finish

Utilities & Amenities

Number Of Elevators	1
Power	FPL
Sewer	Yes
Telephone	Yes

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SITE DESCRIPTION

Building 1: Main sanctuary, CBS Construction 6,000 SF footprint, 1,500 SF on 2nd floor. This was an addition thought to be built in 1973 or later.

Building 2: Admin offices, meeting & class rooms, CBS construction, 5,488 SF footprint. This was the original church building, thought to be built around 1958.

Building 3: Annex building - fellowship hall, kitchen, meeting rooms & offices, fire sprinkled, 10,020 SF footprint, plus 2,022 SF on 2nd floor. Built in 2000 +/-.

Building 4: Parsonage - Currently a pastor's home, but multipurpose, CBS construction, 3,194 SF footprint. Built in 1972 +/-.

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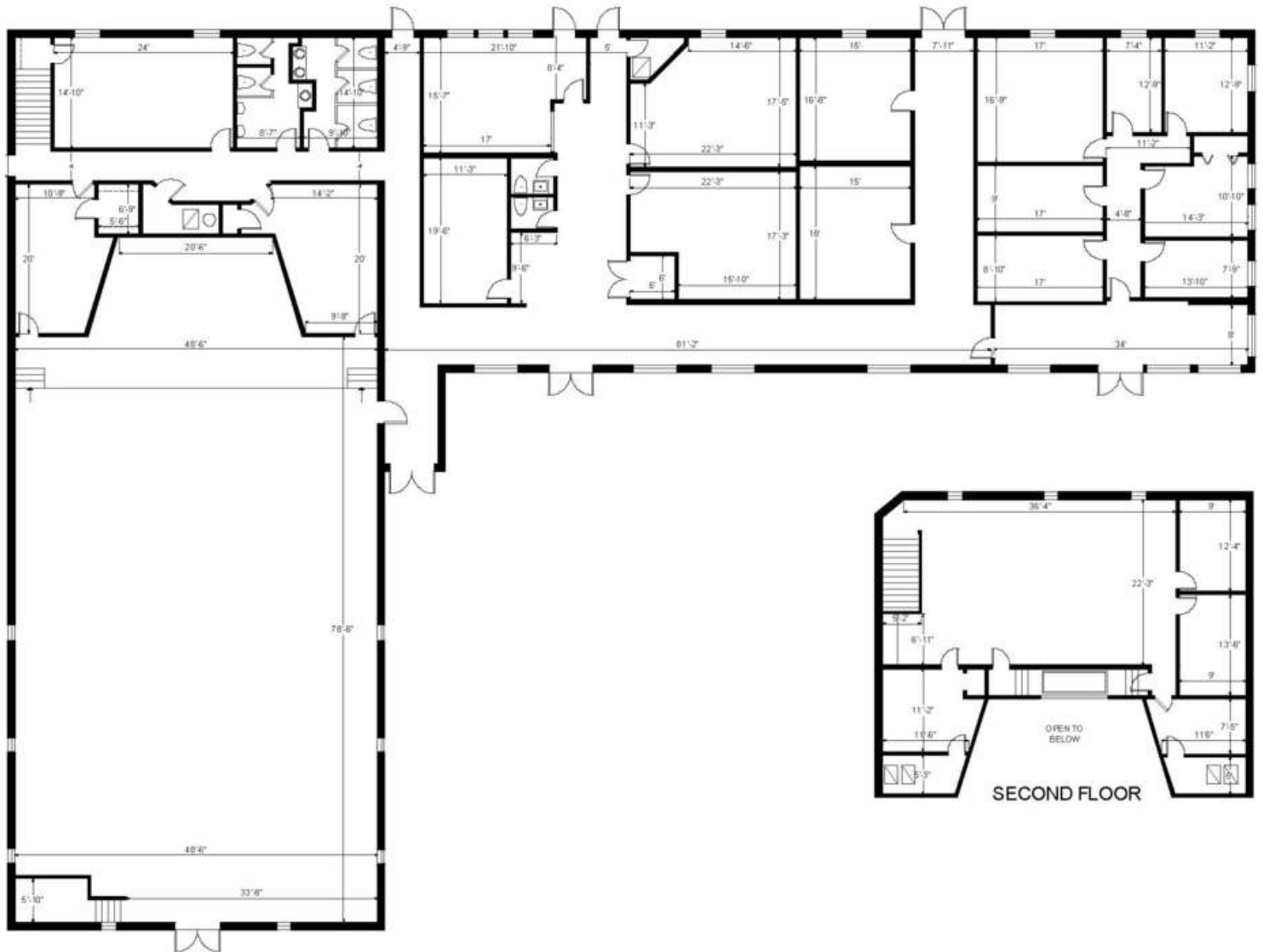


