

R.T Commercial Real Estate is pleased to present this perfect Development Opportunity located in Stuart, Florida. This property would be perfect for a developer to target self storage. Site Plan already approved for Self Storage Facility. Excellent cash flow potential!



Alex Rodriguez- Torres

Phone: 772.353.0638 Email: RTEincorporated@aol.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

WWW.RT-CRE.COM

Development Opportunity

Property Details:

- **Parcel ID#: 55-38-41-000-060-00030-6**
- **Land Size: 11 Acres**
- **Zone: Commercial General**
- **Site Address: 450 SE Parrot Cir Stuart, FL**



450 SE Parrot Cir Stuart, FL 34997

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Demographics



450 SE Parrot Cir Stuart, FL 34997

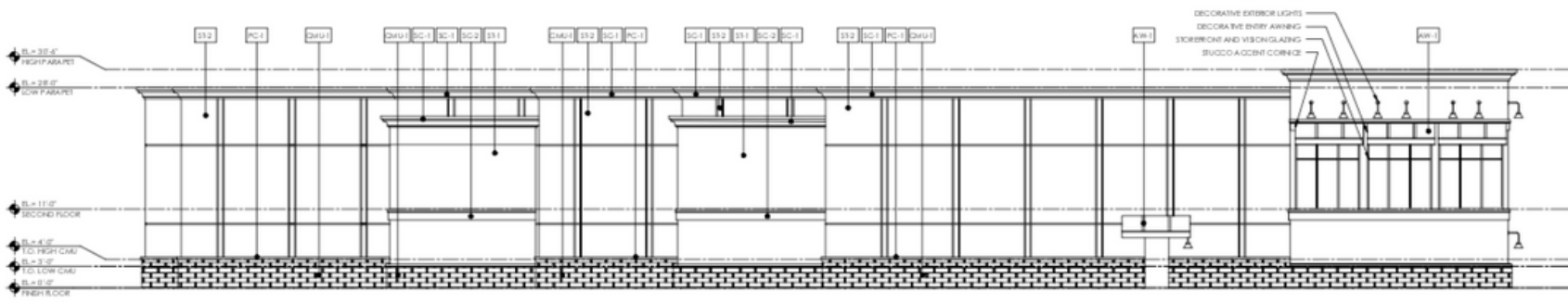
		1-Mile	3-Miles	5-Miles
Total Population		3,863	43,519	104,191
Population Median Age		45	44	49
Population by Age	0-9 Yrs	364 (9%)	3783 (8%)	7877 (7%)
	10-19 Yrs	382 (9%)	5285 (12%)	10670 (10%)
	20-29 Yrs	309 (7%)	4973 (11%)	9056 (8%)
	30-39 Yrs	547 (14%)	4628 (10%)	8952 (8%)
	40-49 Yrs	445 (11%)	5036 (11%)	10932 (10%)
	50-59 Yrs	587 (15%)	6090 (13%)	14902 (14%)
	60-69 Yrs	668 (17%)	5746 (13%)	16460 (15%)
	70+ Yrs	562 (14%)	7978 (18%)	25341 (24%)
Median HH Income		\$63,264	\$61,384	\$64,085
Total Household Income	< 24K	253 (15%)	3082 (18%)	7985 (18%)
	25-49K	383 (24%)	3836 (22%)	9532 (21%)
	50-74K	302 (18%)	3519 (20%)	7934 (17%)
	75-99K	233 (14%)	2230 (13%)	5097 (11%)
	100-199K	327 (20%)	3184 (18%)	9594 (21%)
	200K+	94 (5%)	1211 (7%)	3985 (9%)

