

FOR SALE

8000 SW Lost River Road

1.3+/- Acres of General Commercial Zoned Vacant Land

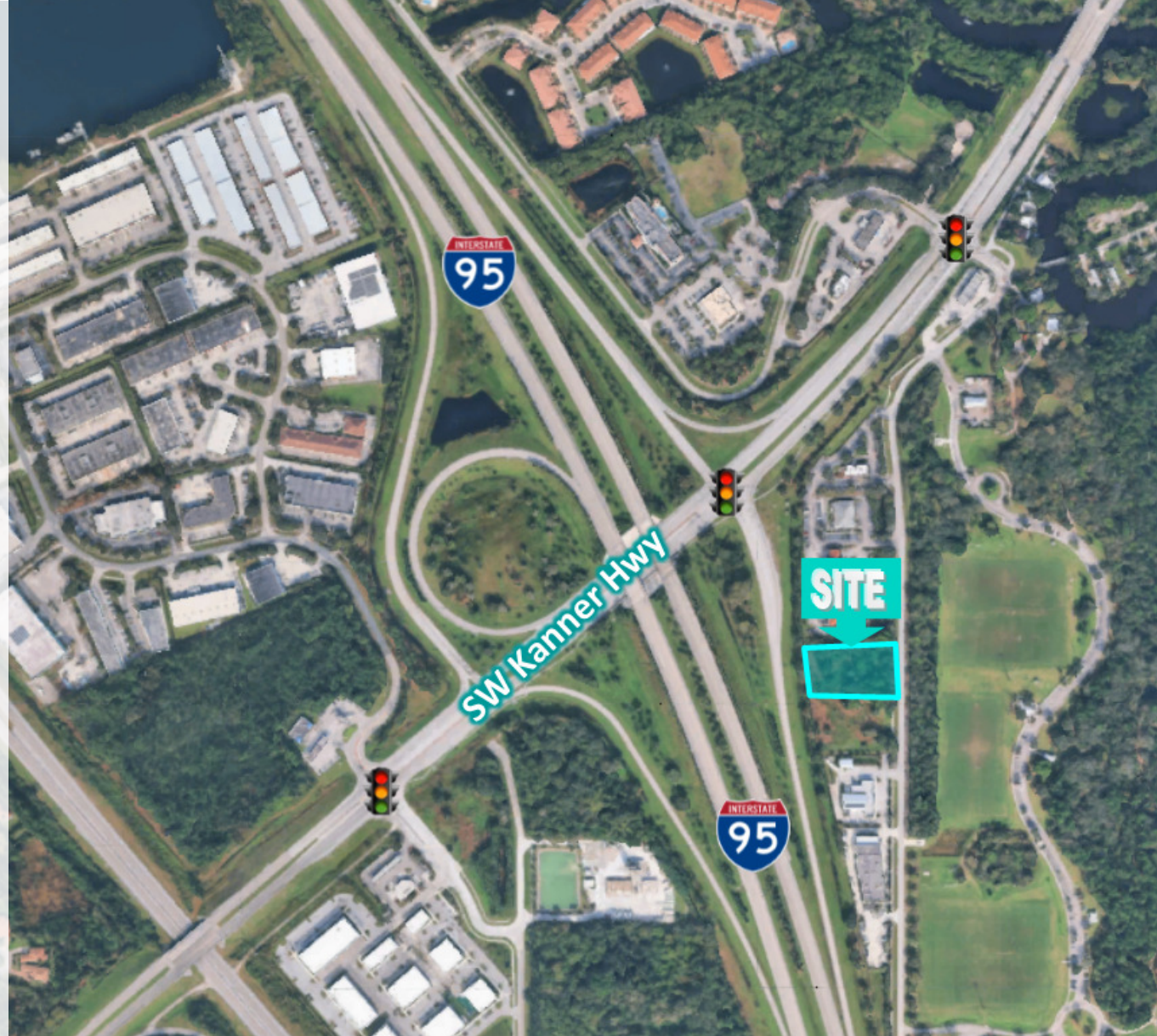
PROPERTY OVERVIEW

1.3 acres of prime commercial land positioned at the intersection of Lost River Road and Kanner Highway, directly at the I-95 Interchange (Exit 101). The property includes a fully approved site plan for a 23,000 SF commercial building, complete with construction drawings. The site offers 193 feet of highly visible frontage along the northbound off-ramp to Kanner Highway, providing exceptional exposure and access.



