

ONLINE REAL ESTATE AUCTION

Prime 27.47± Acre Development Site

SE Quadrant of Florida's Turnpike and Martin Highway (SR714)
Palm City, Florida 34990



Exclusively Presented By:



Online Auction: March 4-6, 2019

Fisher Auction Company and SLC Commercial are pleased to present via Online Auction a 27.47± Acre Prime Industrial / Commercial Development Site at a Turnpike Interchange with access from I-95 in Palm City, Florida



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SUBJECT 27.47 +/- ACRES

MARTIN HWY - SR 714

HIGH MEADOWS AVE



OVERVIEW

Fisher Auction Company and SLC Commercial are pleased to present via Online Auction a 27.47± Acre Prime Industrial / Commercial Development Site at a Turnpike Interchange in Palm City, Florida.

Property Highlights

- Large 27.47± Acre Site suitable for Industrial or Commercial Development opportunities
- Prime Location at Florida's Turnpike and Martin Highway (SR 714) with easy access to I-95 and Stuart
- Frontage includes 664± Feet along Martin Highway (SR 714) and 662± Feet along High Meadows Avenue
- Adjacent to Florida Turnpike Interchange on West Side of property
- Located on Major Corridor with Industrial, Commercial, Retail and Residential Development
- Water and Sewer available to site from Martin County Utilities
- Zoned LI- Limited Industrial with permitted uses that include Industrial, Commercial and Retail

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address: 3420 SW Martin Highway, Palm City, Florida 34990

Size: 27.47± Acres / 1,196,593± Square Feet

Access: Access will be from SW Martin Highway (SR 714) and potentially SW High Meadows Avenue as well

Zoning: LI- Limited Industrial

Uses: Industrial, Retail, Commercial

Utilities: Water & Sewer available from Martin County Utilities

2018 Taxes: \$21,924.03

Folios: 24-38-40-000-007-00000.10000
24-38-40-000-011-00000.30000
24-38-40-000-010-00000.50000

Flood Zone: Zone AE– Per Martin County Flood Zone Map

Directions: From Florida's Turnpike exit # 133 – SW Martin Highway (SR 714) East to address. I-95 from North exit # 110 – SW Martin Highway (SR 714) East to address. I-95 from South exit # 102 – High Meadow Avenue North to address.

Note: Site contains certain on-site wetlands

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AUCTION DETAILS

Auction Method:	Minimum Bid: \$2,750,000.00 plus a 10% Buyer's Premium Recently Appraised at \$6,000,000.00
Auction Begins: Auction Ends:	Monday, March 4, 2019 @ 12:00 Noon ET Wednesday, March 6, 2019 @ 1:00 PM ET
Auction Location:	Online. Visit fisherauction.com for Online Bidding Registration
Qualifying Bidder Requirements:	Bidders must provide Proof of Funds in the amount of their anticipated maximum bid or higher
Broker Participation:	2% of the Final Bid Price. Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

