FOR SALE

CALL FOR OFFERS · DUE DEC. 1, 2026

Sportfish Marina Resort: Waterfront Development | 304 NW Flagler Ave, Stuart, FL



Conceptual photo-simulation of the proposed hotel, approved marina and access walkway; design subject to change.

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Confidentiality & Disclaimer

This Offering Memorandum has been prepared by NAI Southcoast solely to assist prospective purchasers in evaluating their interest in acquiring 304 NW Flagler Avenue, Stuart, Florida (the "Property"), marketed as Sportfish Marina Resort. It is furnished on a confidential basis and may not be reproduced, distributed, or disclosed, in whole or in part, without the prior written consent of NAI Southcoast and the Owner.

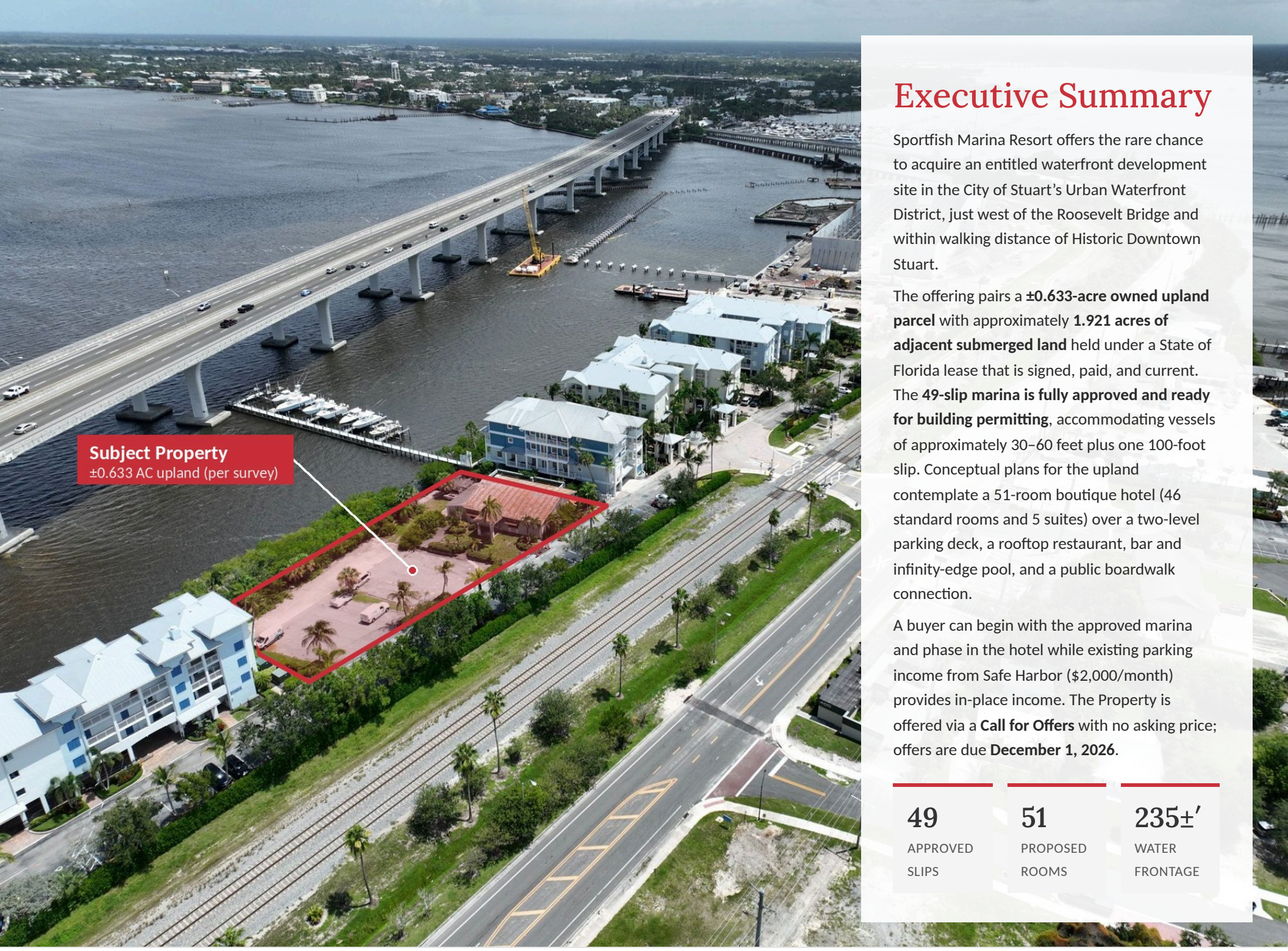
The information contained herein has been obtained from the Owner, public records, and other sources deemed reliable, but it has not been independently verified. Neither NAI Southcoast nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of this information. Summaries of approvals, leases, and other documents are provided for convenience only and are qualified in their entirety by the actual documents, which are available to qualified parties in the Due Diligence Vault.

Descriptions of the proposed hotel, restaurant, and related upland improvements reflect conceptual plans only. Any projections, revenue concepts, or development scenarios are illustrative and are not a guarantee of future performance, entitlement, or approval. Prospective purchasers should conduct their own independent investigation and rely solely on their own analysis.