SALE PRICE

\$1,995,000



SLC Commercial

Realty & Development

slccommercial.com

772.220.4096



DREW POSTON

SENIOR VICE PRESIDENT/BROKER

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Property Details & Highlights

8000 SOUTHWEST LOST RIVER ROAD

FOR SALE

PROPERTY HIGHLIGHTS

- Zoned General Commercial (GC)
- Prime location in the Martin area
- Full approvals already in place
- Ready for development
- Ideal for commercial use
- Strategic investment opportunity
- Proximity to major amenities
- Excellent visibility and accessibility

PROPERTY DETAILS

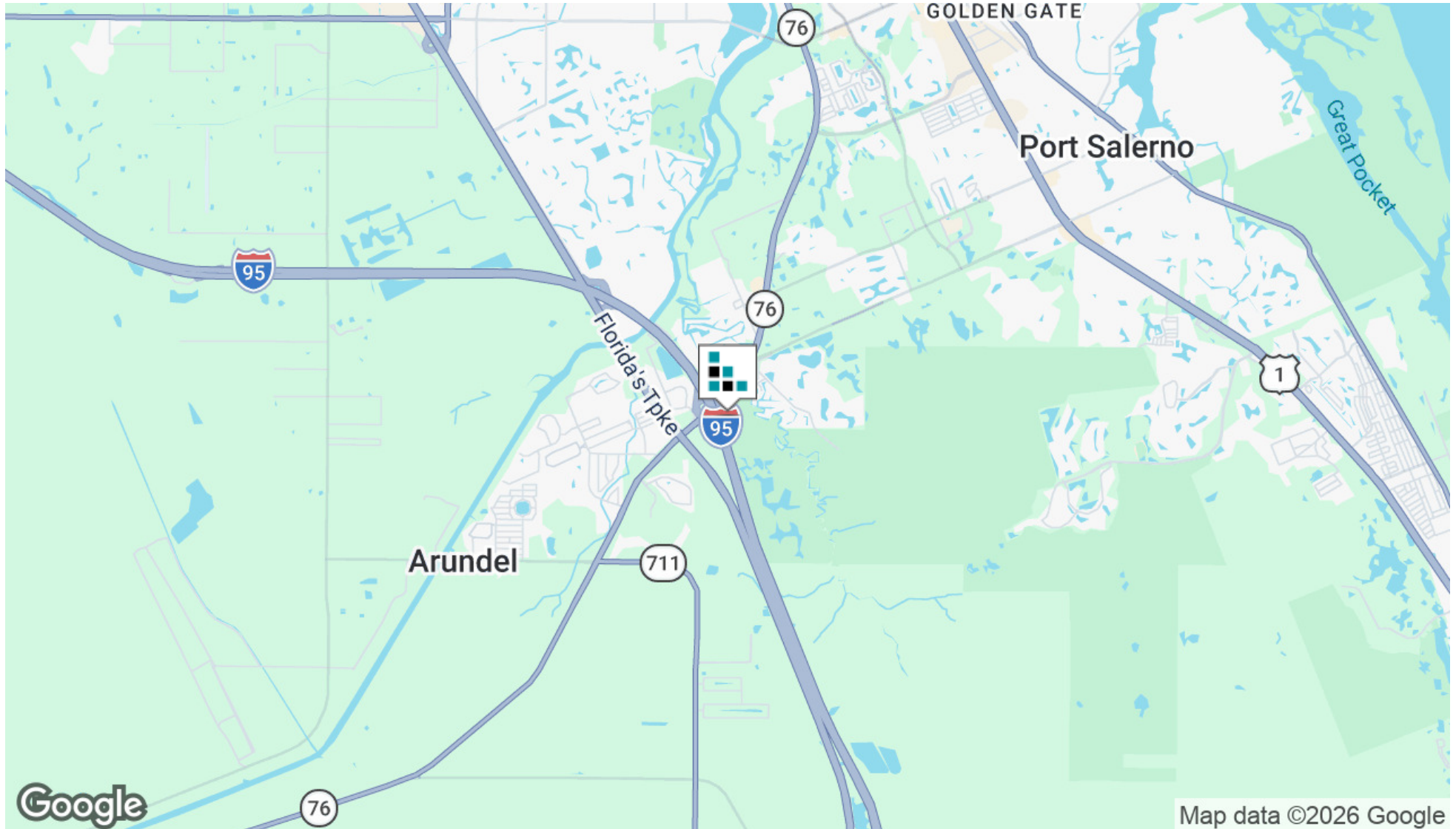
Property Address	8000 Southwest Lost River Road. Stuart Florida, 34997
Property Type	Vacant Land
APN #	05-39-41-000-010-00010-8
Lot Size	1.31 Acres
Zoning	GC - General Commercial
Land Use	General Commercial
Utilities	Water, Sewer, & Propane