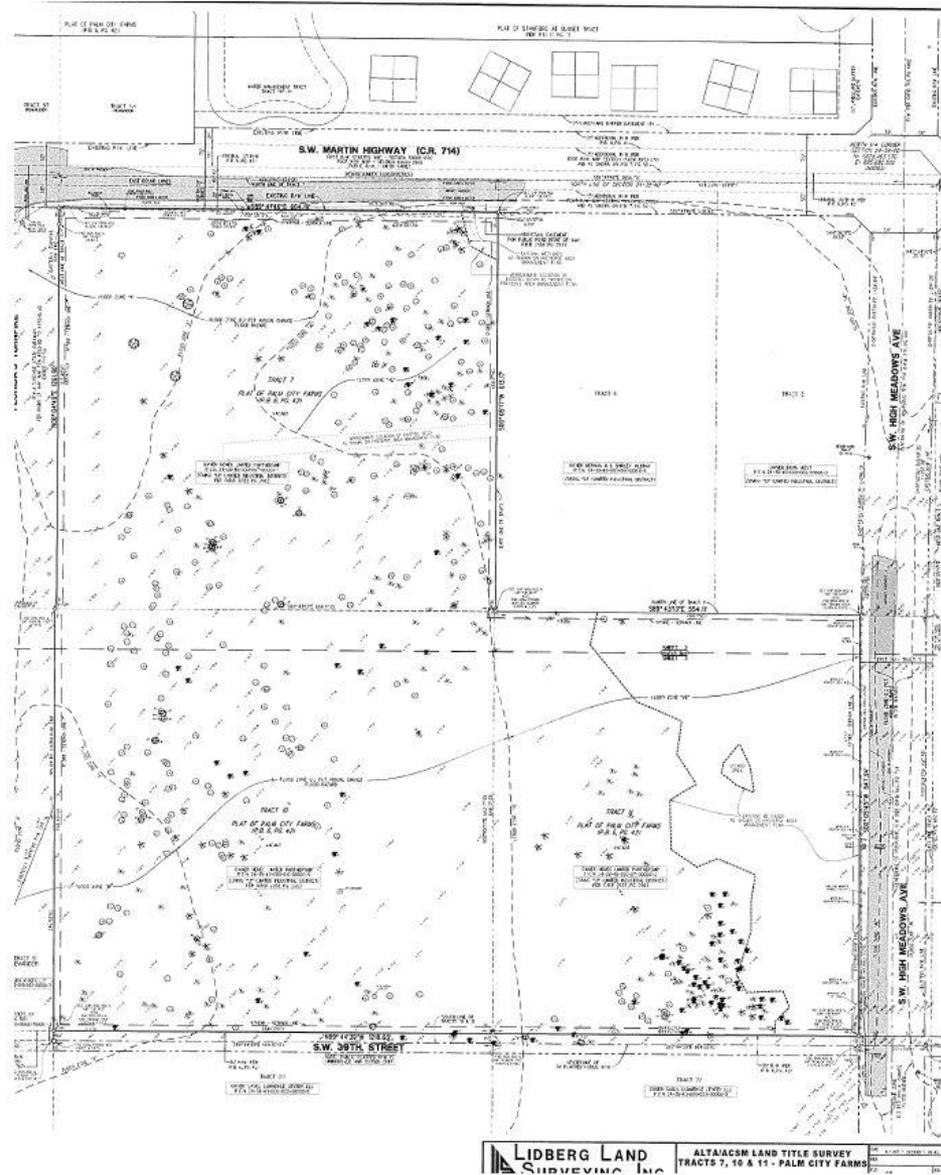
CONCEPTUAL PLAN / SURVEY



MARTIN HWY - SR 714

SUBJECT 27.47 +/- ACRES

FLORIDA TURNPIKE RAMP