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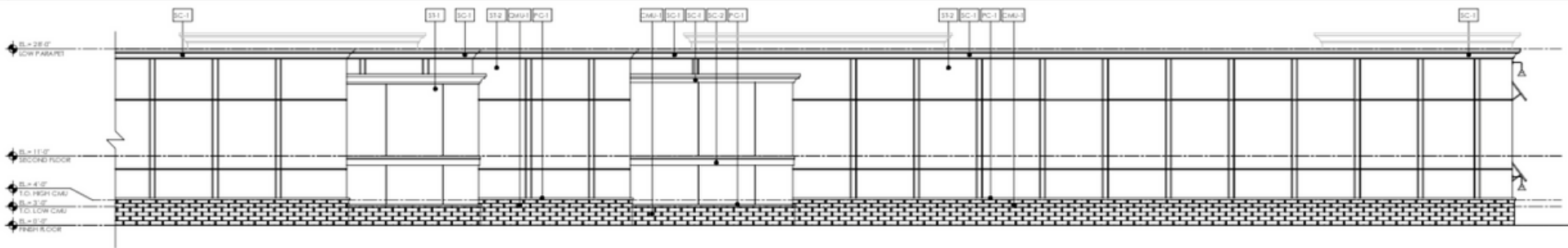
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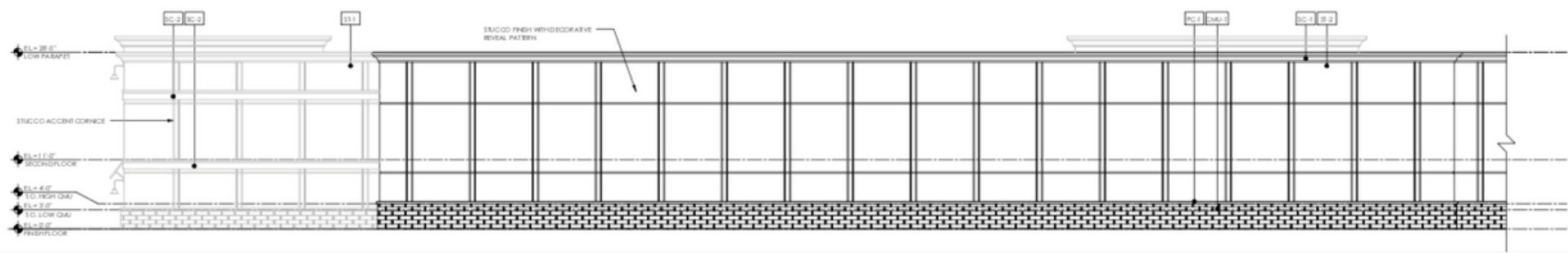


MATERIAL LEGEND		
SYM.	DESCRIPTION	COLOR
S12	STUCCO	WHITE
PC-1	PRECAST CONCRETE	CONCRETE
DMU-1	DOUBLE GLAZED UNIT	GLASS
DMU-2	DOUBLE GLAZED UNIT	GLASS
SC-1	STUCCO	WHITE
SC-2	STUCCO	WHITE
SC-3	STUCCO	WHITE
SC-4	STUCCO	WHITE
SC-5	STUCCO	WHITE
SC-6	STUCCO	WHITE
SC-7	STUCCO	WHITE
SC-8	STUCCO	WHITE
SC-9	STUCCO	WHITE
SC-10	STUCCO	WHITE
SC-11	STUCCO	WHITE
SC-12	STUCCO	WHITE
SC-13	STUCCO	WHITE
SC-14	STUCCO	WHITE
SC-15	STUCCO	WHITE
SC-16	STUCCO	WHITE
SC-17	STUCCO	WHITE
SC-18	STUCCO	WHITE
SC-19	STUCCO	WHITE
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SC-21	STUCCO	WHITE
SC-22	STUCCO	WHITE
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SC-100	STUCCO	WHITE

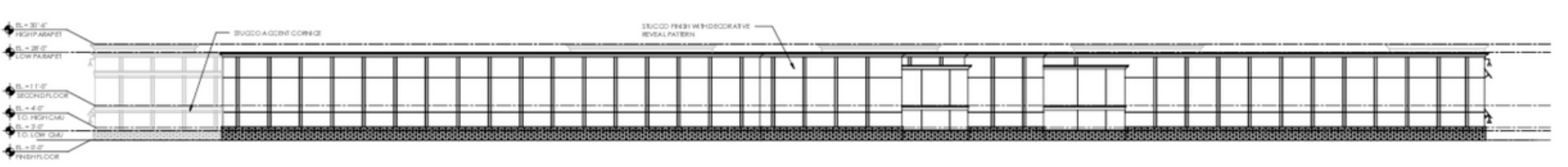
1 NORTH ELEVATION 1/4" = 1'-0"