Location Map

8000 SOUTHWEST LOST RIVER ROAD

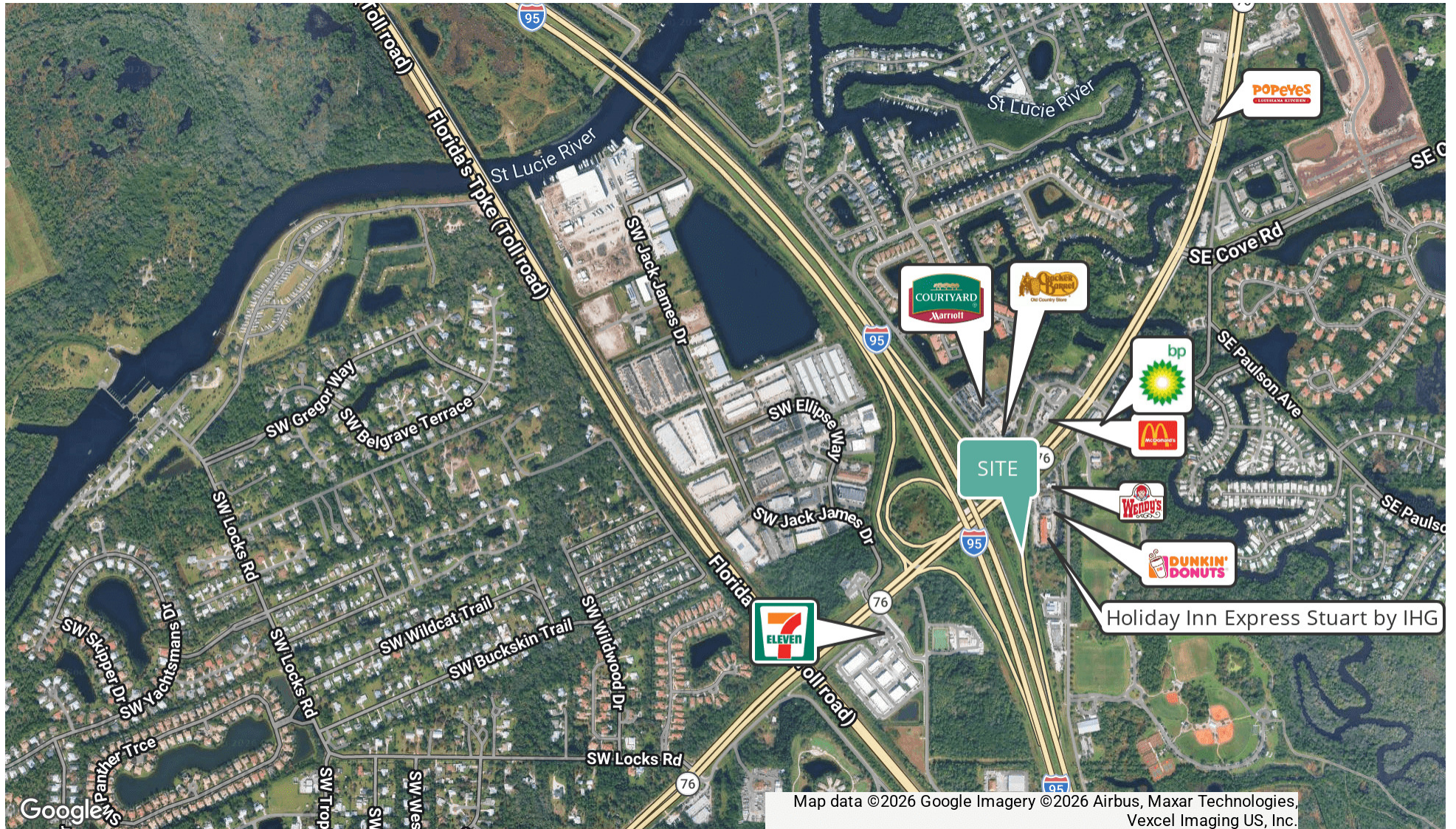
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Retailer Map