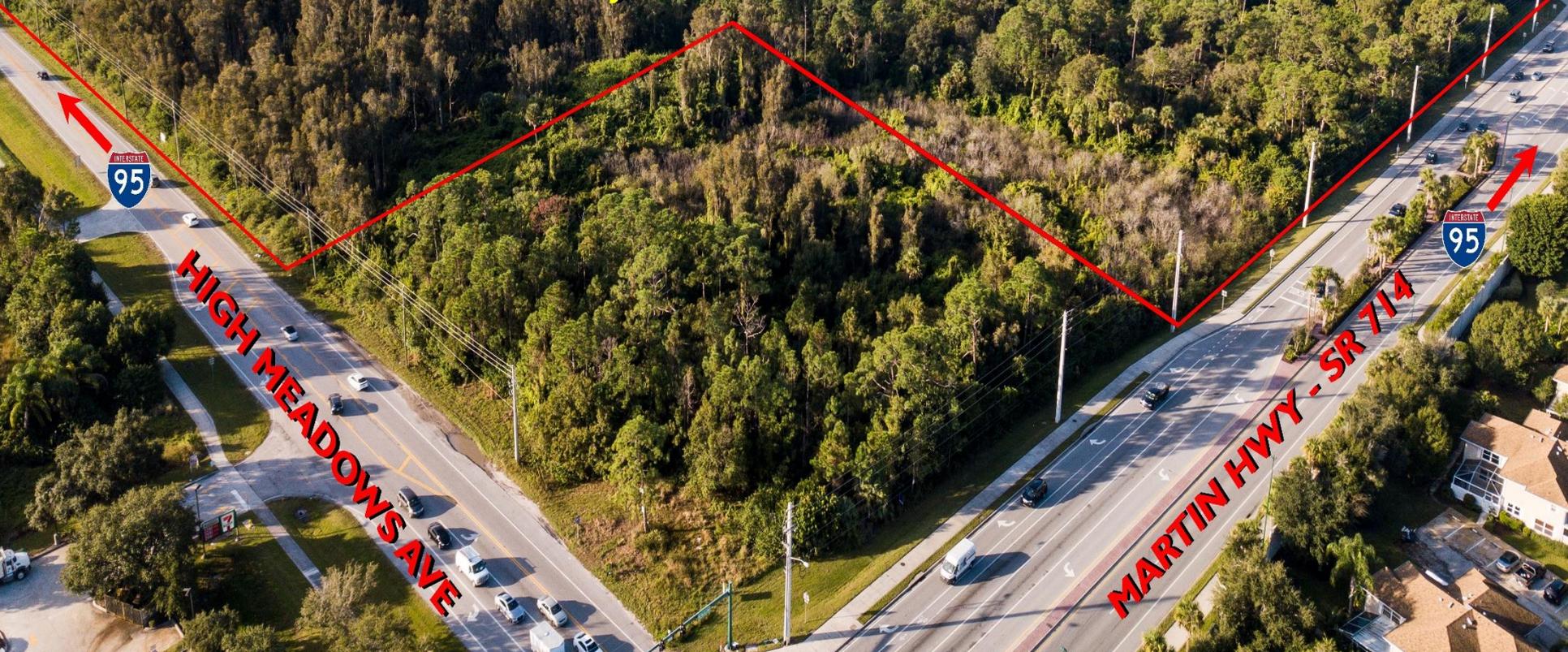
LIDBERG LAND SURVEYING INC. ALTA/JACOM LAND TITLE SURVEY
TRACTS 7, 10 & 11 - PALM CITY FARMS