2 ENLARGED EAST ELEVATION 1/4" = 1'-0"



3 ENLARGED EAST ELEVATION 1/4" = 1'-0"



4 OVERALL EAST ELEVATION 1/4" = 1'-0"

SHEET INFORMATION

ELEVATIONS

PROJECT INFORMATION

PARROT CIRCLE STORAGE FACILITY

CLIENT INFORMATION

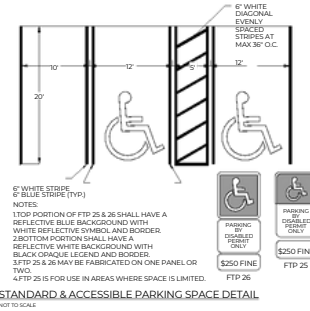
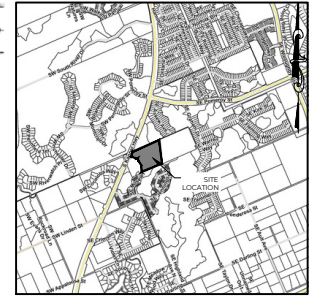
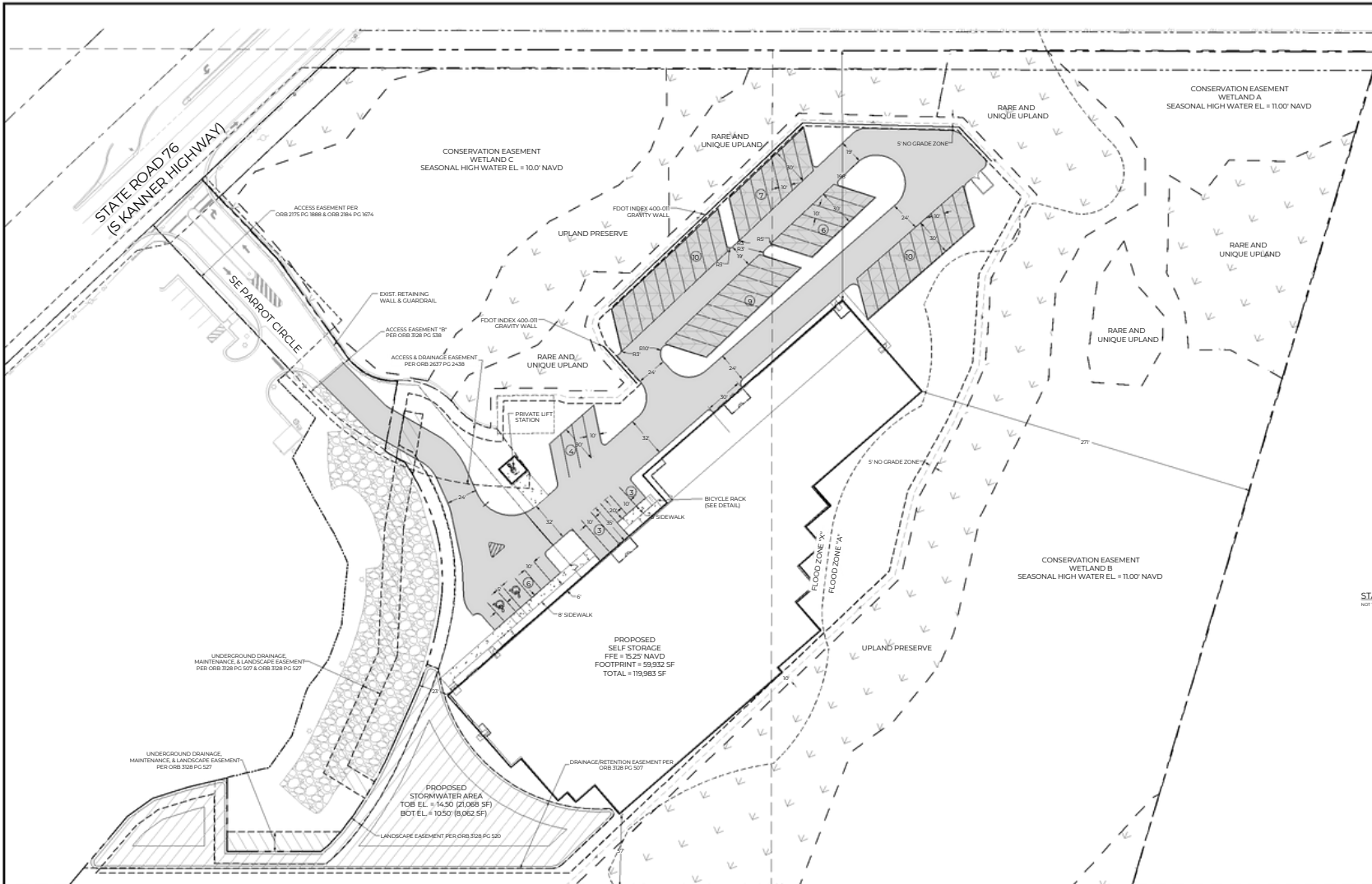
ROMAN CONSTRUCTION COMPANY
101 PUGLIESE WAY
DELRAY BEACH, FL 33444

QUALITY ENGINEERING INC.

