

FOR SALE

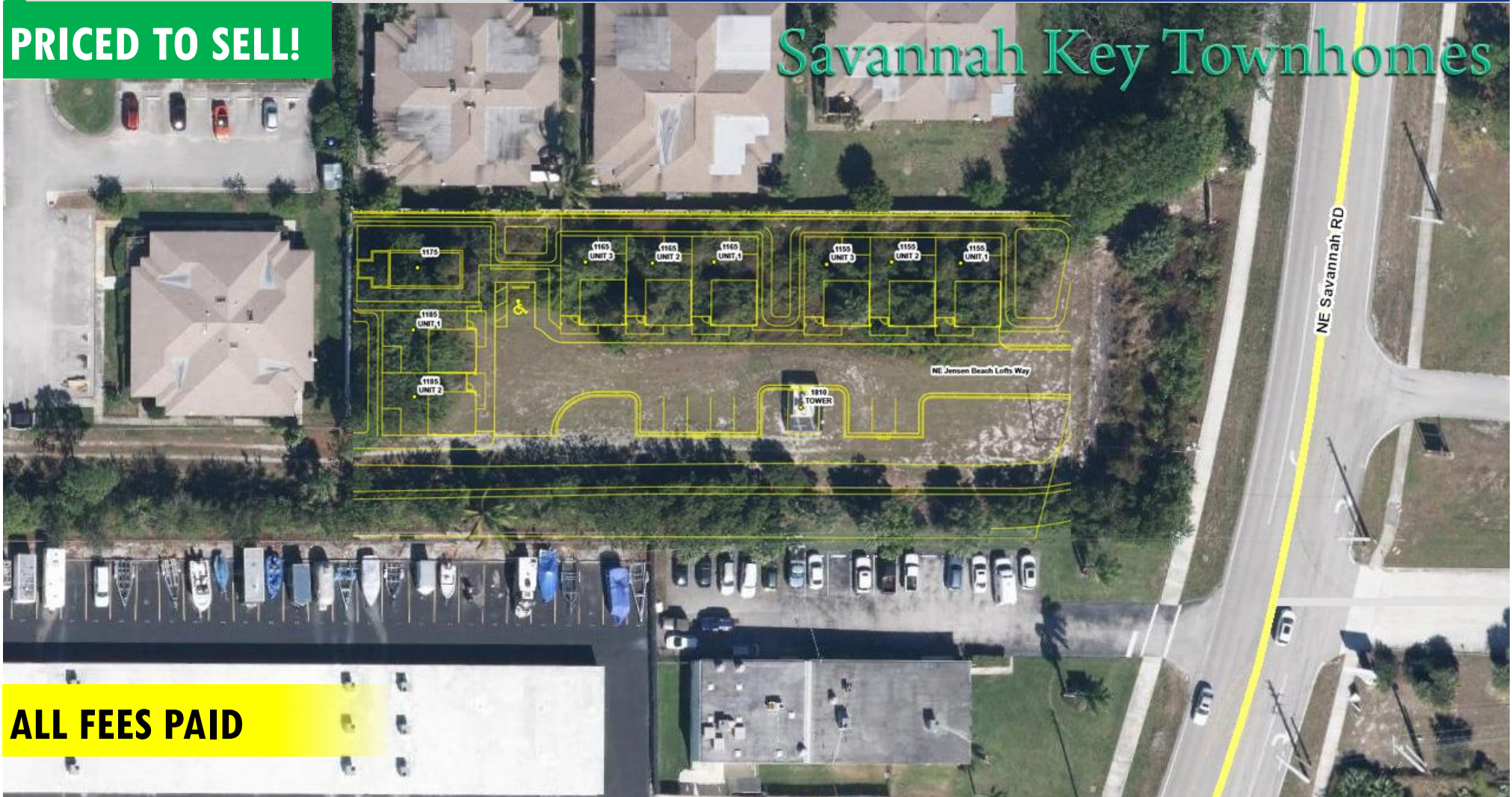
\$375,000

8 Unit Townhome Development

1810 NE Savannah Road, Jensen Beach FL 34957

PRICED TO SELL!

