

185 Residential Units For Sale

Dixie Highway & Green River Pkwy, Stuart, FL

NAI Southcoast



Palm City

Roosevelt Bridge

St. Lucie River

AVONLEA

NE Dixie Highway

Green River Pkwy

NE Baker Road



Presented by:
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Offered at:
\$3,750,000

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Property Details

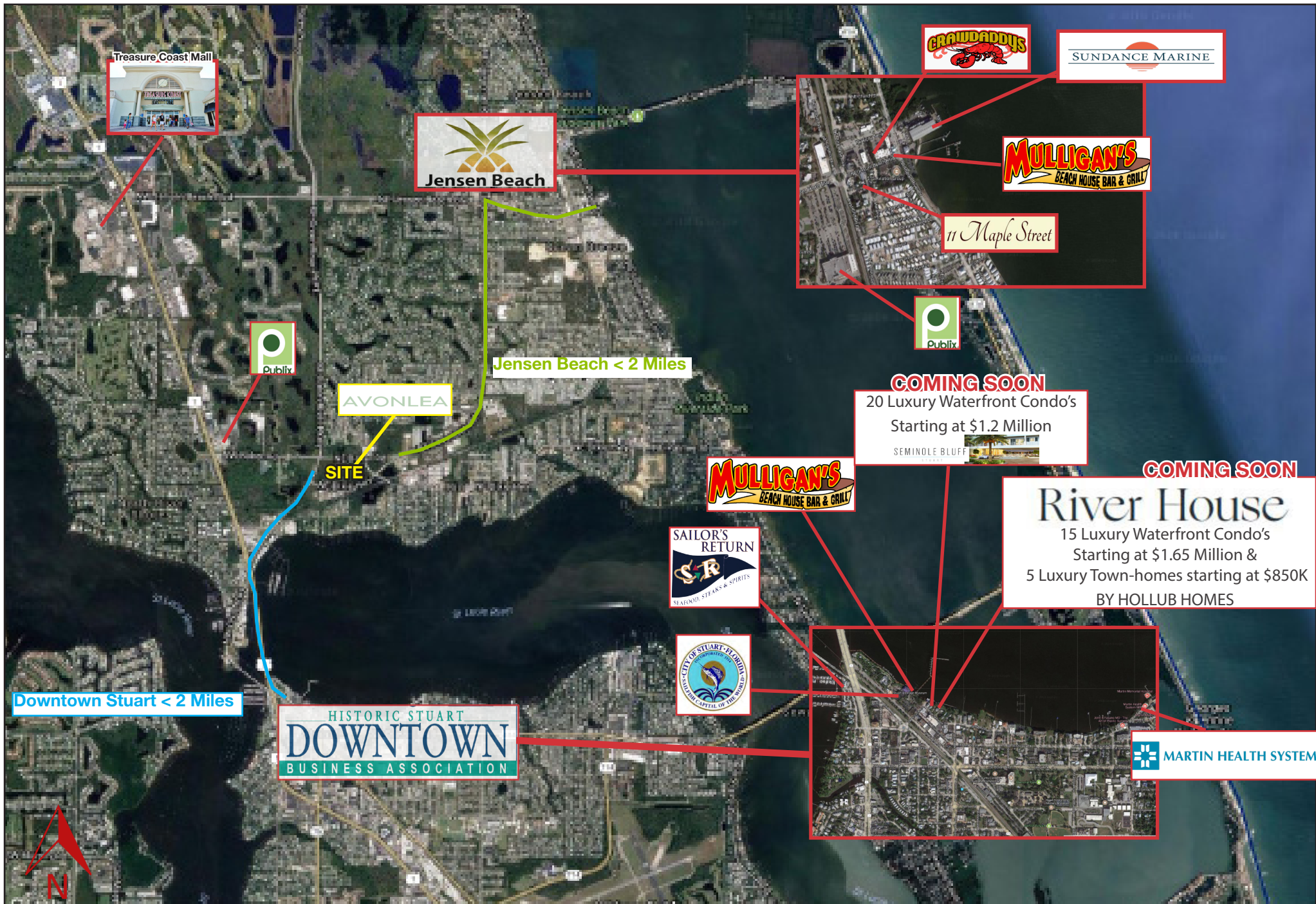
Pricing:	\$3,750,000 (20,270/Unit)
Site Size:	12.53 Acres
Zoning:	R PUD, City of Stuart
Status:	Site Plan Approved (Phase 1 & 2)
Approvals:	Two 2-Story Villa's (Site Plan Approved) 123 Apartment Units
Utilities:	Martin County