Tax matters. References to Opportunity Zone benefits are general in nature and do not constitute tax, legal, or investment advice. Eligibility and benefits depend on each investor's circumstances, fund structure, and timing. Prospective purchasers must consult qualified Opportunity Zone tax and legal advisers.

The Owner reserves the right to reject any or all offers, to negotiate with any party, and to modify or terminate this offering at any time without notice. No agreement shall be binding until a definitive purchase and sale agreement has been fully executed and delivered.

Do not visit the Property or contact the Owner, tenants, or Property occupants without prior coordination through NAI Southcoast.



Executive Summary

Sportfish Marina Resort offers the rare chance to acquire an entitled waterfront development site in the City of Stuart's Urban Waterfront District, just west of the Roosevelt Bridge and within walking distance of Historic Downtown Stuart.

The offering pairs a **±0.633-acre owned upland parcel** with approximately **1.921 acres of adjacent submerged land** held under a State of Florida lease that is signed, paid, and current. The **49-slip marina is fully approved and ready for building permitting**, accommodating vessels of approximately 30–60 feet plus one 100-foot slip. Conceptual plans for the upland contemplate a 51-room boutique hotel (46 standard rooms and 5 suites) over a two-level parking deck, a rooftop restaurant, bar and infinity-edge pool, and a public boardwalk connection.

A buyer can begin with the approved marina and phase in the hotel while existing parking income from Safe Harbor ($2,000/month) provides in-place income. The Property is offered via a **Call for Offers** with no asking price; offers are due **December 1, 2026**.

49	51	235±′
APPROVED SLIPS	PROPOSED ROOMS	WATER FRONTAGE

Property Details

Site

Address	304 NW Flagler Avenue, Stuart, FL 34994
Parcel ID	32-37-41-004-019-00010-3
Upland (Owned, Fee Simple)	±0.633 acres (per survey)
Submerged Land	Leased from the State of Florida – signed, paid & current (not owned)
Submerged Lease Area	±1.921 acres (per survey)
Submerged Lease Term	Through 9/12/2034; renewable in 10-year periods; may extend to term of SBA/government marina financing
Water Frontage	Approx. 235± ft on the St. Lucie River
Existing Improvements	4,444 SF office building (1977), concrete block
Zoning	Urban Waterfront (City of Stuart)
Future Land Use	Marine & Industrial
Flood Zone	Zone X (shaded) – FIRM Panel 12085C0134H
Prior Marina Approval	Previously permitted for a 96-slip commercial marina (State lease No. 430034626)
Opportunity Zone	Located in a currently designated Qualified Opportunity Zone – see pages 16–17

Development Program

Marina	APPROVED 49 slips, ready for building permitting
Slip Mix	~30–60 ft vessels, plus one 100-ft slip; lifts at slips 16–27
Boutique Hotel	PROPOSED 51 rooms (46 standard, 5 suites)
Restaurant	PROPOSED Rooftop waterfront restaurant & bar, boat-up access
Amenities	PROPOSED Pool, resort amenities, public boardwalk connection

Parking

On-Site (Proposed Project)	Approx. 50 spaces in two-level parking deck
Leased Off-Site Parking	60 spaces along NW Flagler Ave under an annual FEC Railway right-of-way lease
Existing Income	Safe Harbor parking lease: $2,000/month

Upland and submerged acreage per survey (available in the Due Diligence Vault). Submerged land is held under a State sovereign submerged land lease and is not included in owned acreage. Flood zone per FEMA FIRM; buyer to verify with an elevation certificate.

Entitlement Status

The Property's development risk is split into two distinct components. The marina is approved and positioned to move directly to building permits; the upland hotel and restaurant remain at the conceptual stage, giving a buyer flexibility to refine the program.

APPROVED

49-Slip Marina

- Fully approved and ready for building permitting
- Slips for ~30–60 ft vessels, plus one 100-ft slip
- State submerged land lease – current through 9/12/2034, renewable in 10-year periods
- U.S. Army Corps of Engineers extension letter on file
- Site previously permitted for a 96-slip commercial marina (State lease No. 430034626)
- 523-ft wavebreak, two 25′×25′ event platforms & open-air shade structure

PROPOSED

Upland Hospitality Program

- 51-room hotel: 46 standard rooms + 5 one-bedroom suites
- Rooftop restaurant, bar, infinity-edge pool & cabanas
- Public waterfront boardwalk connection
- Two-level parking deck for approximately 50 vehicles
- Conceptual development plans completed; subject to site plan and building approvals

Phased Development Strategy

Phase 1 – Marina. Pull building permits and construct the approved 49-slip marina, generating slip revenue early.

Interim – Carry. Existing Safe Harbor parking lease ($2,000/mo) provides in-place income during pre-development.

Phase 2 – Hospitality. Advance the hotel, rooftop restaurant, and amenities through approvals; developer estimates a 16-month build.

Conceptual Rendering – Waterfront Elevation



Project Vision

Sportfish Marina Resort is envisioned as a 51-room boutique hotel over a two-level parking deck, crowned by a rooftop restaurant, bar, and infinity-edge pool overlooking the St. Lucie River and the approved 49-slip marina. The design keeps the mangrove shoreline and would replace an aging office building and surface lot that currently provide no stormwater filtration.