Savannah Key Townhomes



ALL FEES PAID

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

8 Unit Townhome Development

1810 NE Savannah Road, Jensen Beach FL 34957

PRICE	\$375,000 <i>(Reduced from \$399,000)</i>
PROPOSED BUILDING SIZE	16,560 sf (total)
PROPOSED BUILDING TYPE	Residential/Townhomes
ACREAGE	1.05 AC
FRONTAGE	132.89'
TRAFFIC COUNT	9,200
YEAR BUILT	TBD
CONSTRUCTION TYPE	--
PARKING SPACE	--
ZONING	R3-A
LAND USE	Comm/Off/Res
UTILITIES	Martin County

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

SELLER IS MOTIVATED! An opportunity of a lifetime! 1.05 AC of land that has been fully approved for a total of 8-unit townhomes in the sought after Martin County. All impact fees have been paid making this deal efficient 'take over' project. Preliminary plans for each unit will include spacious 3 bedroom/ 2.5 bathrooms, 2 car garage, a patio plus a community pool. Site will be centrally located to many shopping destinations, Downtown areas, beaches and parks. A deal like this will not last long!



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

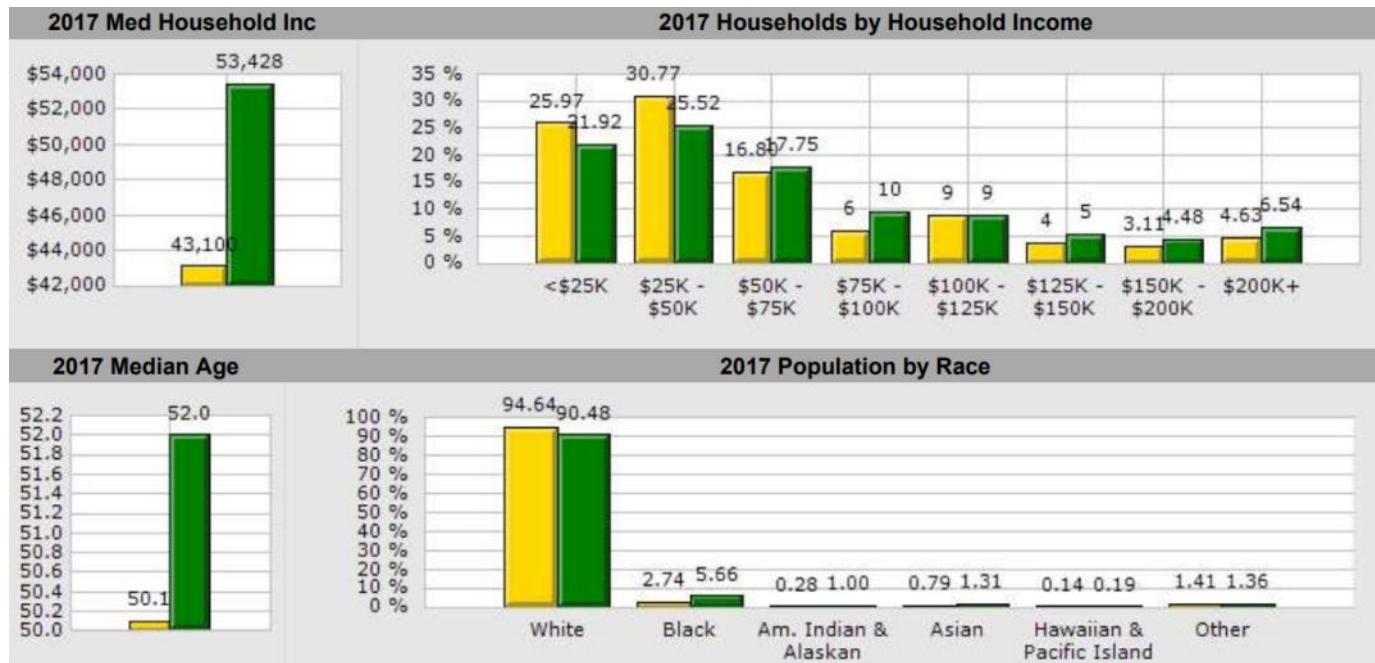
Property Demographics

8 Unit Townhome Development

1810 NE Savannah Road, Jensen Beach FL 34957

2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	7,815	1 Mile	\$66,039	1 Mile	45.80
3 Mile	33,596	3 Mile	\$65,607	3 Mile	47.40
5 Mile	87,948	5 Mile	\$71,414	5 Mile	48.60