Property Overview

NAI Southcoast is proud to offer the New Avonlea Residential Planned Unit Development consisting of 12.53 acres with approvals for 185 residential units. Nestled 1.25 miles north of downtown Stuart and less than 2 miles from Downtown Jensen Beach, Avonlea is poised to capture the high demand for residential units in the Stuart market.

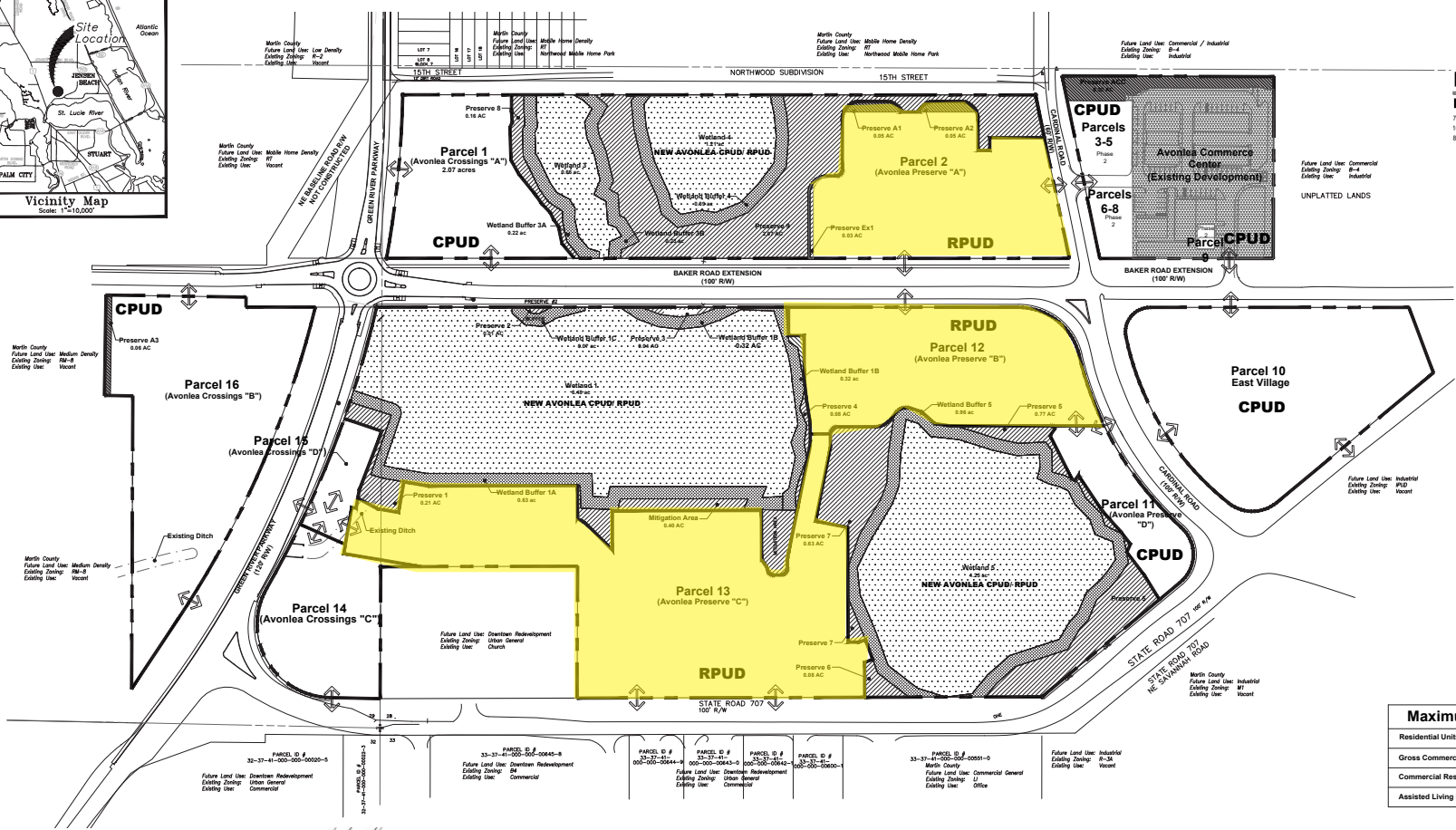
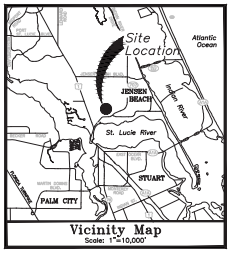
According to an economic study commissioned by the City of Stuart, over 20,000 people per day commute to work within the city limits. Avonlea offers close proximity to the city's urban core without the urban setting most move to Florida to escape.