Conceptual rendering provided by the developer; design subject to change and approval.

The Site: Today & Proposed

Today



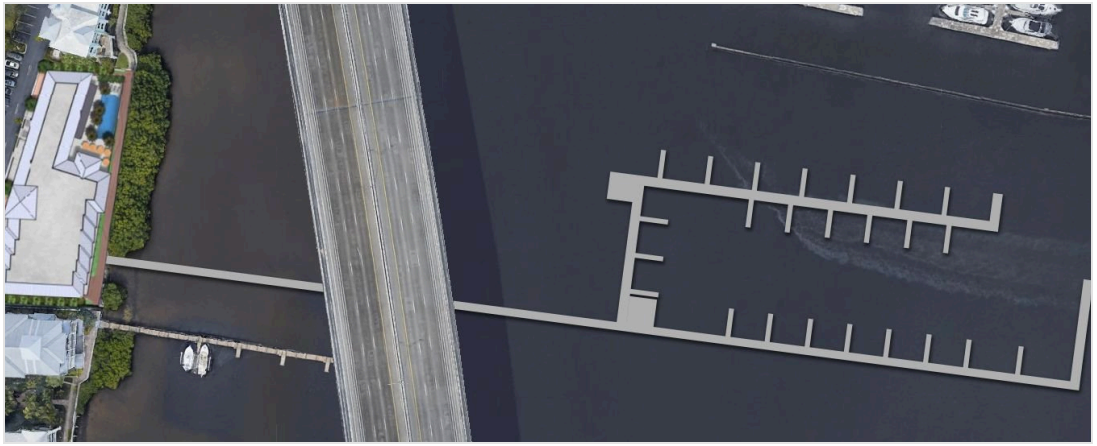
Proposed



An infill redevelopment that would replace a dated office building and parking lot with the only waterfront hotel in Stuart's Urban Waterfront District, plus a new marina dock reaching into the St. Lucie River. A public boardwalk would link the site to TideHouse and the forthcoming Atlantic Point project.

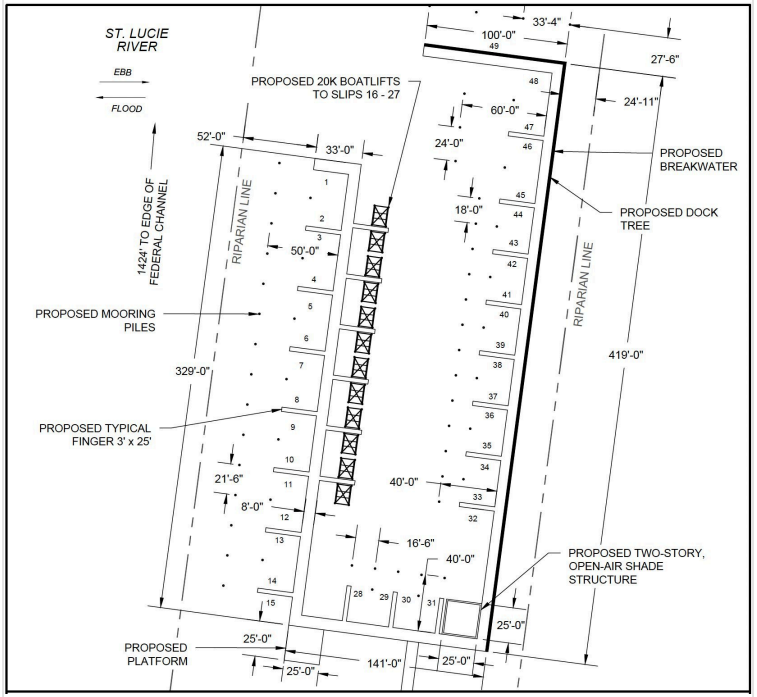
Proposed view is a conceptual photo-simulation provided by the developer.

Approved Marina Plan



Marina layout shown on aerial; conceptual overlay provided by the developer.

Slips	49 slips for ~30–60 ft vessels, plus one 100-ft slip
Boat Lifts	20K boat lifts proposed at slips 16–27
Wave Protection	523-ft wavebreak on the south and east sides
Event Platforms	Two 25′ × 25′ platforms for tournaments, weigh-ins, staging & fish cleaning
Shade Structure	Two-story, open-air shade structure
Operations	Floating dockmaster office; marina remains accessible during hotel construction



Boat slip detail from the approved marina plans.

Proposed Hotel & Rooftop





Program

Guest Rooms	51 total: 46 standard rooms + 5 one-bedroom suites
Structure	3 floors of rooms over a two-level parking deck
Parking	Approximately 50 vehicles within the building
Rooftop	Restaurant, inside/outside bar, infinity-edge pool & pool cabanas
Meeting Space	Meeting room / private dining
Ground Level	Lobby, market / ship's store, back-of-house
Construction	Approx. 16-month timeframe (developer estimate)

Renderings and program per the developer's July 2025 project overview; conceptual and subject to change.

Architectural Elevations





East (waterfront) and south building elevations. Full architectural set, floor plans, site plan, and landscape plans are available in the Due Diligence Vault.



