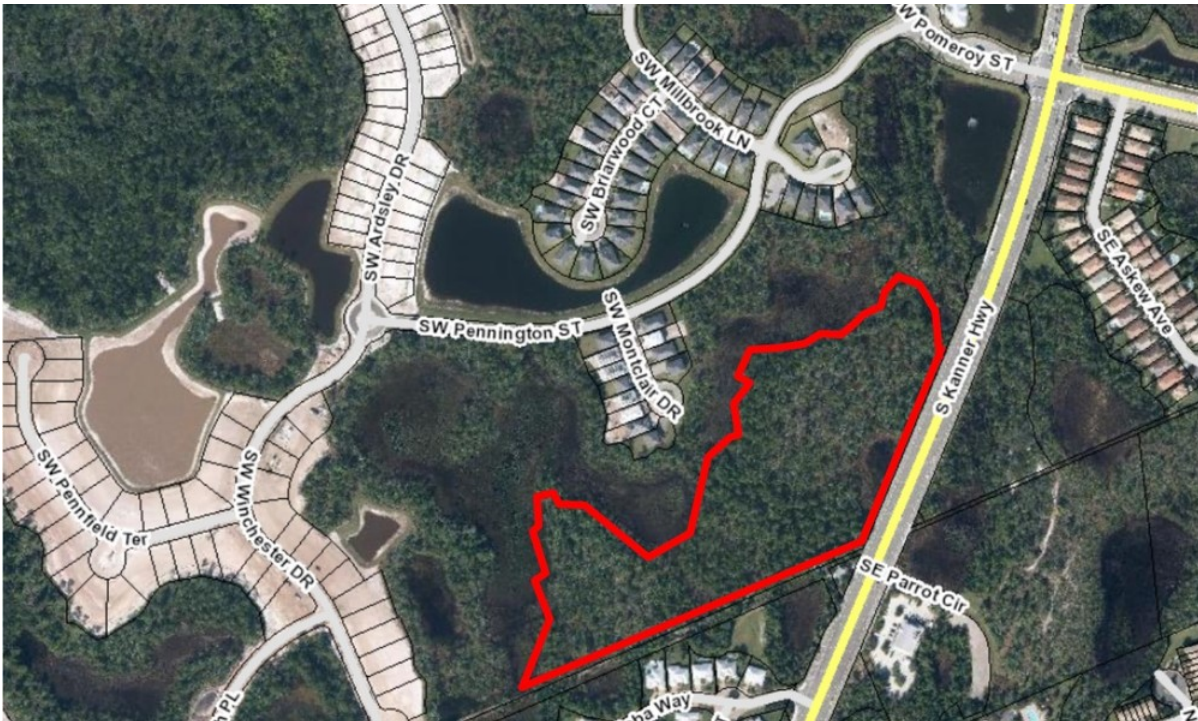


# FOR SALE

S Kanner Highway

Stuart, FL 34997

## Master Plan Approved Multifamily Up To 72 Units



### PROPERTY OVERVIEW

Residential parcel on busy Kanner Highway. Master site plan approved for up to 72 multi-family units. Potential for apartments, condos or townhouses.

### LOCATION OVERVIEW

With so much history, shopping, food and entertainment right at its fingertips, it's no wonder why Coastal Living Magazine named Stuart the "Happiest Seaside Town in America" in 2016.

Historic Downtown Stuart is just minutes from the development and features several boutiques, art galleries, upscale cuisine options, and so much more! Head down to the green market and get your fresh produce, or take a stroll down to the Riverwalk Stage to enjoy live music.

Looking for family activities? Halpatiokee Regional Park is just a 7-minute drive away and offers ball fields, tennis courts, walking trails, picnic pavilions and less than 9 miles from Stuart Beach. 3 Miles to Interstate 95 Exit 101.