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Proposed Site Plan

8 Unit Townhome Development

1810 NE Savannah Road, Jensen Beach FL 34957

Location Map



Site Data

Project Name: Savannah Key
 Location: 1810 N.E. Savannah Rd, Jensen Beach, FL 34957
 Total Site Area: 1.05 Ac (45,849 sq ft)
 Existing Use: Vacant (MCU Well Site)
 Zoning: R-3A
 Land Use: Commercial / Office / Residential
 Total Units: 8 Units
 Gross Site Density (8 DU / 1.05 Ac): 7.62 DU/AC
 Product Type: 2 - Story MF Apartments
 Max. Building Height: 30'
 Parcel Control #: 28-37-41-020-000-00050-2

Density Calculations

Land Use	Max.	Proposed
COR: 1.05 Ac (10 Du / Ac)	10 Units	8 Units

Pervious Area / Open Space

Required Open Space	50% (0.525 Ac)
Provided Open Space	52.6% (0.55 Ac)
Landscape Areas	SF Acres %
Building Coverage	7,936
Vehicular Use Area	8,114
Sidewalks / Paver Areas	4,712
Ex. Well Pad	261
Pool Building	186
Pool	527
Sub-total	21,736 0.50 47.4%

Impervious Area

SF	Acres	%
Building Coverage	7,936	
Vehicular Use Area	8,114	
Sidewalks / Paver Areas	4,712	
Ex. Well Pad	261	
Pool Building	186	
Pool	527	
Sub-total	21,736	0.50 47.4%

Percentage of Land Coverage

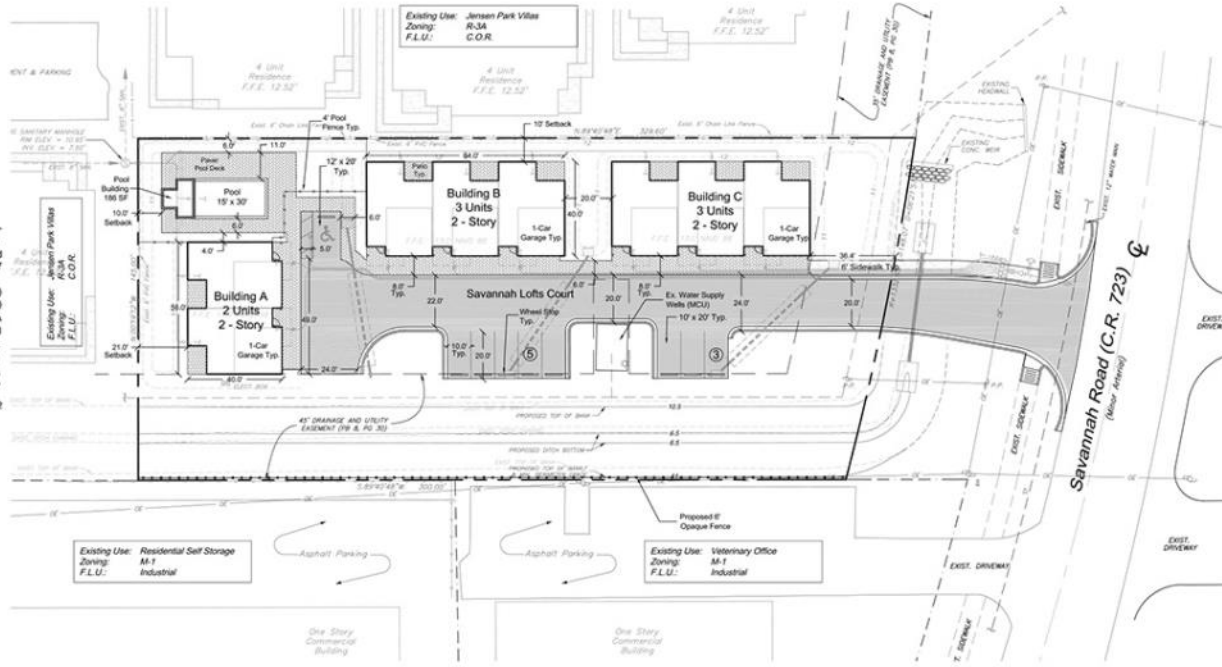
Max. Structure Coverage	30% (0.315 Ac)
Proposed Structure Coverage	17.7% (0.186 Ac)

Parking Data

Required Parking (2 per unit x 8 units)	16 Spaces
Provided Parking	17 Spaces
Private Garage Parking (1 Car per code)	8 spaces
Open Parking Spaces (Includes 1 Handicap)	9 spaces