8000 SOUTHWEST LOST RIVER ROAD

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Site Plan

8000 SOUTHWEST LOST RIVER ROAD

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Site Data

Total Site Area 1.81 Acres 57,183 s.f.
 Existing Zoning GC - Commercial General
 Existing Land Use Commercial General
 Existing Use Undeveloped
 Proposed Use Batting Facility

Building Data

Total Building Area 22,987 s.f.
 1st Floor 20,827 s.f.
 Mezzanine 2,160 s.f.
 Building Height 40'-0" (40' Max allowable)
 Bldg. Lot Coverage 21,997 s.f., 37.4% (60% Max)

Building Setbacks

Front (east)	25'	78.5'
Rear (west)	20'	82.5'
Side (north)	10'	18.0'
Side (south)	10'	49.3'

Parking Data

Use	Area	Spac	Spac
Retail Use	385 s.f.	(1/250 s.f.)	1.5 Spac
Prof. Office Use	998 s.f.	(1/300 s.f.)	1.7 Spac
Weight Training Use	1,438 s.f.	(1/200 s.f.)	7.3 Spac
Batting Cage Use	12 Cages	(2/Cage)	24 Spac
Total Parking Required			35 Spac
Total Parking Provided			38 Spac
Handicap Parking Required			2 Spac
Handicap Parking Provided			2 Spac

Existing Use: Halpatiokee Park
 F.L.U.: Recreational
 Existing Zoning: PR; Public Recreation

Open Space Data

Category	Area	Acres	Percentage
Open Space Required	11,457 s.f.	26 Ac.	20.0%
Open Space Provided	16,259 s.f.	37 Ac.	28.4%
Tree Retention	5,692 s.f.	13 Ac.	6.5%
All other Landscape Areas	12,559 s.f.	29 Ac.	21.9%
Impervious Area	40,952 s.f.	94 Ac.	71.6%
Building	20,827 s.f.	48 Ac.	36.4%
Walkways	4,566 s.f.	10 Ac.	8.0%
Vehicle areas & curbs	15,559 s.f.	36 Ac.	27.2%

Gentile
 Holloway
 O'Mahoney
 & Associates, Inc.
 Landscape Architects
 Planners and
 Environmental Consultants

1907 Commerce Lane
 Suite 101
 Jupiter, Florida 33458
 561-575-9557
 561-575-5888 FAX
 www.GHO.com

Taiter Town
 Baseball Academy
 Martin County, Florida

Design: MTH
 Drawn: MTH
 Approved: GGG/MTH/ML
 Date: 5/18/21
 Job no.:
 Revisions: 7/25/21
 10/4/21
 1/14/22