Investment Highlights

Approved Marina, Reduced Entitlement Risk
The 49-slip marina is approved and ready for building permitting – a meaningful head start over raw waterfront land.

Irreplaceable Downtown Waterfront
One of the few remaining redevelopment sites with direct water frontage within walking distance of Downtown Stuart.

Limited Competitive Supply
Proposed to become the only waterfront hotel located directly within Stuart's Urban Waterfront District.

Established Marine Market
Martin County reports 12,210 registered vessels, yet only 77 of its 1,407 wet slips are available for public rent. Stuart was named one of BoatU.S. Magazine's Top Boating Towns of 2026 – the only Florida city on the list.

In-Place Income During Pre-Development
Safe Harbor parking lease generates $2,000/month.

Opportunity Zone Potential
A properly structured 2026 Qualified Opportunity Fund acquisition may qualify for exclusion of long-term appreciation. See pages 16–17.

Revenue Opportunities

The site supports a layered, water-driven revenue model. In addition to the core hospitality and marina components, the approved marina and downtown location open the door to watercraft rentals, water transportation, and event business.

Core Components

- Boutique hotel – 51 proposed rooms
- Marina slip rentals – transient & long-term
- Rooftop waterfront restaurant & bar
- Boat-up dining
- Pool cabanas & meeting / private dining
- Fishing tournaments, weigh-ins & events

Watercraft Rentals

- Sailboat rentals
- Motorboat rentals
- Kayak rentals
- Jet ski rentals
- Paddleboard rentals
- Guided tours & sandbar trips

Existing & Connectivity

- **In place today:** Safe Harbor parking lease, $2,000/month ($24,000/year)
- Potential future stop on the existing Tiki Taxi circuit – see page 13
- Walkable to Downtown Stuart dining, retail & entertainment
- Public boardwalk connection drives foot traffic

Revenue components other than the existing Safe Harbor parking lease are potential uses only, are not currently operating at the Property, and may require additional approvals or licensing. No income projections are made in this Memorandum.

Tiki Taxi – Existing Circuit & Proposed Stop



Tiki Taxi is an established water taxi already operating on the St. Lucie River between the Downtown Stuart Dock and TideHouse at the Harborage. The Property sits along this existing circuit, positioning it as a natural **future stop** once the marina is built.

Current Stops	Downtown Stuart Dock (behind Waterfront) & TideHouse
Frequency	Hourly loop; Downtown on the hour, TideHouse on the half hour
Fare	$10 ride-all-day pass
Season Hours	Thursday–Sunday evenings & weekend afternoons

Existing route Proposed spur to subject

Schedule and fare per operator listings; subject to change. A stop at the Property would require agreement with the operator.

Parking & Existing Leases



Property (red) and approved marina / submerged land lease area (white dashed). Boundaries approximate; confirm with survey and State lease exhibit. The 60 leased spaces are approx. 700 ft south along NW Flagler Ave – see page 15.

Parking is a key consideration for a waterfront hospitality project in downtown Stuart. The Property combines on-site parking in the proposed plan with an existing lease for additional spaces nearby.

Submerged Land Lease	±1.921 AC (per survey); signed, paid & current
Submerged Lease Term	Through 9/12/2034; renewable in 10-year periods
On-Site (Proposed)	Approx. 50 spaces
Leased Additional Parking	60 spaces (±15,375 SF) in the FEC Railway right-of-way along NW Flagler Ave, approx. 700 ft south (page 15)
Parking Lease Term	Annual term with automatic renewals; full terms in the Due Diligence Vault
Safe Harbor Lease	Safe Harbor marina leases a portion of the lot for parking
Safe Harbor Rent	$2,000/month + sales tax
Safe Harbor Term	Current term through Dec. 2026 with tenant renewal options; full terms in the Due Diligence Vault

The Safe Harbor lease provides in-place income while a purchaser prepares for construction. Complete copies of the FEC Railway parking lease and the Safe Harbor lease are in the Due Diligence Vault.

Site Aerial – Looking South



Opportunity Zone Considerations

The Property is located in a census tract currently designated as a Qualified Opportunity Zone under the original (2017) program. Changes enacted by the One Big Beautiful Bill Act of 2025 make timing important. The key point for buyers: **the long-term appreciation benefit remains meaningful for a properly structured acquisition in 2026**.

What Changes at Year-End 2026

- Capital gains deferred under the original program generally must be recognized as of **December 31, 2026**
- New QOF investments made before 2027 receive no basis step-up
- The deferral benefit on a 2026 investment is therefore limited

What Still Applies in 2026

- An investor placing eligible gains into a **Qualified Opportunity Fund** that acquires the Property in 2026 may still qualify for the **10-year exclusion**
- If the QOF investment is held at least ten years, appreciation on that investment may be excluded from federal capital gains tax
- The current tract designation remains in effect for existing investments

2027 Designation Cycle

- New zones take effect January 1, 2027 under revised eligibility standards
- The Property's tract is **not currently on Treasury's standard eligibility list** for the 2027 cycle
- Buyers should not assume the new 2027 benefits will apply

Dec 31, 2026
ORIGINAL-PROGRAM DEFERRED GAINS RECOGNIZED

Jan 1, 2027
NEW OZ DESIGNATIONS TAKE EFFECT

Dec 31, 2028
ORIGINAL TRACT DESIGNATIONS EXPIRE

10+ Years
QOF HOLD FOR APPRECIATION EXCLUSION

Census tract 12085000501 is a designated Qualified Opportunity Zone (Low-Income Community) per the CDFI Fund's list of designated QOZs; the CDFI Fund CIMS 5 Public Viewer shows the tract as not eligible for the 2027 cycle. This summary is general and is not tax or legal advice. Opportunity Zone eligibility, structure, and timing must be reviewed with experienced Opportunity Zone tax and legal advisers.