Min. Yards Required (Setbacks)

	Required	Provided
Front:	25'	36.4'
Side:	10'	10'
Rear:	10'	21'



Legal Description

Parcel 37, 37000 Lake (2005), PARC 204, according to the Plat thereof as recorded in Plat Book 6, Page 35, Public Records of Martin County, Florida, being more particularly described as follows: A parcel of land, 250 feet in width more particularly described as follows: Commencing at the Southeast corner of said lot hereinafter described, being along the South line of the southeast 1/4 of section 23 of T30 N to the Axis of Beginning, thence southeasterly South 89°41'11" West, a distance of 202 feet, thence South 89°41'11" West, a distance of 100 feet, thence North 89°41'11" East, a distance of 202 feet, to a point being a point of contact of a curve tangent to the line, being a curve with a radius of 1000.00 feet, an arc length of 218.84 feet, thence southeasterly along the arc of said curve, a distance of 121.00 feet to the Axis of Beginning, thence southeasterly South 89°41'11" West, a distance of 202 feet, to the Southeast corner of said parcel hereinafter described as follows: PARC 204, according to the Plat thereof as recorded in Plat Book 6, Page 35, Public Records of Martin County, Florida.

Parcel Identification Number: 28-37-41-020-000-00050-2

General Notes

- All signs shall meet the requirements of Section 16, Article 4, LHM, Martin County Code.
- All utility regulations to be observed prior to the issuance of a Certificate of Occupancy.
- The applicant will notify the Growth Management Department for a field inspection to verify if applicable have been properly installed and to verify final grading.
- All internal roads shall be properly paved and maintained by the Savannah Key Property Owners Association.
- All excavations and common areas, as well as utility and drainage, are to be installed in accordance with Article 16, Martin County zoning code.
- Water and sewer to be provided by Martin County Utilities.
- All recreation and common areas, as well as utility and drainage, are to be installed in accordance with Article 16, Martin County zoning code.
- The drainage of development for this site shall require all storm water to be directed within the 25' zone of approval, and require all construction to be completed within two (2) years of approval.

Unit Typical - 1st Floor Plan



Parking Space Detail



Scale: 1" = 20'



50 E. Ocean Blvd., Suite 101
 Stuart, Florida 34994
 T 772.678.7200
 F 772.678.7201
 www.hjadesignstudio.com
 LA 0000905

Florida
 Savannah Key
 Martin County
 Minor Final Site Plan

Changes:
 1. [illegible]
 2. [illegible]
 3. [illegible]
 4. [illegible]

Job No: 3024
 Drawn By: TT
 Checked By: MR
 Approved By: [Signature]
 Submittal Dates: 10-14-16
 Revision Dates: XXXXXX

SP - 1

Jeremiah Baron & CO.

Commercial Real Estate, LLC

Listing Contact:

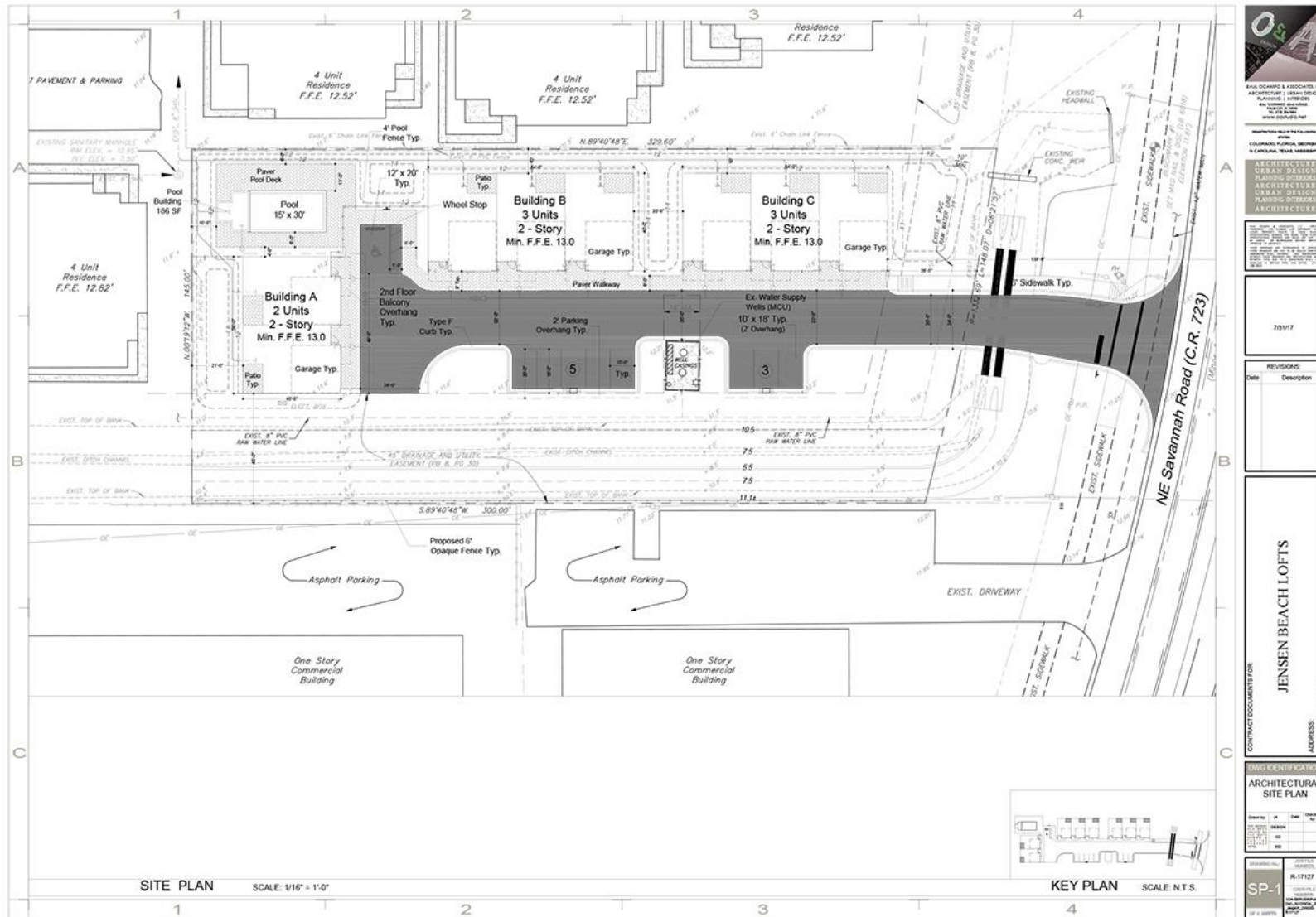
Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Architectural Site Plan