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AREA OVERVIEW / MAPS



SUBJECT 27.47 +/- ACRES

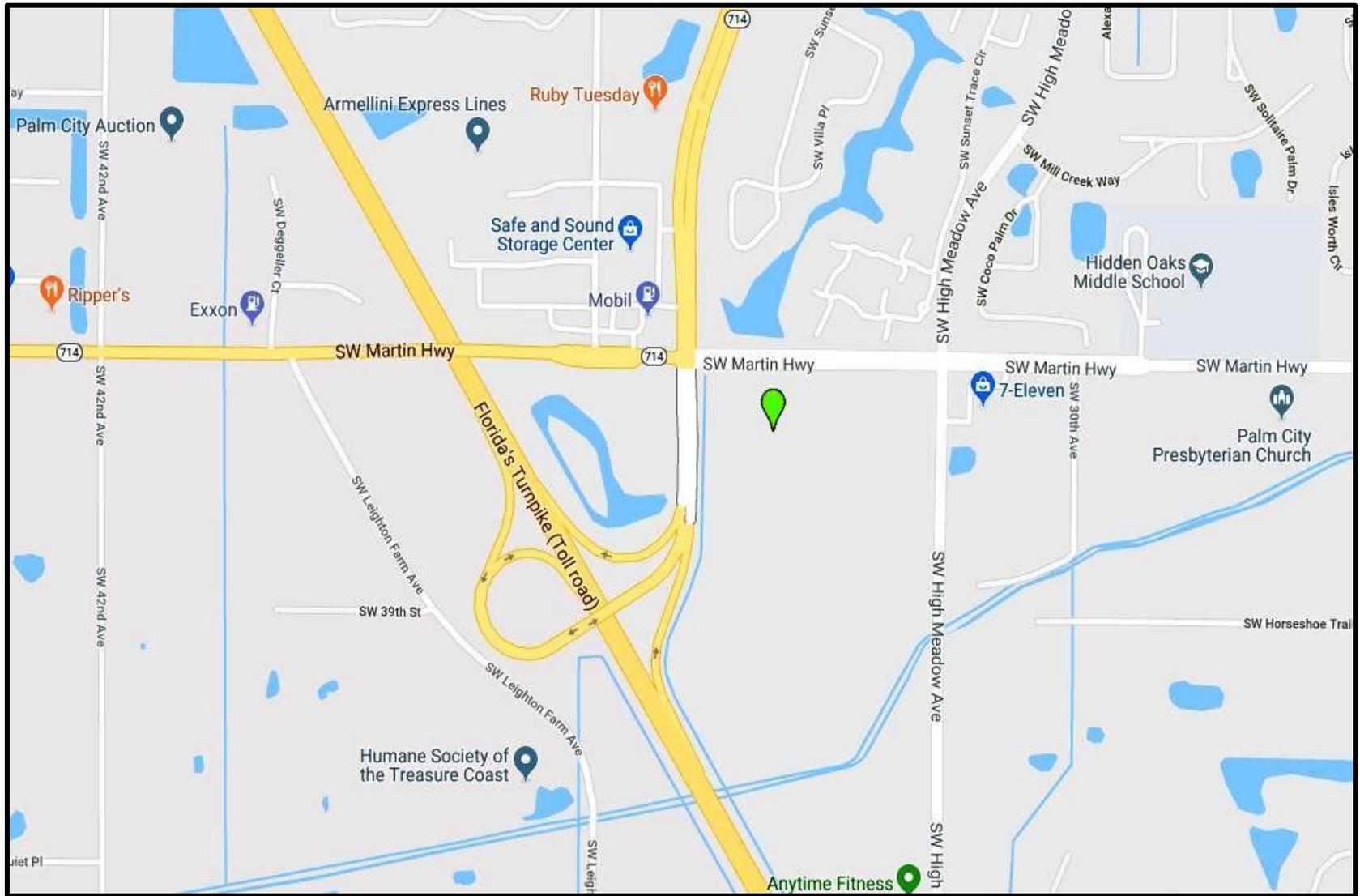


AREA OVERVIEW

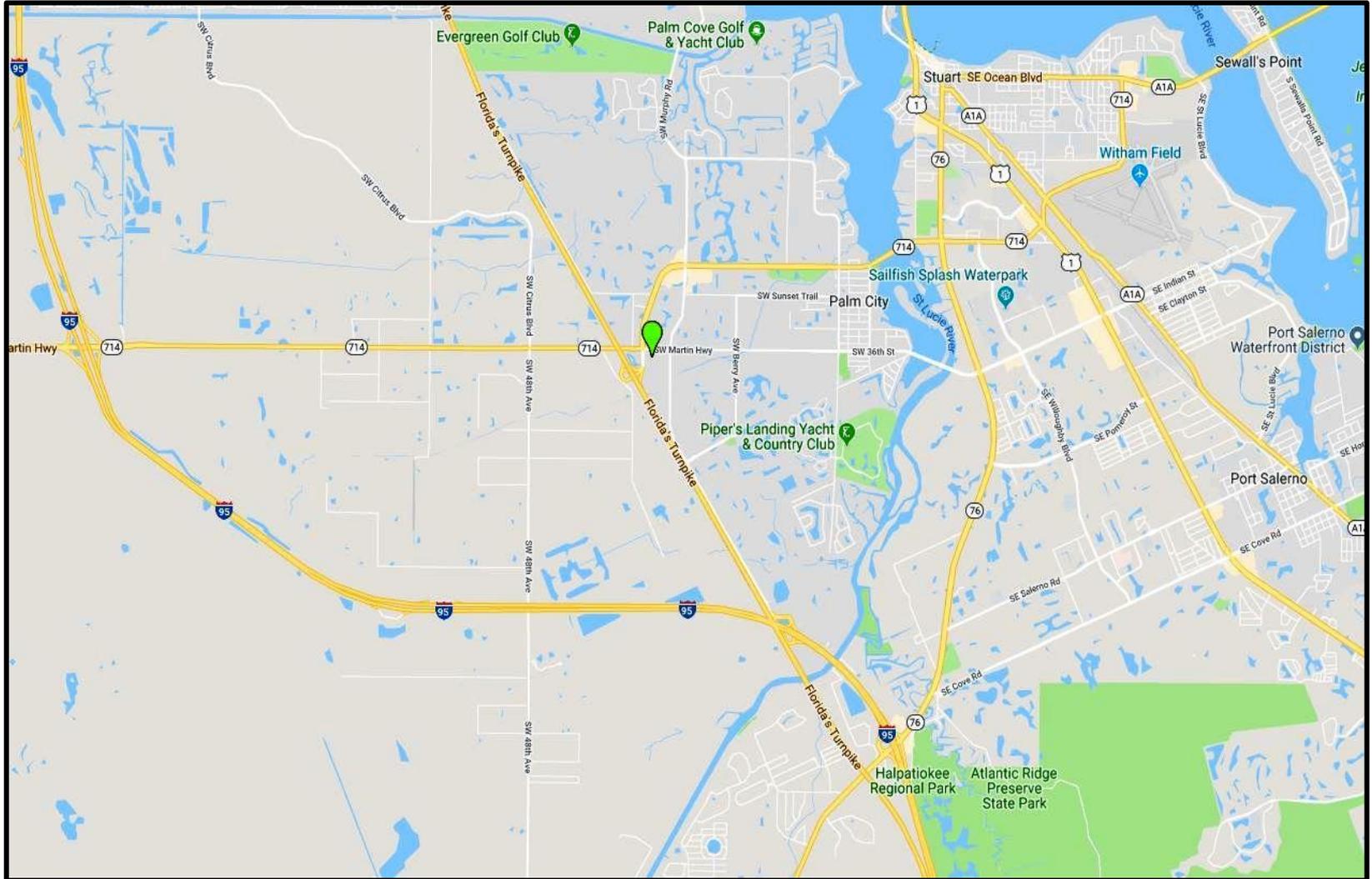