Why the 2026 Window Matters

The Opportunity Zone appreciation exclusion is most powerful when the underlying asset is expected to grow substantially in value. Sportfish Marina Resort is a textbook fit for that profile: an investor can acquire a waterfront site with an approved marina, build out the marina and proposed hospitality components, and ultimately own – or sell – a far more valuable operating waterfront destination.

Under a properly structured 2026 QOF acquisition held for at least ten years, the appreciation generated by that value creation may be excluded from federal capital gains tax.

Illustrative Value-Creation Path

Acquire	Build	Stabilize / Exit
Entitled site + approved marina via QOF in 2026	Marina, then hotel, restaurant & amenities	Operating asset; potential exclusion after 10+ years

Transitional Planning into 2027

A purchase or development schedule extending into 2027 may still be able to benefit if the required structure is in place beforehand. Items buyers and their advisers should evaluate before **December 31, 2026** include:

- Formation and certification of the Qualified Opportunity Fund structure
- A written development plan for the Property
- Committed funding for the plan
- Qualifying expenditures and working-capital timing
- Recent IRS transitional guidance on expiring designations (Notice 2026-40)

Consult your advisers. Whether any of these benefits are available depends on the investor's gains, fund structure, and timing. NAI Southcoast and the Owner make no representation regarding tax outcomes.



Roosevelt Bridge at Night

An Iconic Waterfront Setting

The Roosevelt Bridge is Stuart's signature landmark, lit nightly over the St. Lucie River. The Property sits on this side of the river beside the bridge, giving a future hotel, rooftop restaurant and marina a front-row view of it.

Location Overview

Known as the “Sailfish Capital of the World,” Stuart is one of Florida’s premier boating and sportfishing towns. The Property sits on the St. Lucie River near the Okeechobee Waterway and the Intracoastal, with direct access to the Atlantic via the St. Lucie Inlet.

Guests would be steps from Downtown Stuart’s restaurants, boutiques, and entertainment, with access to beaches, golf, and world-class fishing grounds. Regional access includes Witham Field (about 3.6 miles), Palm Beach International (about 40 miles), Fort Lauderdale–Hollywood International (about 86 miles), and Tailwinds private airport serving Jupiter Island (about 27 miles).

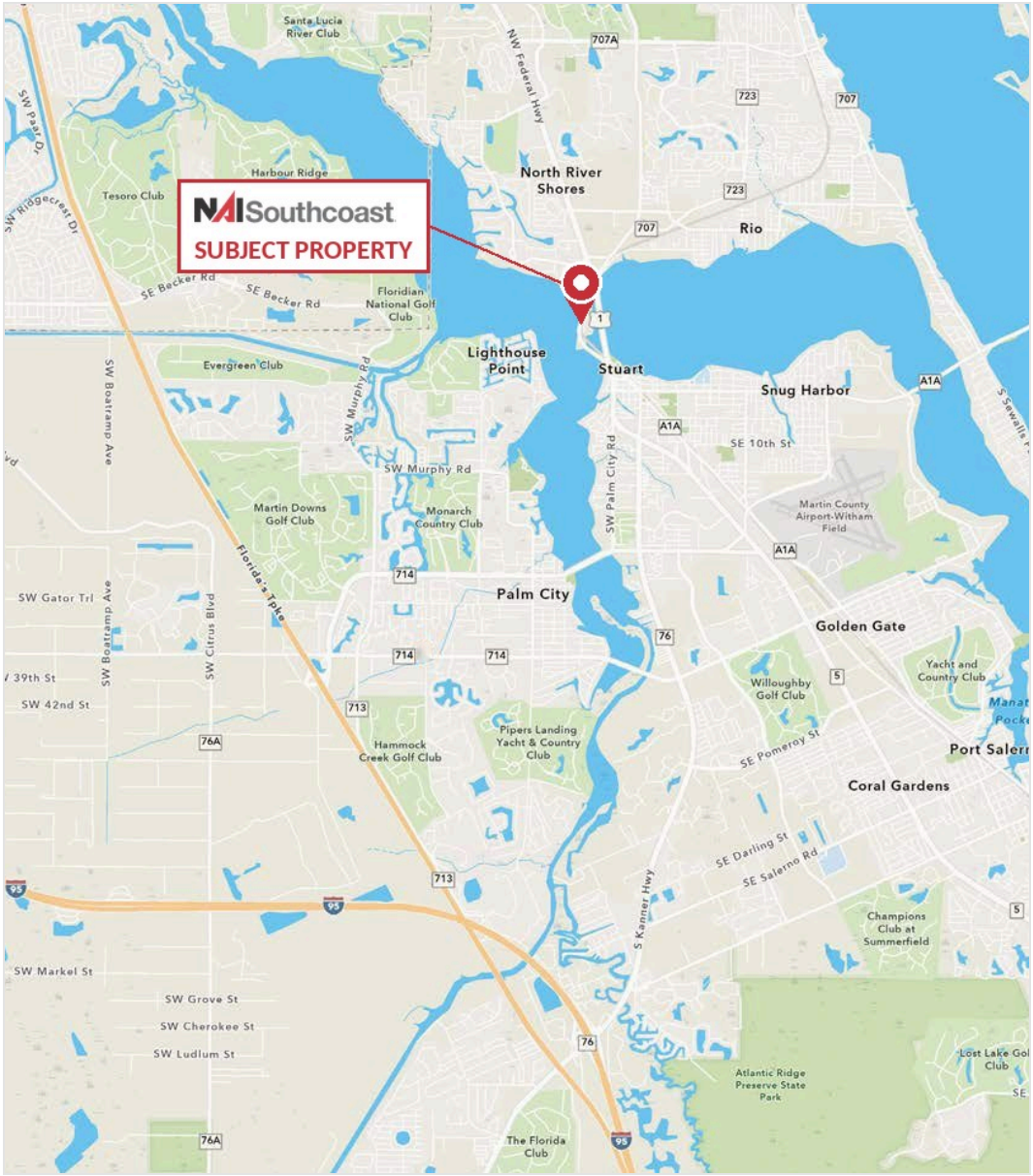
Martin County reports 12,210 registered vessels, including 2,507 longer than 26 feet. Of the county’s 1,407 wet slips, only 77 are classified as available for public rent.