SPECIALTY ENGINEERING AND DESIGN, LLC
108 SW 38th AVE
SUITE #1
BOYNTON BEACH, FL 33435
DATE: 08/04/2019 - PAH/MSB/AL
FL CA #88207
P.E. #1702 - SMO/CRK
P.E. #1702 - SMO/CRK

SCALE AS NOTED
DATE 04/03/2023
DESIGNED BY DAL
DRAWN BY JO

SHEET #
A402



SITE DATA

TOTAL SITE AREA	482,744 SF 11.08 AC	(100%)
IMPERVIOUS AREA	278,586 SF 6.39 AC	(57%)
BUILDING FOOTPRINT	59,932 SF 1.37 AC	(12%)
PAVEMENT/CONCRETE	48,894 SF 1.12 AC	(10%)
WETLAND PRESERVE	169,760 SF 3.90 AC	(35%)
PERVIOUS AREA	204,159 SF 4.69 AC	(43%)
OPEN SPACE	64,090 SF 1.48 AC	(13%)
STORMWATER AREA	21,068 SF 0.48 AC	(5%)
UPLAND & WETLAND BUFFER	116,930 SF 2.68 AC	(24%)
EASEMENTS	2,071 SF 0.05 AC	(1%)

PROJECT DATA

DEVELOPMENT SITE AREA	193,983 SF 4.45 AC	(100%)
IMPERVIOUS AREA	108,826 SF 2.49 AC	(56%)
BUILDING FOOTPRINT	59,932 SF 1.37 AC	(31%)
PAVEMENT/CONCRETE	48,894 SF 1.12 AC	(25%)
PERVIOUS AREA	85,157 SF 1.96 AC	(44%)
OPEN SPACE	64,090 SF 1.48 AC	(33%)
STORMWATER AREA	21,068 SF 0.48 AC	(11%)

ZONING / LAND USE

EX ZONING:	COMMUNITY COMMERCIAL
EX LAND USE:	DISTRICT COMMERCIAL GENERAL
EXISTING USE:	VACANT
ZONING:	COMMUNITY COMMERCIAL
FUTURE LAND USE:	DISTRICT COMMERCIAL GENERAL
USE: PROPOSED:	SELF STORAGE

PARKING CALCULATIONS

TOTAL PARKING REQUIRED: 19,864 / 1,500 = 80 SPACES REQUIRED

TOTAL PARKING PROVIDED: 58

STANDARD (10' X 20'): 7

ADA ACCESSIBLE (12' X 20'): 2

LARGER (12' X 30'): 46

LOADING ZONE (10' X 35'): 3

VEHICULAR USE LANDSCAPE

SECTION 4.663.B

500 SF OF LANDSCAPE PER 5,000 SF OF PAVEMENT

61,853 SF / 5,000 X 500 = 6,185 SF

REQUIRED: 6,185 SF

PROVIDED: 10,340 SF

GENERAL COMMERCIAL COVERAGE

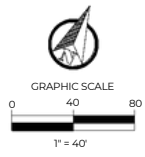
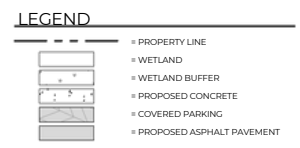
MAX BUILDING HEIGHT	40'
MAX BUILDING COVERAGE	60%
MIN OPEN SPACE	20%

STRUCTURE SETBACKS

FRONT 25'

REAR 20'

SIDE 10'



811 KNOW WHAT'S UNDER FOOT

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NOTE: ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

Doc file name: \\f1-stuc-01-vn\shared\m\proj\New Proposals\Stuc01-PRL Proposals\Project\Proposed & Contract\Proposals\430 Parrot Circle MC\Site Info\CAD\2022-08-15 Parrot Storage SITE.dwg 11/02/22

Bowman

PROFESSIONAL SURVEYOR AND LAND MARKS CERTIFICATE NO. 18,100
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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FLORIDA