8 Unit Townhome Development

1810 NE Savannah Road, Jensen Beach FL 34957



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

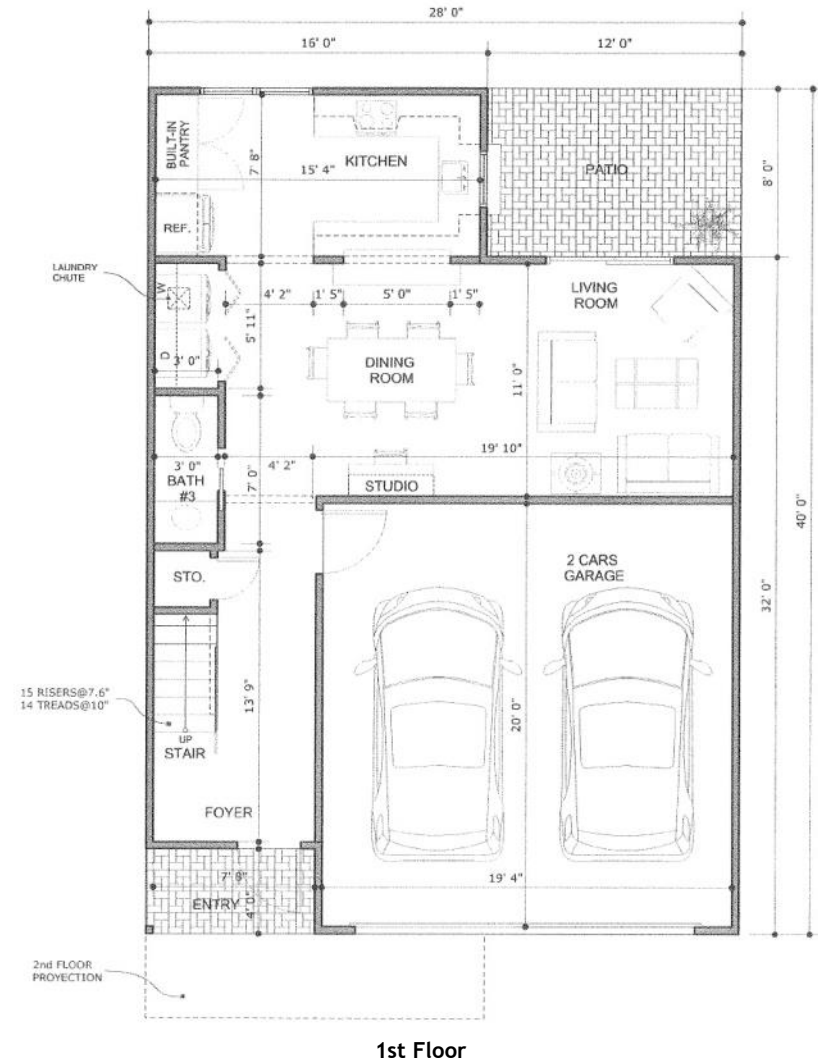
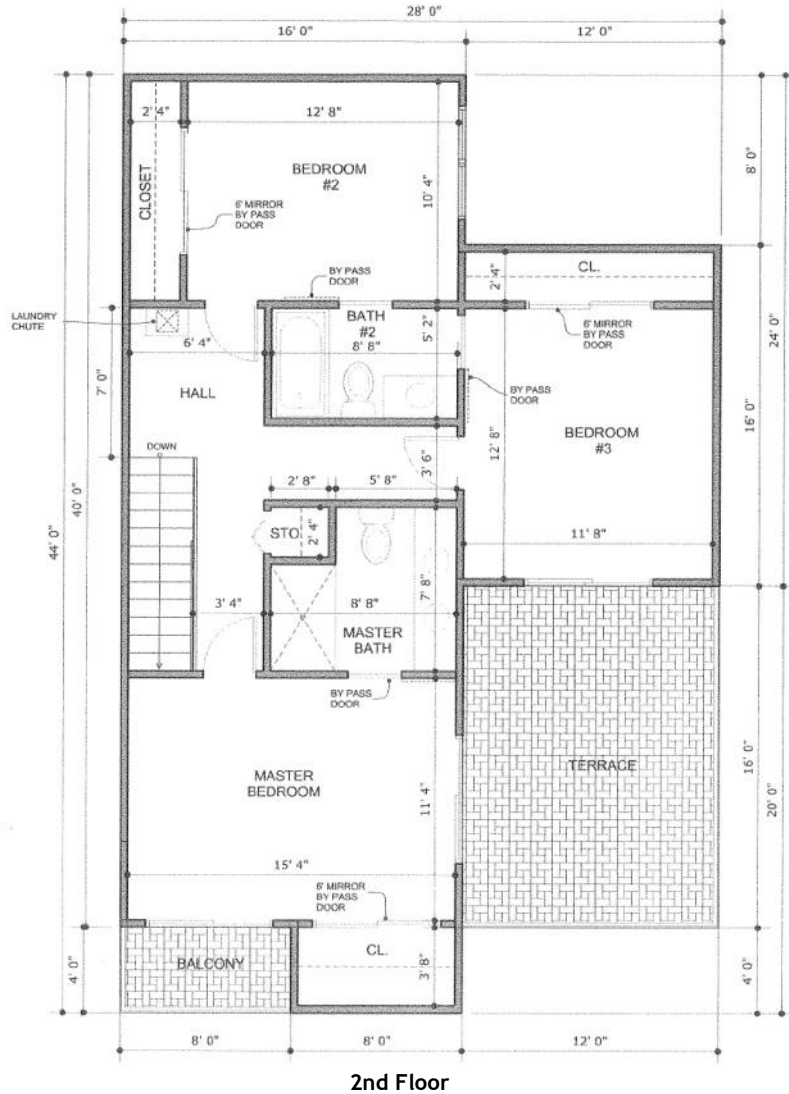
Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Unit Floor Plan

8 Unit Townhome Development

1810 NE Savannah Road, Jensen Beach FL 34957



Jeremiah Baron
 & CO.
 Commercial Real Estate, LLC

Listing Contact:
 Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com
 Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Zoning Information

8 Unit Townhome Development

1810 NE Savannah Road, Jensen Beach FL 34957

Sec. 3.407. - R-3A Liberal Multiple-Family District.