### OFFERING SUMMARY

Land Size:	6.4 +/- Acres
Zoning:	PUD-R (Residential) Martin County / Res. 04-11.4
Utilities:	Martin County Utilities
Traffic Count:	36,500 AADT

SALE PRICE

CALL FOR PRICE

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# Master Plan Approved Multifamily Up To 72 Units

## SALE PRICE

## CALL FOR PRICE

### Location Information

Street Address	S Kanner Highway
City, State, Zip	Stuart, FL 34997
County/Township	Martin
Cross Streets	SE Pomeroy Street
Side Of Street	West
Signal Intersection	Yes
Nearest Highway	The Florida Turnpike and I-95
Nearest Airport	Palm Beach International

### LAND

Best Use	Multi-Family Apartment Development
Number Of Lots	40-72

### Property Details

Property Type	Land
Property Subtype	Multifamily
Lot Size	6.4 +/- Acres
Lot Frontage	815 FT
Traffic Count	36,500 AADT
Traffic Count Street	S Kanner Highway
Utilities	Martin County Utilities

### Zoning / Land Use Details

Zoning	PUD-R (Residential) Martin County / Res. 04-11.4
Permitted Use	See PUD Restrictions

### Master Site Plan Approval Details

#### Multi-Family Up To 72 Units

#### Setbacks

Building to parking Tracts	15'
Building to Preserve Area	10'
Building Parking to SR 70	50'
Building to adjacent property	75'
Maximum Height	3 Stories & 35 ft
Minimum Open Space	20%
Minimum building Separation	20'
Parking Requirements	144 Spaces 2 Spaces Per Unit @ 72 Units

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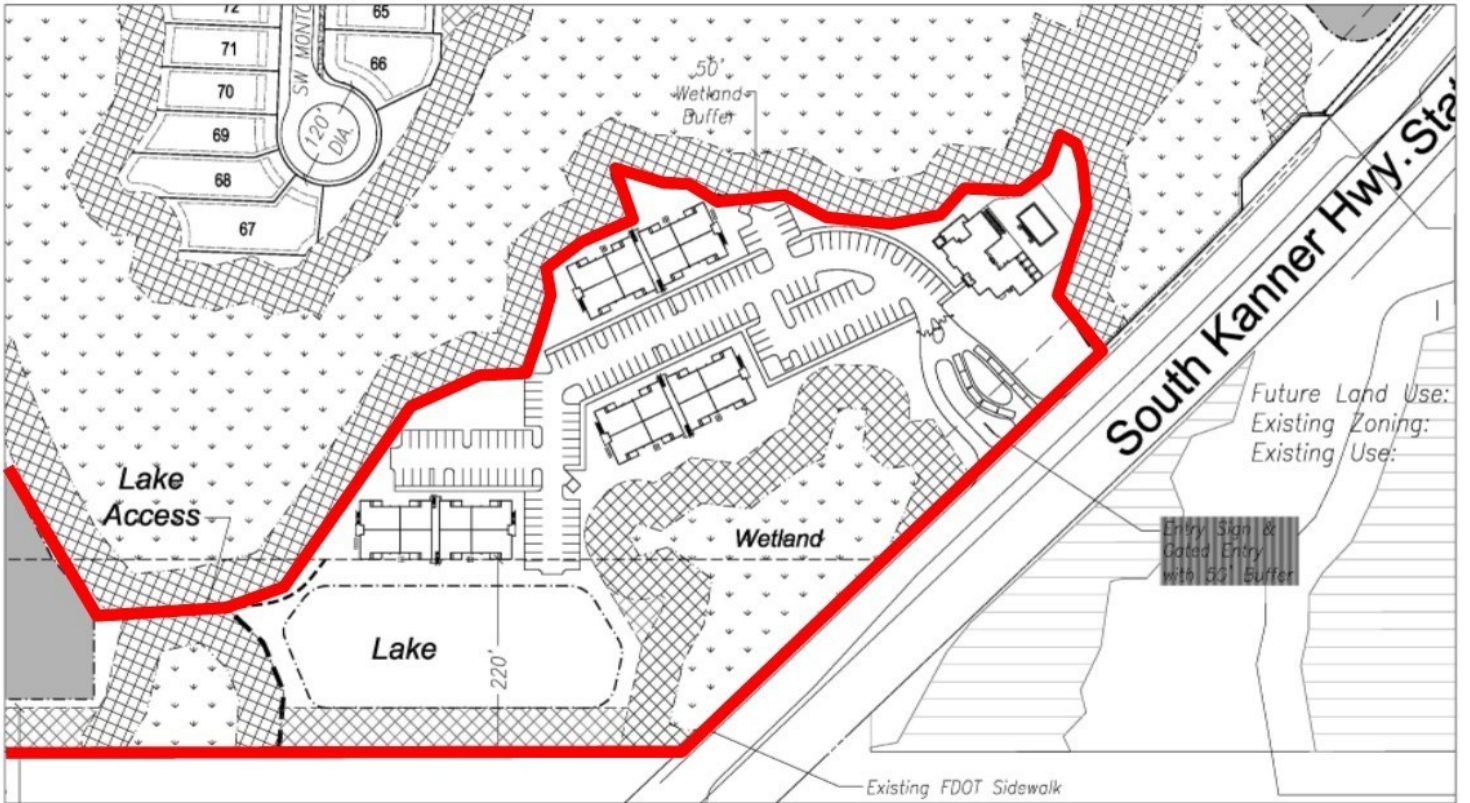
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# Master Plan Approved Multifamily Up To 72 Units