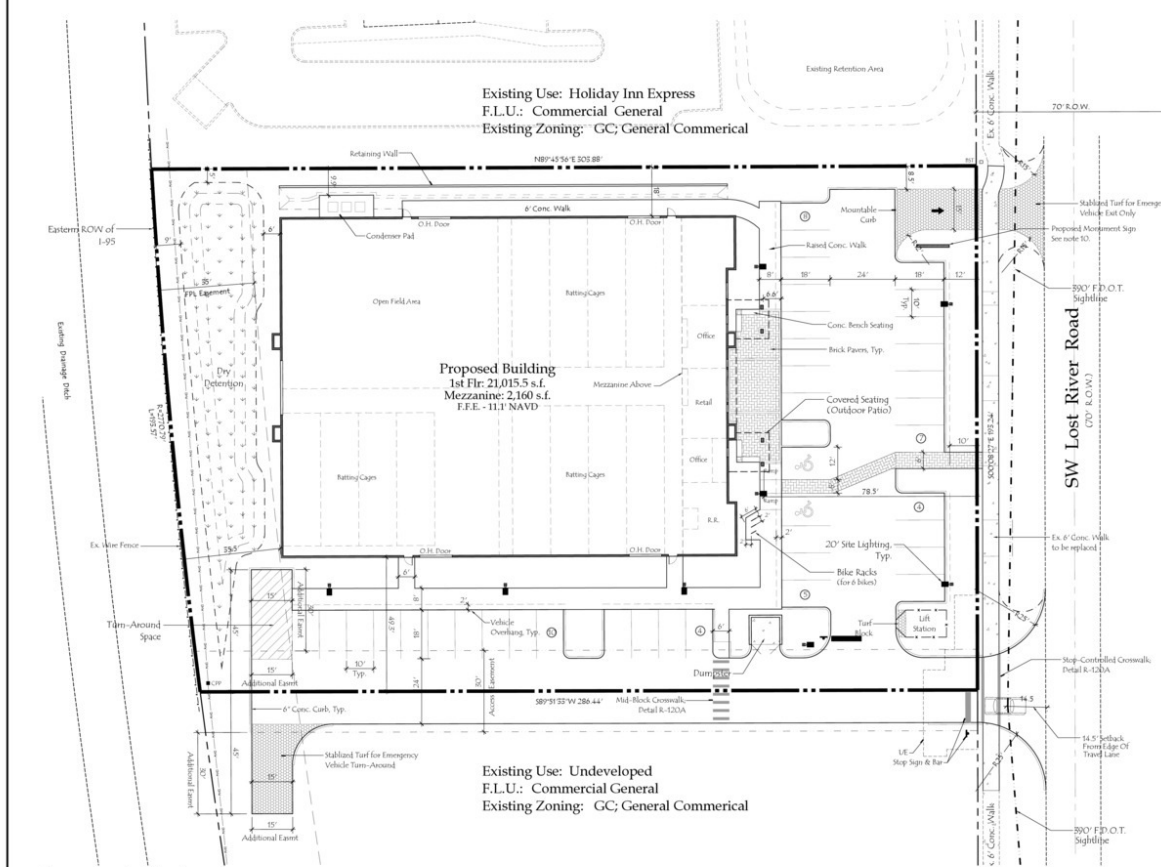
Cal no.: CADJ

Seal

M. Troy
 Holloway
 Digitally signed by
 M. Troy Holloway
 Date: 2022.01.13
 15:21:05 -05'00'
 LA000070

Final Site
 Development
 Plan

Scale: 1" = 20'

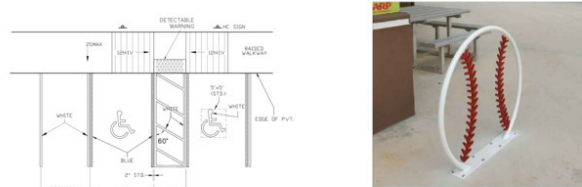


General Notes:

- Proposed signage to be required and approved during the review of building permits.
- All existing vegetation to be removed prior to the issuance of a Certificate of Occupancy.
- There is to be an irrigation system installed to ensure continued growth of all planting areas. Source of irrigation to be potable water.
- This plan has been designed to meet the planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place".
- For existing or proposed utilities, see tree shall be planted where it would not interfere with any existing or proposed utility lines. If any utility lines are located within the proposed planting area, they shall be marked with reflective paint. The depth of utility lines shall be marked with reflective paint. The depth of utility lines shall be marked with reflective paint. The depth of utility lines shall be marked with reflective paint.
- The tree species, height, and crown shall be planted within 1 foot of any existing or proposed utility lines, per state and local regulations. Plants should be planted at a distance equal to or greater than the average trunk length, plus 2 feet from power lines.
- All lighting shall be designed to be in compliance with any applicable codes and shall comply with Article 5, Section 2203 of the Martin County Ordinance No. 670.
- Removable of Development.

Legal Description:

THAT PART OF LOT 10, SECTION 5, TOWNSHIP 30 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 61, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING EAST OF THE RIGHT-OF-WAY OF 1.95 AND LYING WEST OF THE RIGHT-OF-WAY OF S.W. LOST RIVER ROAD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF LOT 1, GATEWAY PLAZA P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 47, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'27" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. LOST RIVER ROAD FOR 140.24 FEET; THENCE RUN SOUTH 89°51'52" WEST FOR 288.44 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF 1.95; SAID POINT LYING ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS 2770.79 FEET; THENCE FROM THIS POINT (FROM WHICH A RADIAL LINE BEARS NORTH 82°41'11" EAST TO THE RADIOS POINT) RUN NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC OF



