

1919 SE COVE RD STUART, FL 34997

5.34 Acres

OFFERING
MEMORANDUM

February 2026



NEWMARK

1801 N Military Tr. Suite 202
Boca Raton, FL 33431

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1919 SE Cove Road is a rare 5.34-acre land opportunity in the growing Stuart / Martin County. Situated at the intersection of SE Cove Road and Ault Avenue, the property features significant frontage and dual access points, providing excellent visibility and accessibility from one of the region's primary east-west corridors. The parcel's generous size and strategic location offer flexibility for a variety of development or investment uses, anchored by proximity to major thoroughfares including I-95 (approximately 4 miles away), which supports rapid regional connectivity and market access.

Current land use and zoning indicate the property is classified for residential purposes (Single Family Residential or RE-2A), reflecting its location within a predominantly residential context. This designation supports a range of low-density and transitional uses and creates potential for residential development, land banking, or adaptive reuse, subject to local zoning and future land use approvals. Nearby properties and comparable land listings illustrate continued interest in residential and agricultural parcels along the Cove Road corridor, reinforcing long-term demand for development land in Martin County.

The site benefits from solid demographic fundamentals and regional growth dynamics. Within a three-mile radius, the population base exceeds 38,000 residents, and projections indicate continued growth in both population and households over the next five years. This growing resident base, combined with existing infrastructure and relatively low land availability, enhances the site's strategic value for residential or alternative future land use conversions.

Investment Highlights

This property offers a unique combination of scale, frontage, and positioning within a high-barrier-to-entry coastal market. At over five acres, parcels of this size along SE Cove Road are increasingly difficult to replicate, particularly within close proximity to established neighborhoods and major transportation corridors. The site's dimensions provide flexibility in layout, internal circulation, and buffering, which is often constrained on smaller infill tracts. Its visibility and access enhance future marketability for residential development or long-term repositioning strategies.

From an investment perspective, the asset benefits from Martin County's disciplined planning framework and historically limited land supply, both of which support long-term value preservation. The surrounding area continues to experience steady population growth and sustained housing demand, reinforcing the site's relevance within the local development pipeline. Whether utilized for near-term residential construction or held as a strategic land position, the property presents a controlled-risk opportunity in a market known for stable fundamentals and measured growth patterns.

Newmark Southern Region, LLC, a Georgia limited liability company, d/b/a Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of 1919 SE Cove Rd., Stuart, FL 34997 (the “Property”) by Ministerio International Jesus EL Buen Pastor, Inc. (the “Seller”).

This Memorandum does not constitute a representation that the business or affairs of the Portfolio or Seller since the date of preparation (February 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Portfolio will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Portfolio, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion.