## PROPOSED SITE PLAN — 72 Condos/Apartments



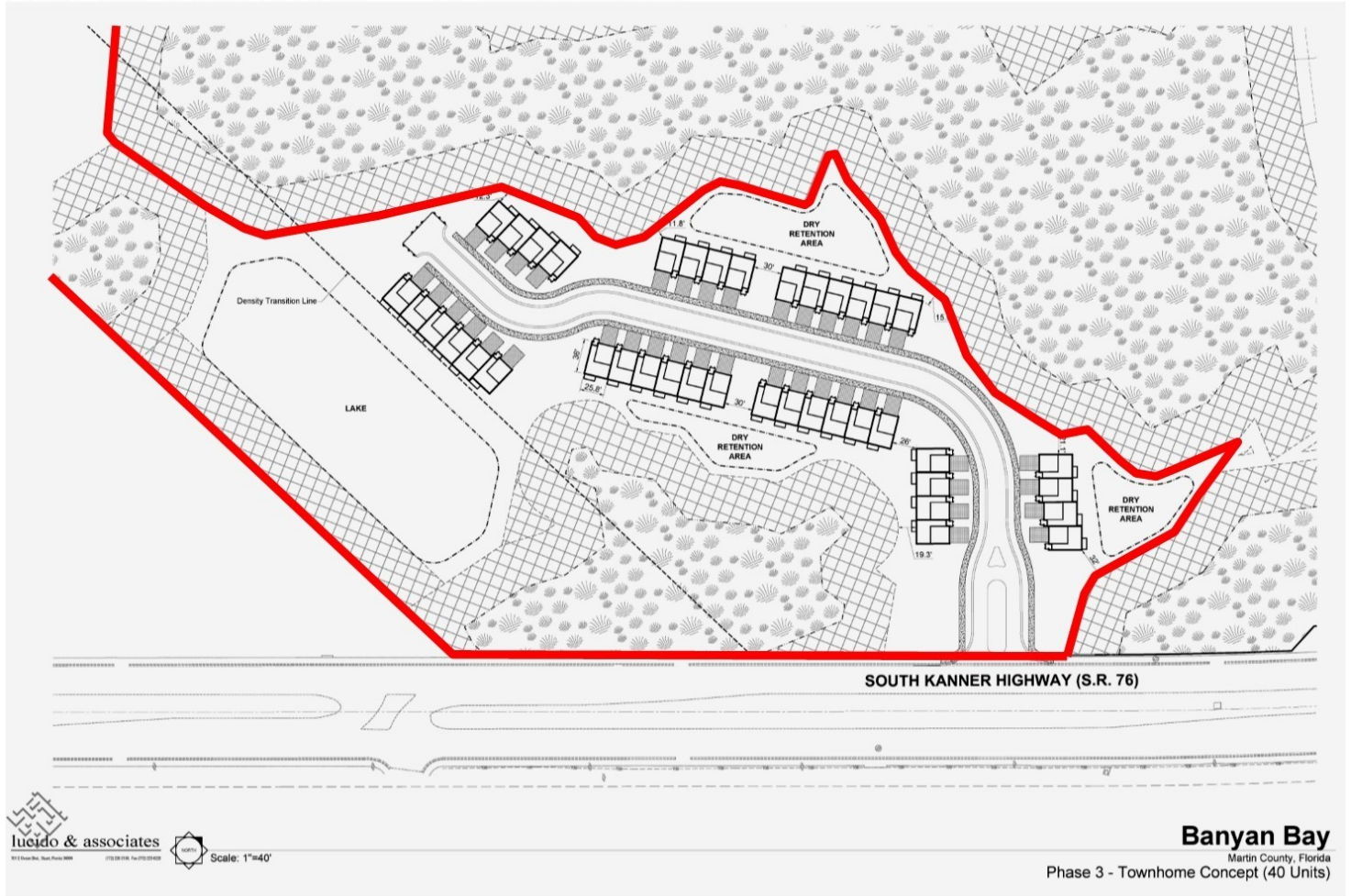
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# Master Plan Approved Multifamily Up To 72 Units