BoatU.S. Top Boating Towns of 2026

In August 2026, BoatU.S. Magazine named Stuart one of the nation’s top boating towns – the only Florida city on the list – citing its sportfishing, inshore and offshore access, and boating infrastructure.



Drive Times & Access



Destination	Distance	Time
Downtown Stuart	0.7 mi	3 min
US Hwy 1	0.8 mi	2 min
Flagler Park	1.2 mi	4 min
Terra Fermata	1.5 mi	4 min
Lyric Theatre	3.0 mi	3 min
Treasure Coast Square	3.0 mi	8 min
Jensen Beach	4.9 mi	10 min
Florida Turnpike	6.2 mi	16 min
Stuart Beach	6.5 mi	14 min
I-95	7.7 mi	15 min
St. Lucie Inlet Preserve	8.2 mi	18 min
Hobe Sound Beach	15 mi	27 min

Distances and times from the Sale Proposal drive-time analysis; approximate.

Stuart & Martin County

Stuart is the county seat of Martin County on Florida's Treasure Coast, bordered by the St. Lucie and Indian Rivers. The climate is mild year-round, and the city is renowned for sailfishing, river cruising, and a revitalized, walkable downtown lined with shops and restaurants.

Waterfront redevelopment continues along the Stuart Riverwalk corridor and north of the Roosevelt Bridge. Sportfish Marina Resort is positioned to complement this activity by adding hotel rooms, slips, and waterfront dining where supply is limited.

Martin County offers more than 35 golf courses, celebrated beaches, the historic Lyric Theatre, and an events calendar that includes the Stuart Boat Show, Stuart Air Show, and ArtsFest.