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LOCATION MAPS

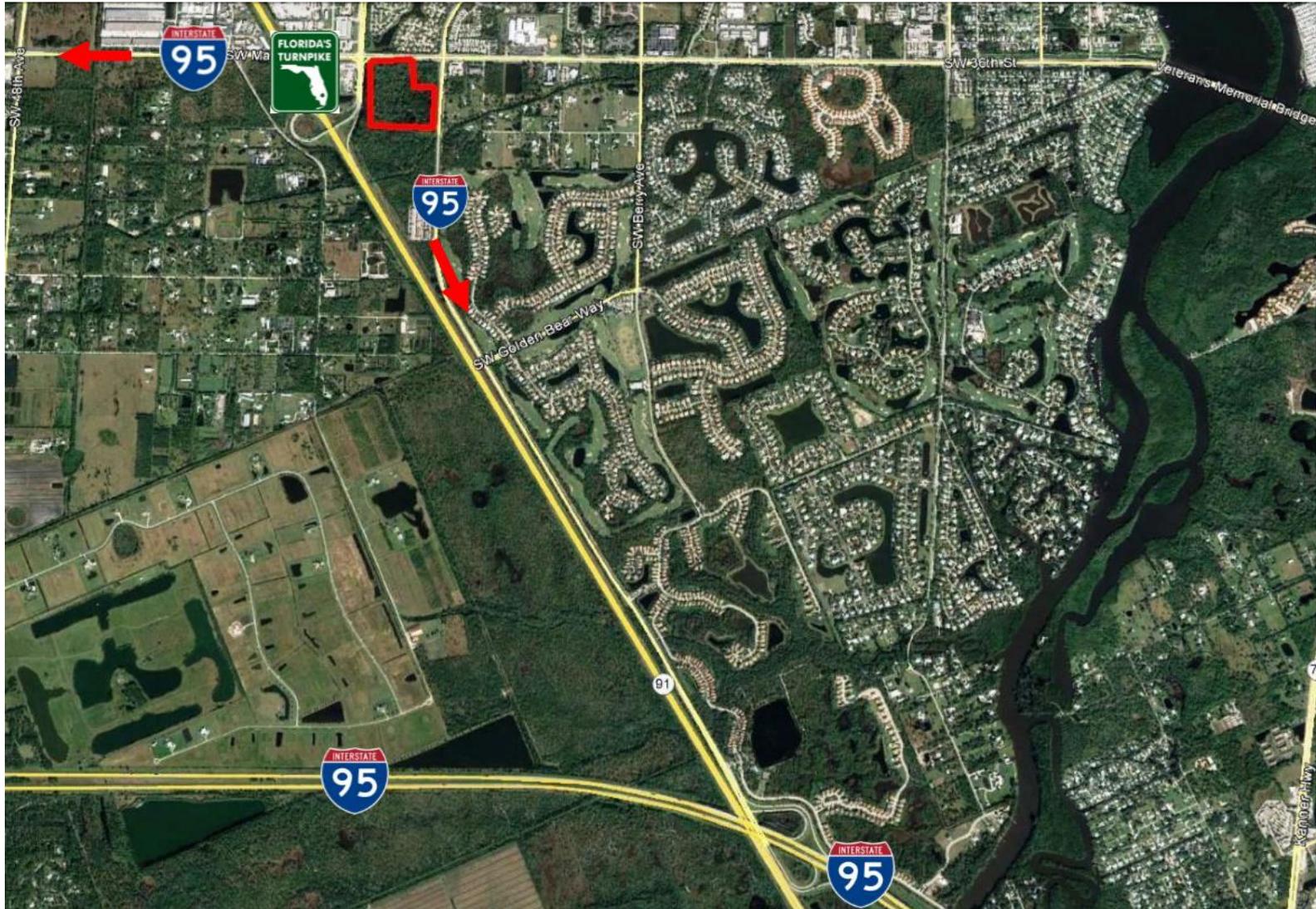


LOCATION MAPS



LOCATION MAPS

Major highway access





SUBJECT 27.47 +/- ACRES

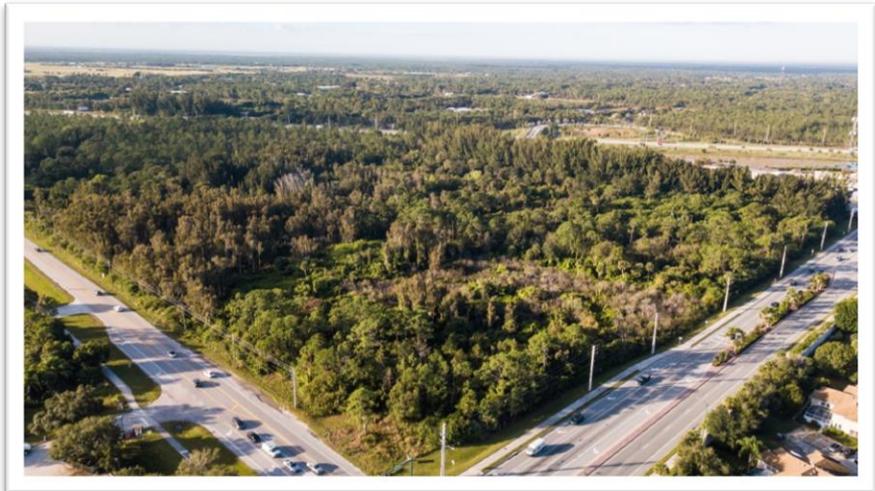
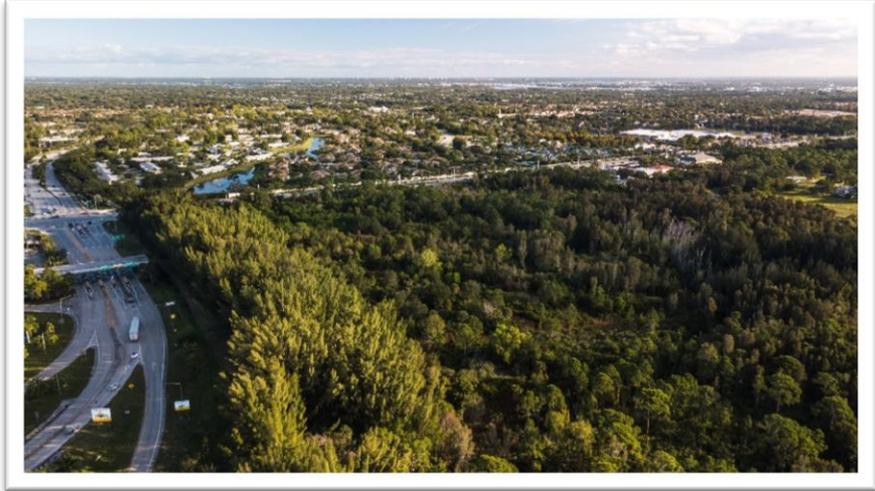
MARTIN HWY - SR 714

HIGH MEADOWS AVE





AERIAL PHOTOGRAPHS





GROUND PHOTOGRAPHS

High Meadows Ave



Martin HWY West



Turnpike Exchange



Martin HWY East



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