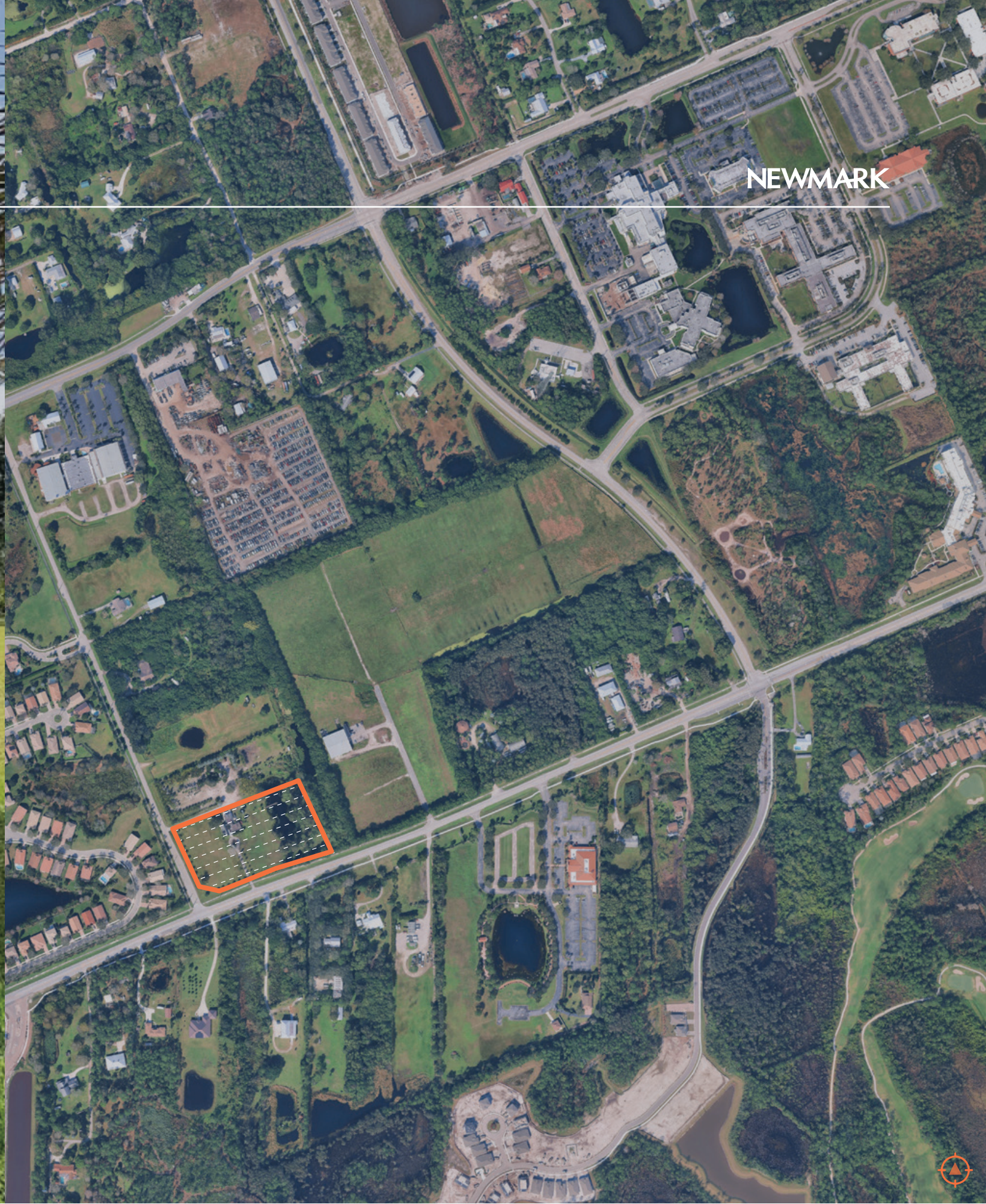
Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Portfolio, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Portfolio has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

PROPERTY DESCRIPTION

NEWMARK

PROPERTY ADDRESS:	1919 SE Cove Rd., Stuart, FL 34997
COUNTY:	Martin County
TYPE:	Vacant land
BUILDING:	3,323 SF, single family home on site
LAND ACRES:	5.34
YEAR BUILT:	1971
ZONING:	RE-2A
PARCELS:	55-38-41-000-066-00051-0
LOCATION:	620' frontage on Cove Road
AIRPORT	Palm Beach International Airport (35 miles)



LOCATION OVERVIEW



Stuart

Stuart is a city located in Martin County. It is a charming walk-friendly coastal town on the Florida’s Treasure Coast. Stuart is know as the “Sailfish Capital of the World”. Situated on the St. Lucie River and Indian River near the Atlantic Ocean, the town is a hub for boating and fishing. The downtown area features locally-owned boutiques, art galleries and restaurants. Stuart is home to The Lyric Theater, a restored 1926 theater hosting live performances and the House of Refuge & Elliot Museum on Hutchinson Island which offers local history and arts for the Florida Historical Society. It offers a relaxed lifestyle with historic downtown, waterfront dining and pristine beaches.

Martin county

Martin County is located in the southeastern part of Florida with the northern portion from St. Lucie County to the souther portion Palm Beach County. Martin County has over 22 miles of uncrowded beaches and over 100,000 acres of parks and conservation land.

Encompassing the communities of Port Salerno, Stuart, Palm City, Jensen Beach, Indiantown, Jupiter Island, Hobe Sound, Sewall’s Port, Rio and Hutchinson Island, Martin County serves up beautiful beaches and more than 77 parks not to mention the most bio-diverse lagoon ecosystem in the Norther hemisphere, the St. Lucie Inlet.