## PROPOSED SITE PLAN — 40 Townhouses



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**Banyan Bay**  
 Martin County, Florida  
 Phase 3 - Townhome Concept (40 Units)

**SLC Commercial**  
 Realty & Development

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# Master Plan Approved Multifamily Up To 72 Units



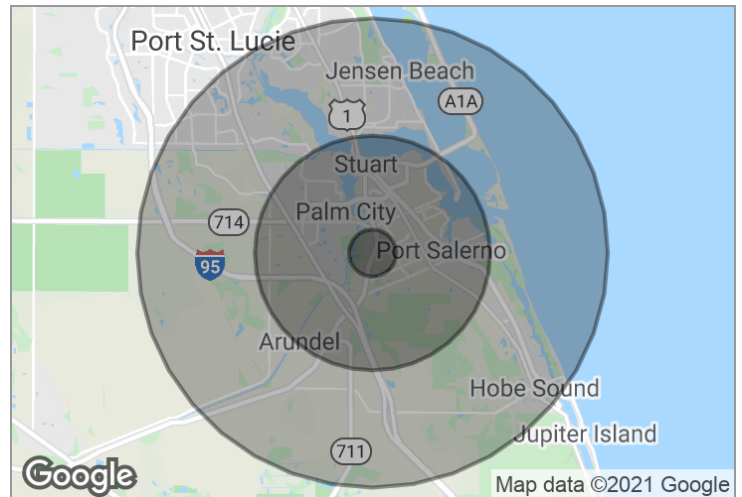
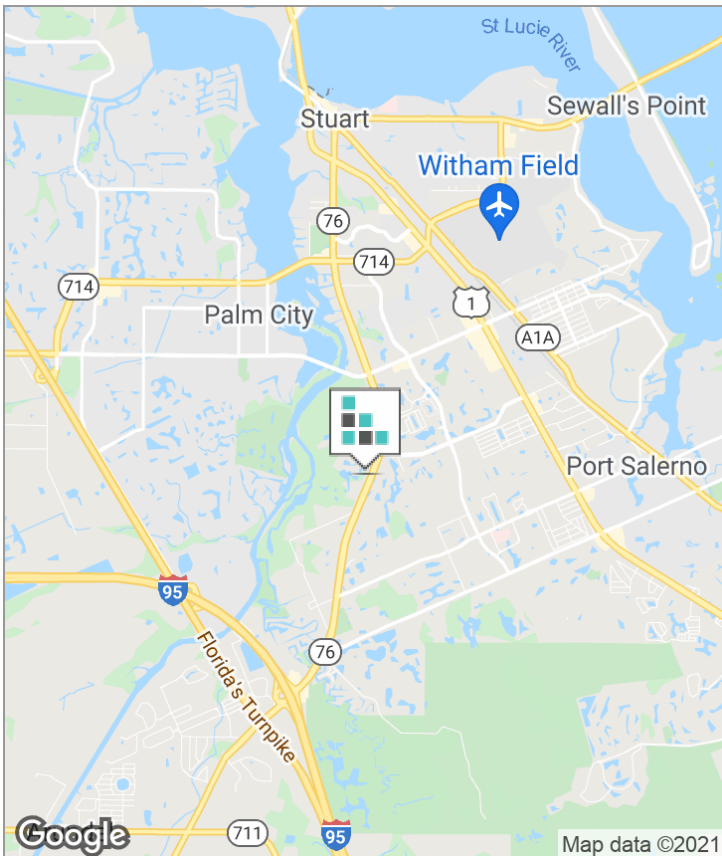
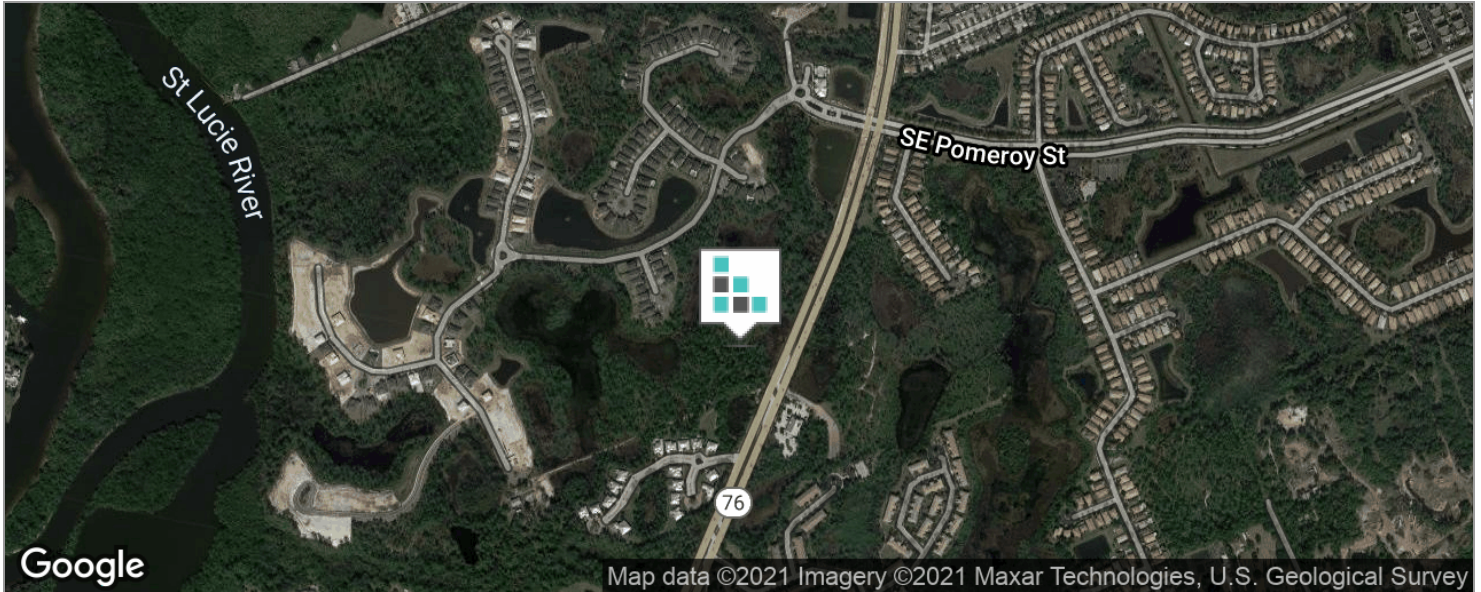
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# Master Plan Approved Multifamily Up To 72 Units



## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	4,008	79,466	176,778
Total Households	1,605	33,328	73,644
Average HH Income	\$86,154	\$79,285	\$77,304
Average Age	45.8	48.4	48.1

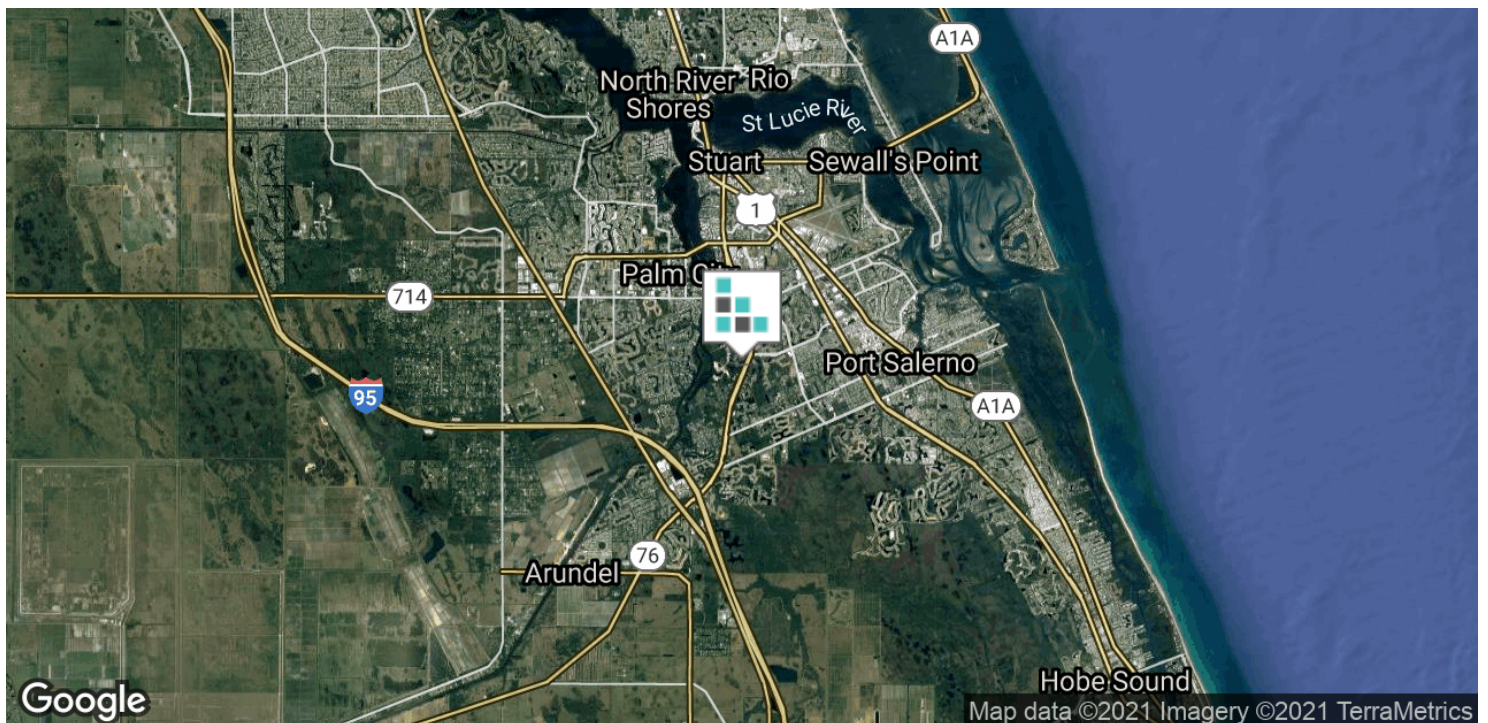