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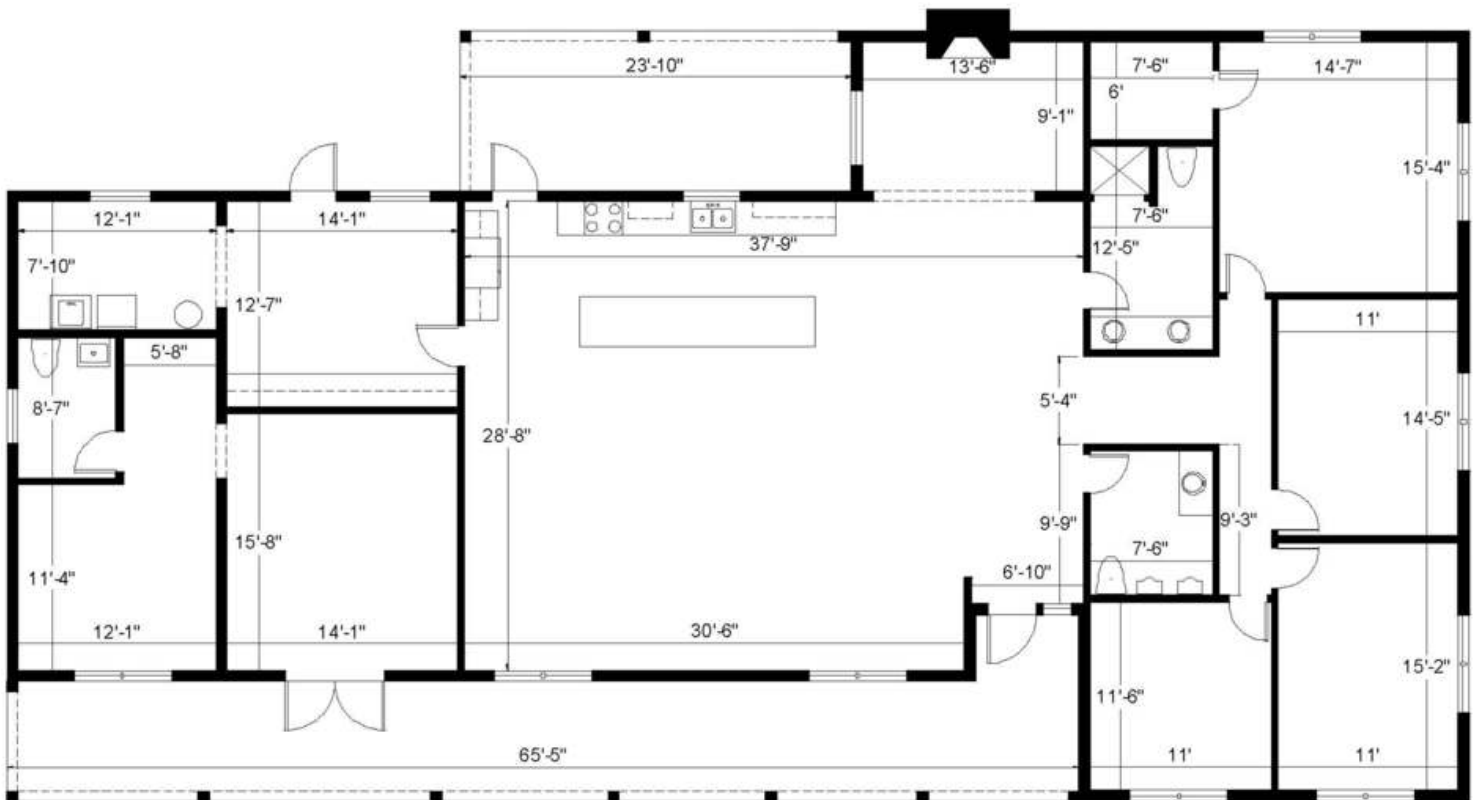
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1484 SW 34TH STREET