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MASTER SITE PLAN



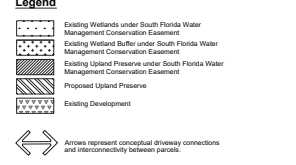
Lucido & Associates
Land Planning / Landscape Architecture
701 E. Ocean Blvd., Stuart, Florida 34994 (772) 223-0200
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
800 Highland Avenue, Orlando, Florida 32803 (407) 839-3701, Fax (407) 872-0809

Preservation Data:		
	Acres	%
Total Site Area	49.04 ac	100.0%
Created Wetland	5.29 ac	10.8%
Proposed Wetland Preserve	12.60 ac	25.7%
Existing Native Upland Habitat	31.16 ac	63.5%
Required Upland Preserve Area (25% of Existing Native Upland Habitat)	7.79 ac	
Proposed Upland Preserve	7.79 ac	
Total Preserve Area (Includes Wetland and Upland Preserves)	20.40 ac	41.6%
Total Development Area	28.64 ac	58.4%
Total Site Area:	49.04 ac	100%

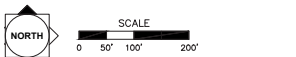
Open Space Calculations:		
	Acres	
Total Site Area:	49.04 ac	
Less: Wetlands:	12.60 ac	
Area Subject To Open Space Requirement:	36.44 ac	
Minimum Open Space Required (35%):	12.75 ac	
Open Space Provided By Upland Preserve:	7.79 ac	
Open Space To Be Provided Within Development:	1.48 ac	
Open Space To Be Provided In CPUD:	1.66 ac	
Total Open Space Provided:	10.93 ac	

General Notes
Setbacks along Cardinal Road shall be a minimum of 5' Setbacks along Baker Road shall be a minimum of 5' and have a minimum average width of 5' for Avonlea East Village. Street frontage and divided sidewalks may count towards this requirement.