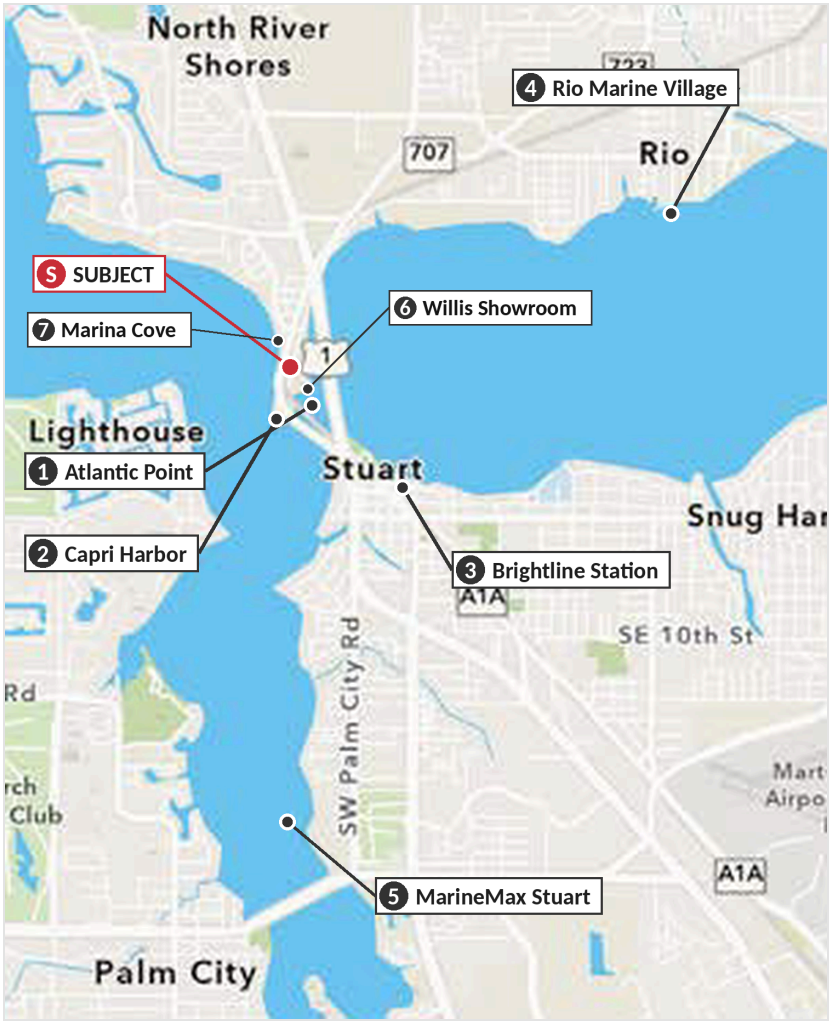
Major Area Employers

Cleveland Clinic	1,500
Chicago Title	1,007
Labor Ready Southeast	666
Embraer	600
Martin County School District	520
Seacoast Bank	519
Armellini Industries	450
Daher Aerospace	400
Paradigm Precision	350

Employee counts per the Sale Proposal employer analysis (5-mile radius).



Waterfront Momentum: Area Developments



Locations approximate. Willis Custom Yachts' main campus is west of I-95 (not shown).

Summarized from public news coverage and press releases; status and scope subject to change.

1 APPROVED – N. FLAGLER AVE

Atlantic Point Yacht Club & Marina

$80M yacht club on the former Evinrude test site: dry storage for 455 boats, slips to 160 ft, restaurant and water taxi stop. Read more →

2 PROPOSED – NW DIXIE HWY

Capri Harbor Stuart

Planned 158-slip marina near the old Roosevelt Bridge with a 275-seat restaurant. ±7-acre site: ±3.6 AC upland (156,876 SF) + ±3.4 AC submerged. Read more →

3 PLANNED – DOWNTOWN

Brightline Stuart Station

Rail station planned at 500 SE Flagler Ave linking Stuart with Miami, West Palm Beach and Orlando. Read more →

4 APPROVED – RIO

Rio Marine Village

Waterfront village with 192 residences, three restaurants, marine/retail space, slips and a public boardwalk. Read more →

5 OPENED 2025

MarineMax Stuart Marina

New marina storing 100+ boats on lifts up to 56,000 lbs, beside MarineMax's Stuart sales and service center. Read more →

6 APPROVED – EXPANSION

Willis Custom Yachts

Sportfish builder expanding its ~66-acre campus (~101,000 SF plant) and planning a showroom on a ±1.9-acre waterfront site at 151 NW Flagler Ave, steps from the Property. Read more →

7 SELLING NOW – RIVERSIDE

Marina Cove by 5 Star Developers

New residential neighborhood near the Property: 27 homes (22 townhomes and 5 single-family cottages) from approx. $611K–$625K, 1,981–2,493 SF, minutes from the river and downtown. Read more →

Stuart in the News

Recent national recognition for Stuart as a boating and coastal destination. Each headline links to the original article.

BoatU.S.	BOATU.S. MAGAZINE – 2026	Top Boating Towns of 2026 ↗ Stuart named for “Old Florida” charm – the only Florida city on the list.
TCPalm. PART OF THE USA TODAY NETWORK	TCPALM – SEPT. 2026	Stuart among BoatU.S. top boating towns ↗ Local coverage of the BoatU.S. recognition.
10 USA TODAY 10BEST READERS' CHOICE	USA TODAY 10BEST – 2024	Best Coastal Small Town in America ↗ Stuart voted No. 1 by readers.
10 USA TODAY 10BEST READERS' CHOICE	USA TODAY NETWORK – 2026	Stuart ranked No. 2 Best Coastal Small Town in America ↗ USA TODAY 10Best Readers’ Choice, April 2026 – a top-two finish in three of the last four years.
TRAVEL+ LEISURE	TRAVEL + LEISURE – 2024	America’s Best Small Retirement Town ↗ Travel + Leisure’s guide to Stuart, named America’s best small retirement town.
brightline	BRIGHTLINE – 2024	Brightline selects downtown Stuart for its next station ↗ Treasure Coast rail station planned at 500 SE Flagler Ave.

Due Diligence Vault

A complete approval package has been assembled to support an efficient review. Documents are stored in a secure online Due Diligence Vault. Access is granted once a prospective purchaser has signed a confidentiality agreement and demonstrated the capacity to close.

Approvals & Leases

- State of Florida submerged land lease
- U.S. Army Corps of Engineers extension letter
- Marina approvals and supporting documents
- FEC Railway parking lease – 60 spaces
- Safe Harbor parking lease ($2,000/month)
- Former 96-slip submerged land lease (No. 430034626)
- Other applicable project approvals

Property & Plans

- Architectural renderings, elevations & building section
- Floor plans – parking, guest rooms & restaurant
- Site plan & landscape plans
- Site survey
- Owner's title insurance policy (WFG National Title)
- Environmental report
- 2025 property tax bill & appraiser record

Market & Supporting

- BoatU.S. Magazine – Top Boating Towns of 2026 (Stuart)
- TCPalm coverage of the recognition (Sept. 2026)
- Tiki Taxi route information
- Aerial and drone photography

How to Gain Access

· Document index and public-record links on pages 25–26

1. Sign and return the Confidentiality Agreement.

2. Provide proof of funds / capital sources and a brief sponsor background.

3. Receive secure Vault access and schedule a site tour through NAI Southcoast.

Due Diligence Vault – Document Index

Documents assembled for qualified purchasers, with the source of each. Items marked **Public Record** link directly to the issuing agency. Full copies are released through the secure Vault after a signed Confidentiality Agreement.