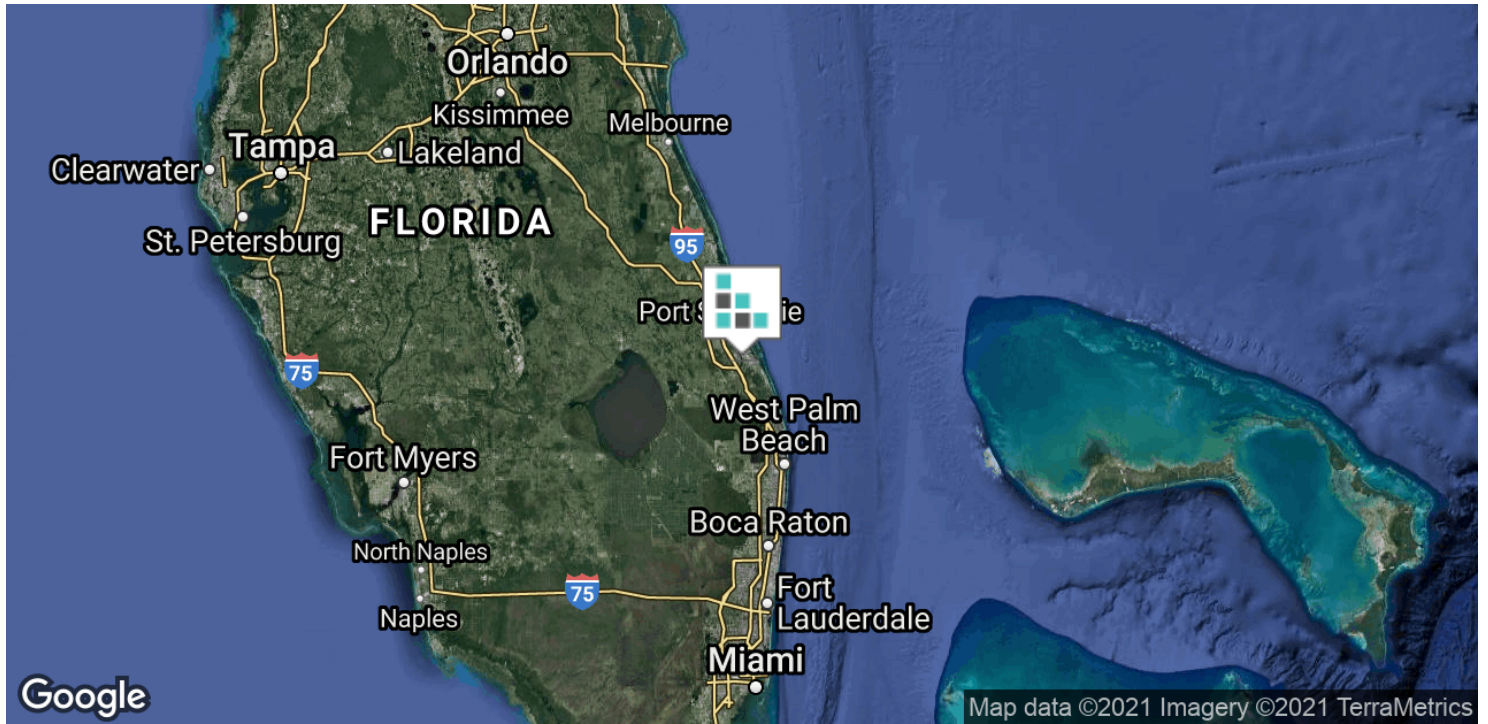
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## ■ Master Plan Approved Multifamily Up To 72 Units

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