Legal Description
See Exhibit 'A' in PUD Agreement



Maximum Density per CPUD and RPUD	
Residential Units	325 units
Gross Commercial Floor Area	282,000 sf
Commercial Residential Units	160 units
Assisted Living Facility	200 units



New Avonlea PUD Master Parcel Plan

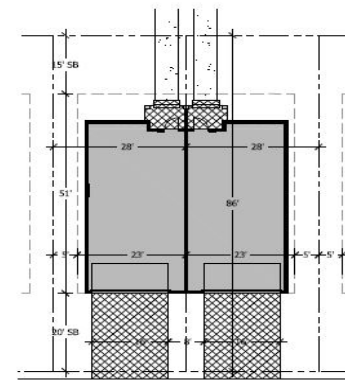
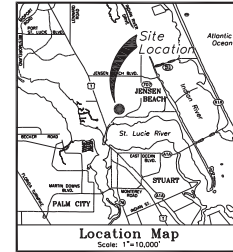
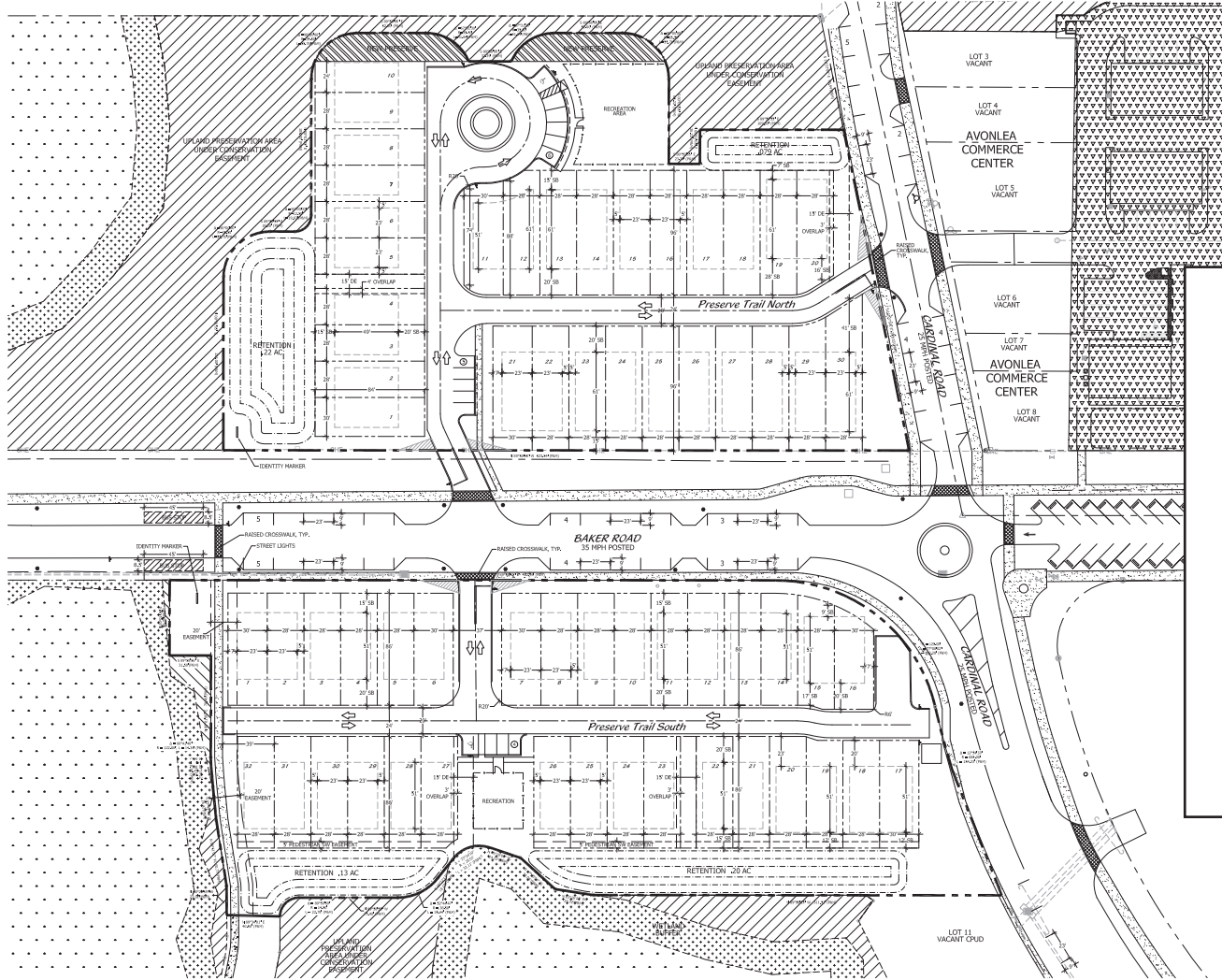
City of Stuart, Martin County, Florida