3.407.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:

1. Any uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms, not the drive-in type, with an enclosed seating capacity of ten persons or more.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.

3.407.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the building line:

1. Single-family structures: The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.

2. Two-family structures: The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.

3. Apartment buildings: There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.

4. Triplex structures: The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

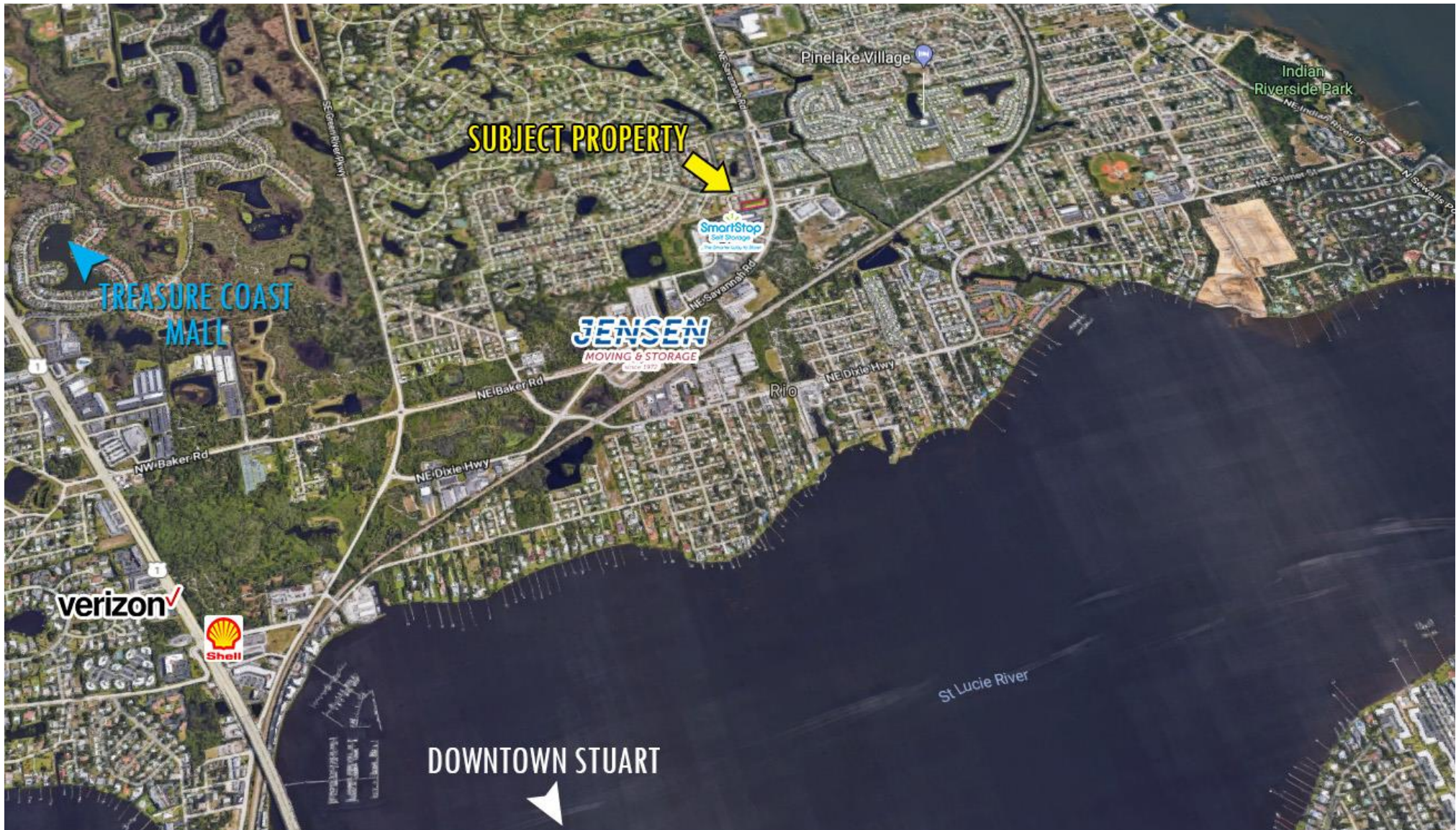
Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Aerial

8 Unit Townhome Development

1810 NE Savannah Road, Jensen Beach FL 34957



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744