6' Concrete Bench

6' Concrete Bench, by Belkon Outdoors
 Model TFS027, Acid Wash Finish, Sand Color
 800-525-5664



1 Submittal/Taiter Town Site Plan/Rev. 1/13/2022 3:28:37 PM DWG To PDF.dwg

Demographics Map

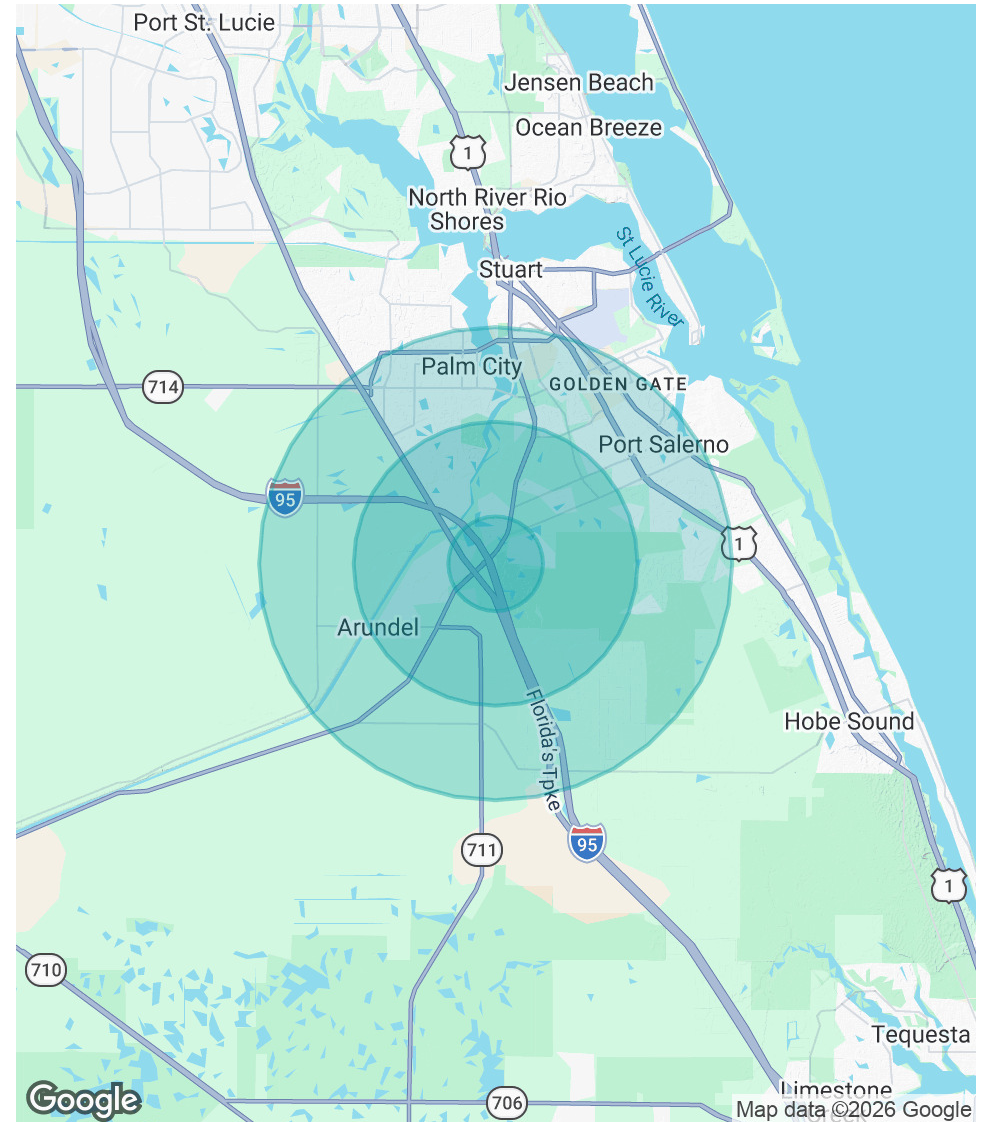
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,636	15,551	56,645
Average Age	54.2	53.2	50.4
Average Age (Male)	53.6	52.5	49.5
Average Age (Female)	56.5	54.8	51.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	609	5,922	23,609
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$138,917	\$129,889	\$111,451
Average House Value	\$534,777	\$464,012	\$395,628

2023 American Community Survey (ACS)



Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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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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