Scale: 1"=100'
Drawn by: [Name]
Checked by: [Name]
Computer File: [Name]
Computer Station: [Name]
Project Number: 13-571
Date: 4-06-2015
Revisions: [List]
Sheet: 1 of 1

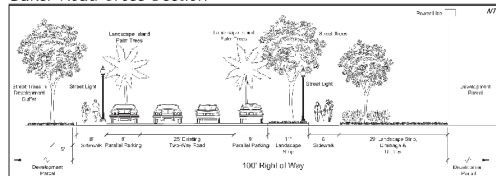
RPUD	Parcel	Site Area	Maximum Building Coverage	Developable Area	Max. Impervious	Maximum Density	Maximum Units	Maximum ALF Units	Permitted Uses:
Avonlea Preserve A	2	3.11 ac	30%	2.98 ac	75%	9.65 upa	30 units	200 Units Combined w/ CPUD	Multifamily, Attached, Single Family, ALF
Avonlea Preserve B	12	3.07 ac	30%	3.07 ac	75%	10.42 upa	32 units		
Avonlea Preserve C	13	6.35 ac	30%	6.35 ac	75%	19.37 upa	123 units		
Total		12.53 ac		12.40 ac		15.00 upa	185 units		
		Total: 12.53 ac	Notes: (1) The development mix in the CPUD and RPUD meet the minimum 10% commercial and 30% residential of the Neighborhood Special District land use. (2) Maximum building coverage within the RPUD shall not exceed 30% of the total site area of the RPUD including a pro-rata share of the preserve area (43.3%)						

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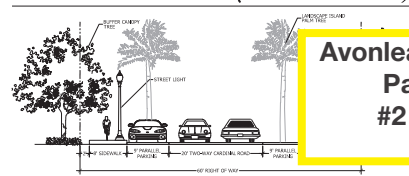
LOT 2 & 12 LOT PLAN



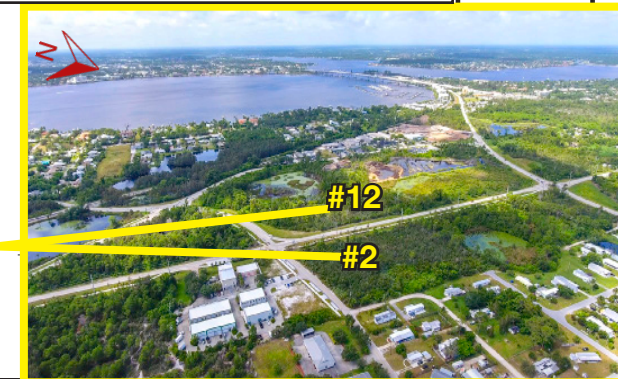
Baker Road Cross Section



Cardinal Road Cross Section (North of Baker Road)