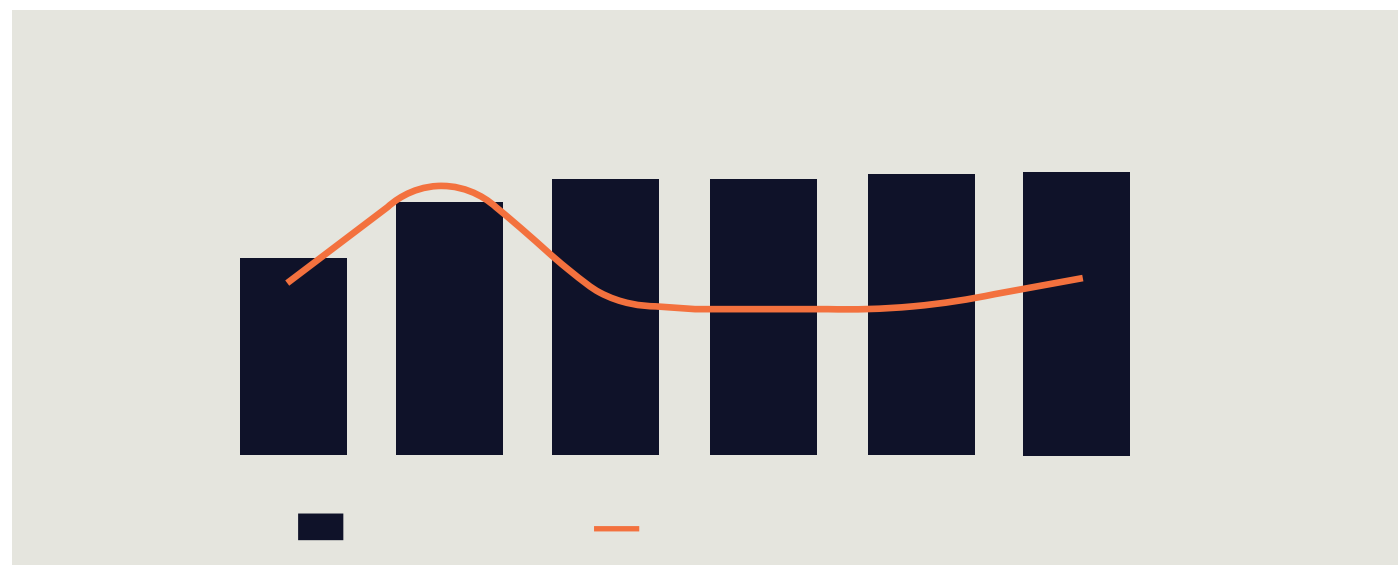
Within two hours or less drive time to four international airports, Martin County has a variety of activities, from rodeos to a mix of charm and sophisticated boutiques, unique art galleries, one of a kind museums and eco-friendly sea turtle adventures.



PALM BEACH MULTIFAMILY MARKET OVERVIEW

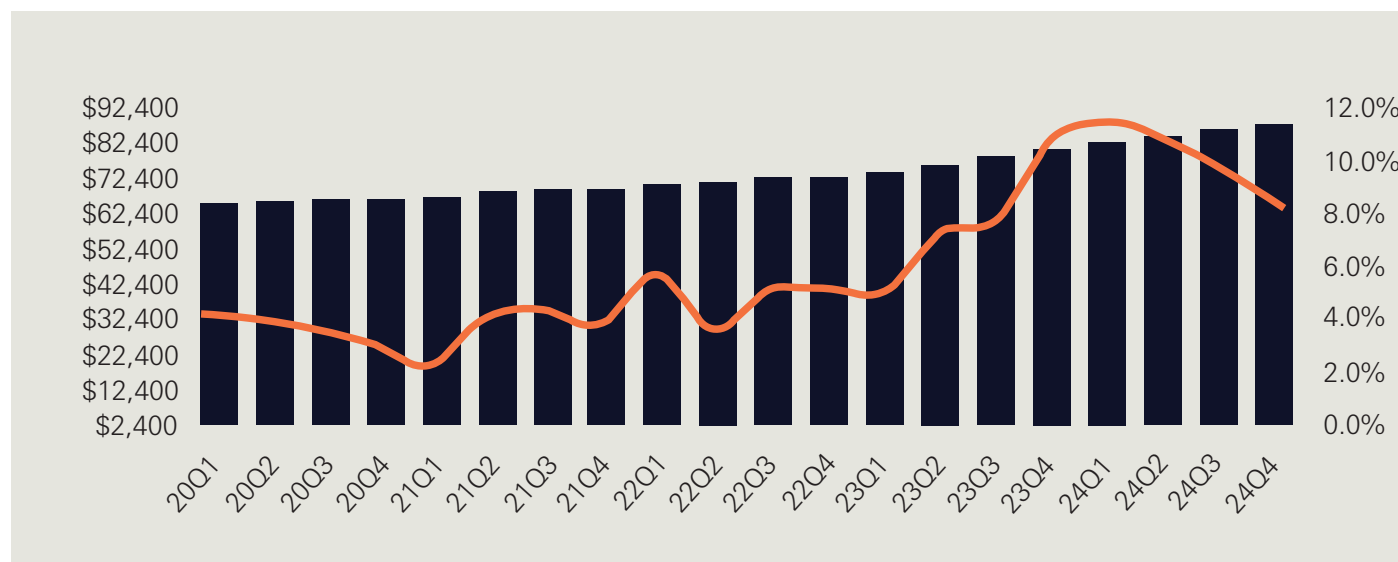
Market Snapshot Q3 2025	Inventory 131,869 Units	Occupancy 95.3%	YTD Net Absorption 1,917 Units	YTD Deliveries 1,012 Units	Monthly Rent \$2,218
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Source: Newmark Research; Axiometrics