PARROT CIRCLE STORAGE FACILITY

FINAL SITE PLAN

MARTIN COUNTY

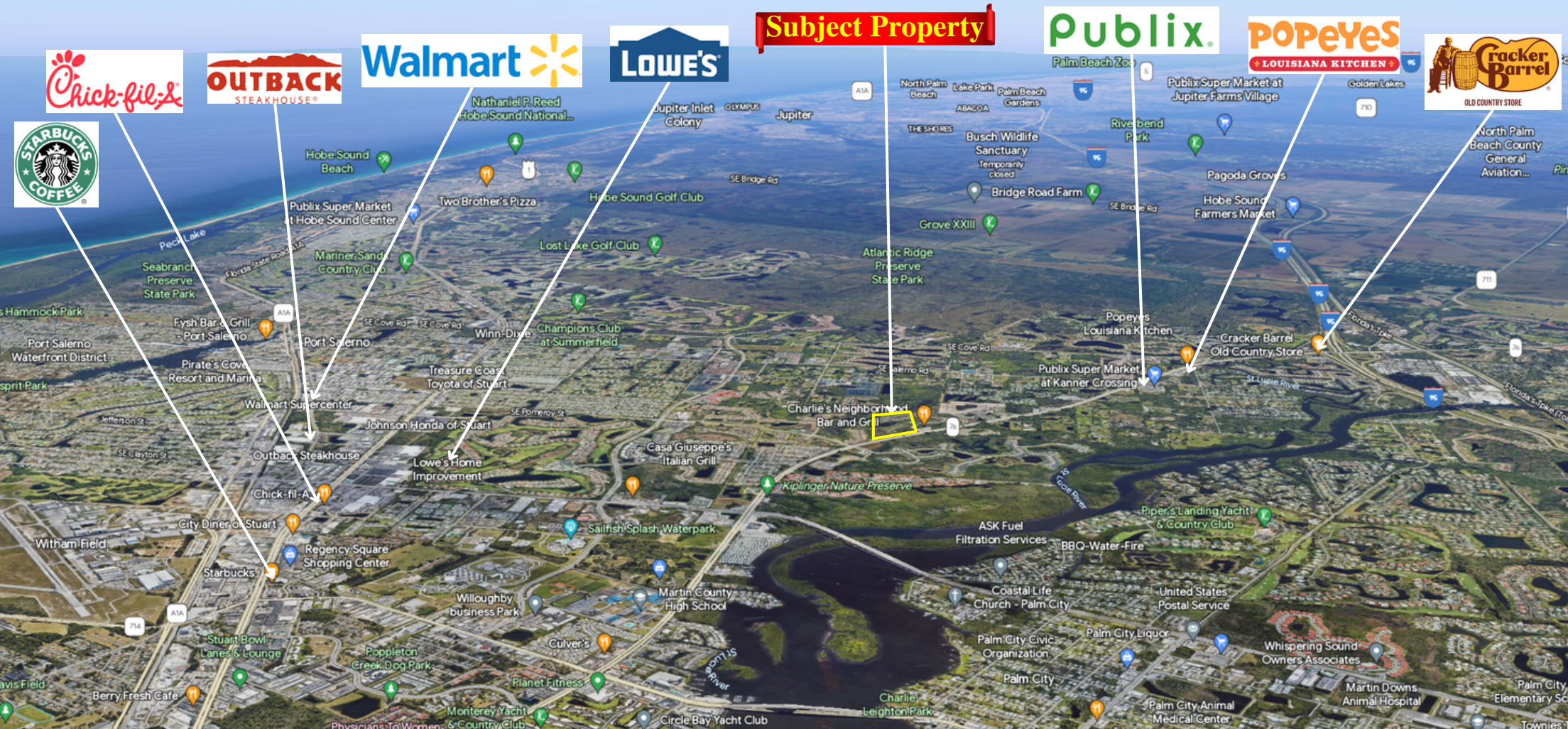
PROJECT NO
030028-01-007

L. LEONARDO P.E.
FL LICENSE NO. 61737

PLAN STATUS

DATE	DESCRIPTION
LL	BK
DESIGN	DRAWN
	CHKD
SCALE:	1" = 40'
JOB No.	030028-01-007
DATE	OCT 2022
FILE No.	2022-08-15 PARROT STORAGE

SHEET **FSP**



Alex Rodriguez- Torres

Phone: 772.353.0638 Email: RTEincorporated@aol.com

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Self Storage Development Opportunity

PRESENTED BY:

Alex Rodriguez- Torres

Phone: 772-353-0683

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Disclaimer Statement

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1 8 4 7 S E P o r t S t . L u c i e B l v d .

P o r t S a i n t L u c i e , F L 3 4 9 5 2

w w w . R T C R E . c o m