**Avonlea Preserve
Parcels
#2 & #12**

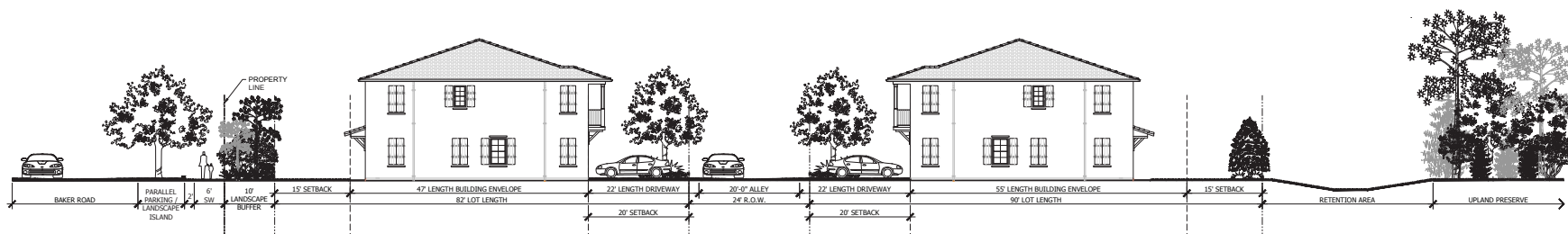
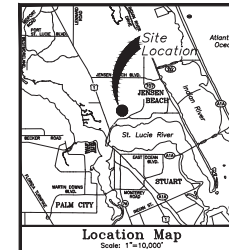


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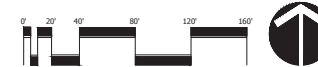
*Avonlea
PUD Master Plan*
City of Stuart, Florida

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Cross Section



Scale: 1" = 40'

North



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Avonlea
PUD Master Plan
City of Stuart, Florida

DESIGNED: DEH
DRAWN: DEH
APPROVED: DEH
JOB NUMBER: 14-0801
DATE: Oct 15, 18
REVISIONS:

April 19, 2018 5:10:31 p.m.
Drawing: 14-0801 SP 0462

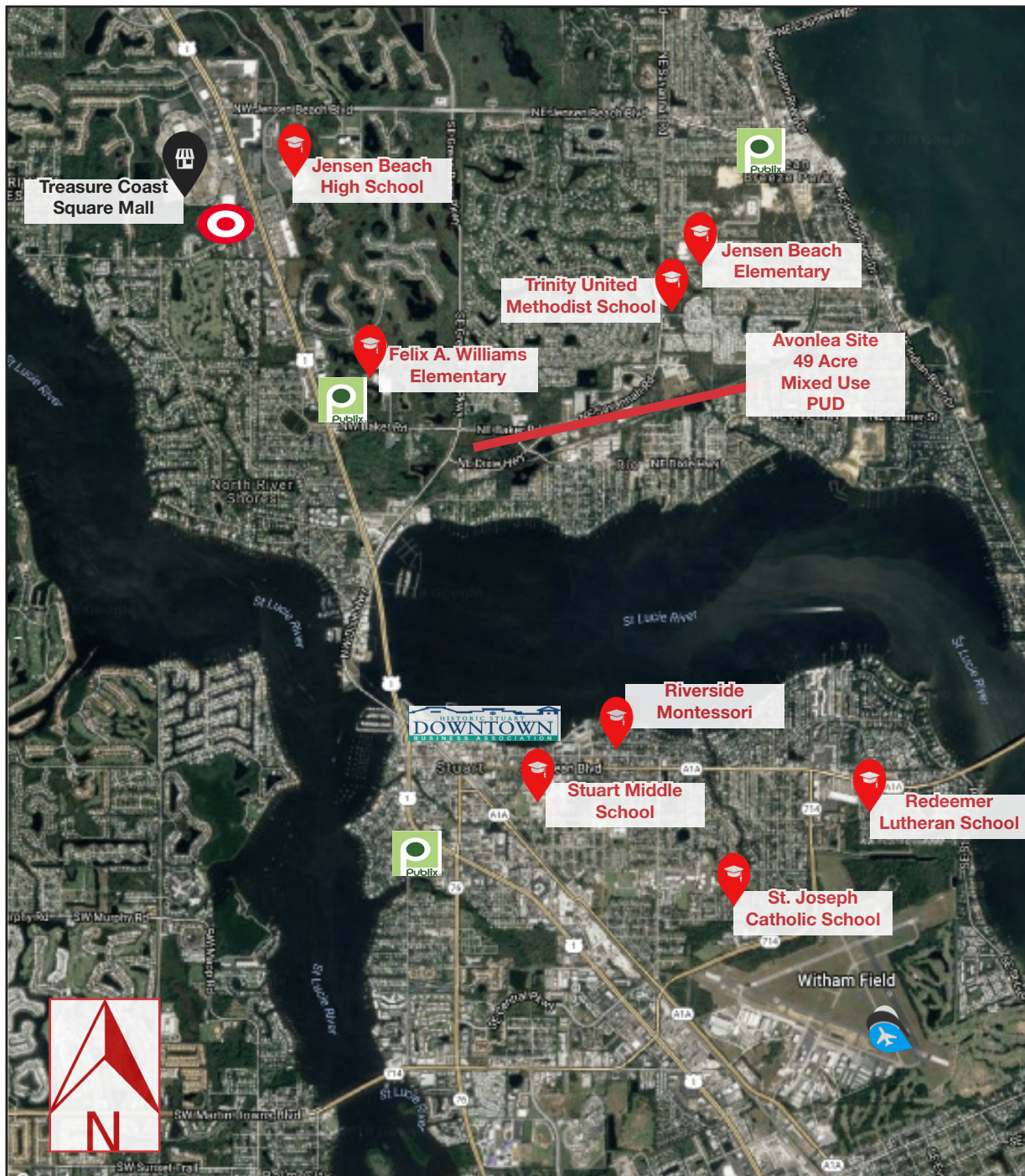
SHEET 1 OF 1

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APARTMENT CONCEPT PLAN LOT 13

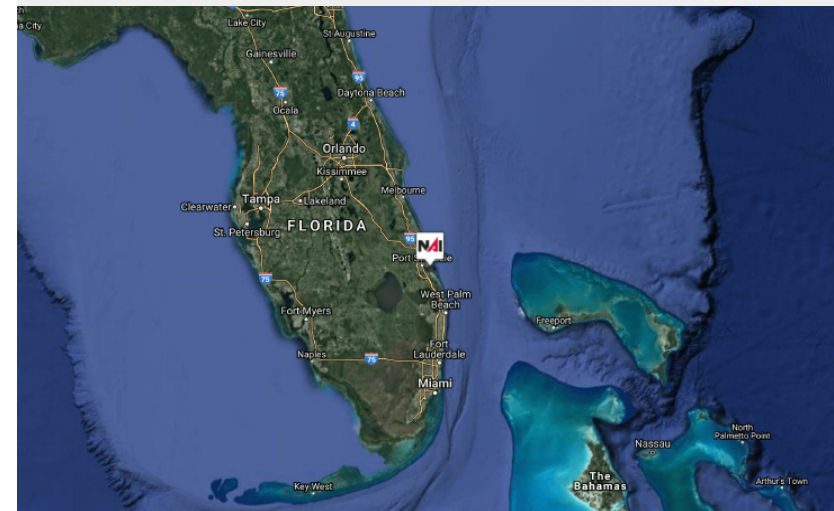




Schools Rating Overview



*Private Schools Are Not Rated



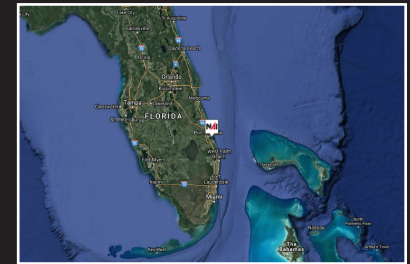
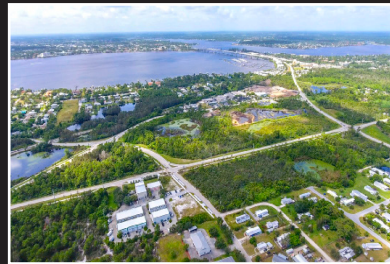
LISTING AGENT



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