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Median household income grew the most following the pandemic, with household income decreasing to 8.2% in Q4 2023 and pushing median income to \$87,052 per year. The market's median household



Source: Newmark Research; Axiometrics



Source: Newmark Research; Axiometrics

4Q25

BROKERAGE SERVICES



ALAN H. LONG



HAMILTON LONG

RESEARCH



LISA DENIGHT



CHING-TING WANG

MARKETING



MARTA SOFI



PENNY EZELL



Alan H. Long

MANAGING DIRECTOR

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561-693-9994

20+ Years OF EXPERIENCE

- AREAS OF SPECIALIZATION:
- INDUSTRIAL
 - LAND
 - MEDICAL/OFFICE

PROFESSIONAL BACKGROUND

Alan H. Long serves as a managing director with Newmark Brokerage Central Florida, where he focuses on industrial, office, medical and land property dispositions/acquisitions. Mr. Long and his team have represented clients in transactions valued over \$1 billion. His unique skill set has allowed him to assist his clients throughout the entire United States. As an experienced managing director on the Newmark Brokerage/Investment sales team, Mr. Long has extensive relationships with institutional clients, Fortune 500 companies and regional/local firms. He is a top performer within Newmark and an expert in representing sellers and buyers, contract negotiation and real estate development.

PARTIAL LIST OF TRANSACTIONS

- Mixed use land sale: Palm Beach County, \$32 million
- Industrial building sale: Martin County, \$9 million
- Industrial building sale: 33,090 SF, West Palm Beach, \$10.2 million
- Mixed use land transaction: 52 acres, Palm Beach County, \$18 million
- Industrial building sale: 125,000 SF, Windsor, CT, \$10 million
- Land transaction: Singer Island, FL, \$10.5 million
- Industrial building sale: 70,000 SF, Palm Beach County, \$22 million
- Industrial building sale: Broward County, \$31 million
- Industrial building sale: 225,000 SF, Riviera Beach
- Industrial Lease transaction: 67,000 SF, Broward County
- Industrial building sale: 60,000 SF, Martin County
- Medical building sale: 38,000 SF, Palm Beach Gardens, \$11 million
- Land transaction sale: 35 Acres, Palm Beach County, \$12.5 million
- Office building sale: 19,200 SF, Fort Lauderdale, \$2.5 million
- Flex building sale: 15,250 SF, Fort Lauderdale, \$2.0 million

EDUCATION

Mr. Long earned a Master of Business Administration degree in business/managerial economics from Averett University and a Bachelor of Science degree from Virginia Commonwealth University.



Hamilton Long

ASSOCIATE DIRECTOR

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561-315-8322

- AREAS OF SPECIALIZATION:
- INDUSTRIAL
 - LAND
 - MEDICAL/OFFICE

PROFESSIONAL BACKGROUND

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company's South Florida office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

Hamilton came to Newmark after serving as a Research Analyst Intern for three years where he was responsible for gathering information from local and regional markets.

LIST OF TRANSACTIONS

- Flex, 111,200 SF, Atlanta, \$14.2 million
- Industrial, 87,350 SF, Orlando/Tampa/Ft. Myers, \$9.2 million
- Industrial, 32,100 SF, Port St. Lucie, \$3.5 million
- Industrial, 24,554 SF, Orlando, \$5.9 million
- Industrial, 37,750 SF, Orlando/Tampa/Port St. Lucie, \$6.5 million

PARTIAL CLIENT LIST

- Home Depot
- FIS Outdoor
- Certified Slings & Supply
- Spectrum
- SF Partners
- Nichols Contracting, Inc.
- Collection Capital, LLC

PROFESSIONAL RECOGNITIONS/AFFILIATIONS

- Ambassador of The Honda Classic
- Habitat for Humanity

EDUCATION

Hamilton received a Master of Business Administration degree in international business from Florida International University and a Bachelor of Science from the University of Alabama in finance with a minor in real estate.



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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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