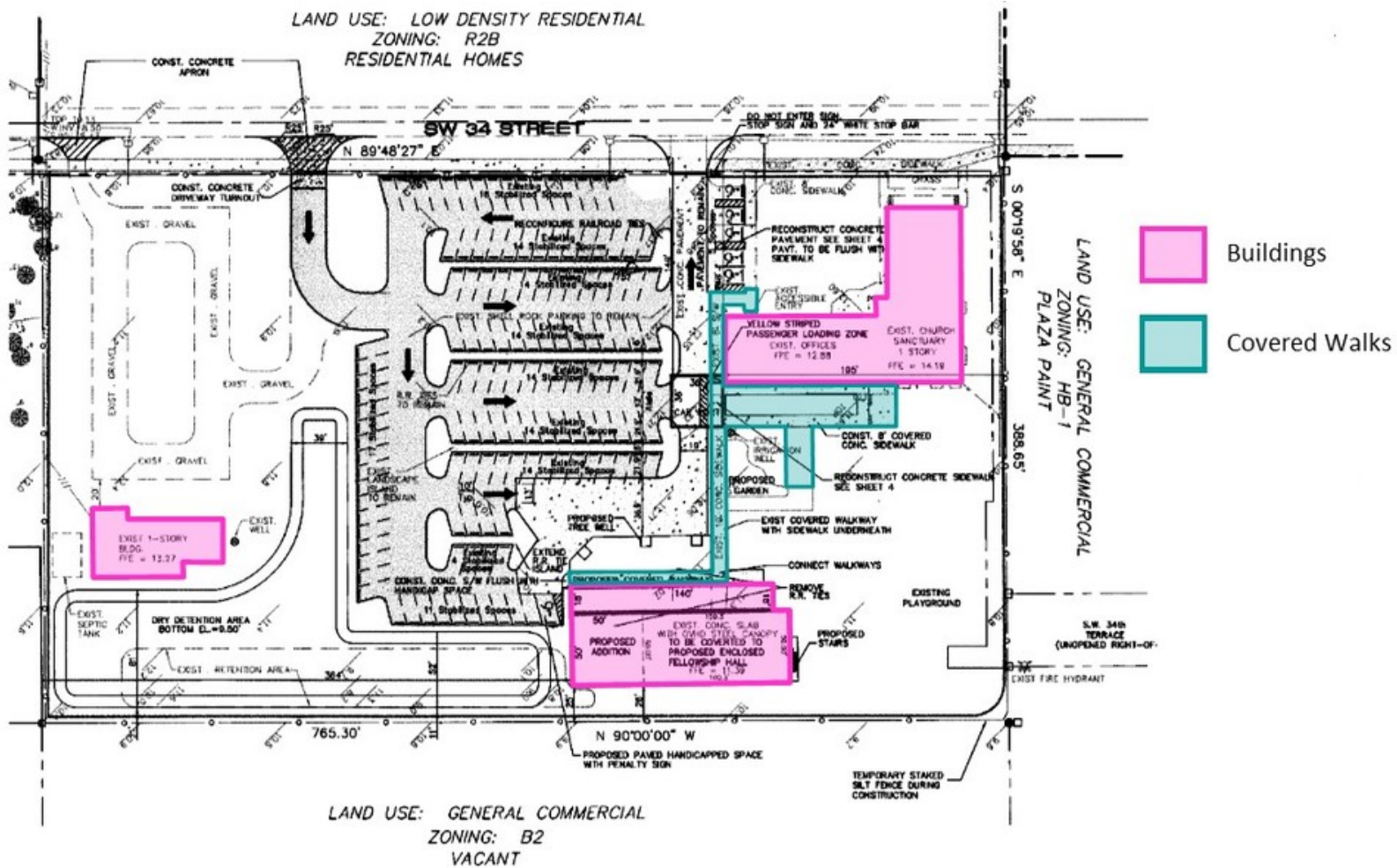
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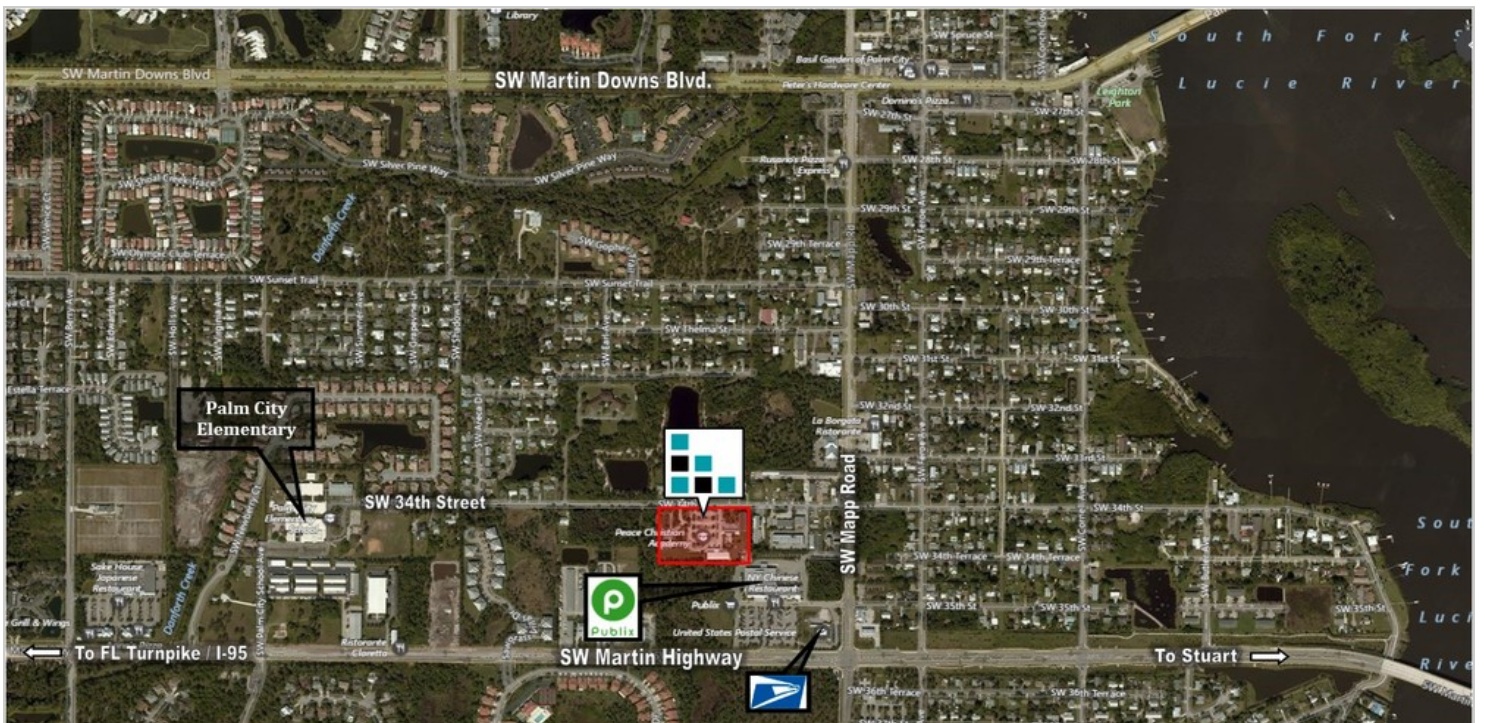


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,165	38,994	77,386
Median age	43.9	46.8	47.4
Median age (male)	43.1	45.5	45.0
Median age (Female)	44.5	47.3	48.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,418	16,104	32,305
# of persons per HH	2.5	2.4	2.4
Average HH income	\$82,768	\$81,768	\$78,408
Average house value	\$492,954	\$381,334	\$298,622

* Demographic data derived from 2010 US Census

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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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