DOCUMENT	SOURCE / REFERENCE	STATUS
Approvals & Submerged Land		
State sovereign submerged land lease No. 430366156 – approved 49-slip marina	Board of Trustees / FDEP · current through 9/12/2034, renewable in 10-year periods	IN VAULT
U.S. Army Corps of Engineers extension letter	USACE · marina permit extension	IN VAULT
Marina approvals & supporting documents	City of Stuart / FDEP	IN VAULT
Former submerged land lease No. 430034626 (96-slip marina) ↗	Recorded O.R. Book 2134, Pg. 1027 (CFN 1926737), Martin County Clerk	PUBLIC RECORD
FDEP Environmental Resource Permit 43-0129236-002 ↗	FDEP · issued Jan. 27, 2006 · search in FDEP OCULUS	PUBLIC RECORD
Leases		
FEC Railway parking lease – 60 spaces	FEC ROW, LLC · File No. 260-1003	IN VAULT
Safe Harbor parking lease	Portion of the Property's lot	IN VAULT
Title, Tax & Public Records		
Owner's title insurance policy	WFG National Title Insurance Co.	IN VAULT
2025 real estate tax bill ↗	Martin County Tax Collector · Parcel 32-37-41-004-019-00010-3	PUBLIC RECORD
Property appraiser record ↗	Martin County Property Appraiser · Parcel 32-37-41-004-019-00010-3	PUBLIC RECORD
FEMA flood map – FIRM Panel 12085C0134H ↗	FEMA Flood Map Service Center · eff. 2/19/2020	PUBLIC RECORD
Opportunity Zone designation – Tract 12085000501 ↗	CDFI Fund list of designated Qualified Opportunity Zones	PUBLIC RECORD
Plans & Reports		
Architectural renderings, elevations, floor plans, site & landscape plans	Developer · July 2025 project overview	IN VAULT
Boundary & submerged land surveys	Northstar Geomatics · ±0.633 AC upland · ±1.921 AC (83,669 SF) submerged	IN VAULT

To request Vault access: **akarol@naisouthcoast.com ↗** | **reid@naisouthcoast.com ↗**

Property Resources & Public Records

Direct links to public sources for 304 NW Flagler Ave · Parcel 32-37-41-004-019-00010-3 · Census Tract 12085000501 · FIRM Panel 12085C0134H · 27.209377, -80.260340

Parcel, Tax & Records

Martin County Property Appraiser ↗
Search Parcel ID 32-37-41-004-019-00010-3 for ownership, values and sketches

Martin County Tax Collector – tax account ↗
Current and prior-year tax bills for the parcel

Martin County GIS – property information map ↗
Parcel lines, zoning and land-use layers

Martin County Clerk – Official Records ↗
Former submerged land lease: O.R. Book 2134, Pg. 1027 (CFN 1926737)

Opportunity Zone & Census

U.S. Census Geocoder – parcel tract lookup ↗
Returns Census Tract 5.01 (GEOID 12085000501)

Census Reporter – Tract 5.01 profile ↗
Population, income and housing for the Property's tract

CDFI Fund CIMS 5 – Opportunity Zones Public Viewer ↗
Select "Opportunity Zones" and search the Property address

CDFI Fund – designated QOZ list ↗
Tract 12085000501 listed as a designated Low-Income Community QOZ

Flood & Environmental

FEMA Flood Map Service Center – parcel location ↗
FIRM Panel 12085C0134H (eff. 2/19/2020) and FIRMette download

FEMA National Flood Hazard Layer viewer ↗
Interactive flood zones; search the parcel coordinates 27.209377, -80.260340

FDEP OCULUS document search ↗
Permit 43-0129236-002 and submerged land lease records

Zoning, Location & Access

City of Stuart – Code of Ordinances & Land Development Code ↗
Urban Waterfront zoning district regulations

City of Stuart – Development Department ↗
Site plan, permitting and approvals

Google Maps – Property location ↗
Pin at the parcel, 304 NW Flagler Ave

Walk Score – 304 NW Flagler Ave ↗
Walkability and transit access to Downtown Stuart

Links are provided for convenience; buyers should verify all information independently with the issuing agency.

Offering Process

Terms of Offering

Offering	Fee simple upland parcel with assignment of State submerged land lease, approvals, and existing leases
Pricing	Call for Offers – no asking price
Offer Due Date	**December 1, 2026**
Due Diligence Period	Buyer to propose
Financing Contingency	Buyer to specify
Earnest Money Deposit	Buyer to propose
Closing	Buyer to propose; note Opportunity Zone timing considerations
Co-op Commission	3%

Offer Submissions Should Include

- Purchase price
- Deposit amount and timing
- Due diligence and closing periods
- Financing structure and proof of funds
- Intended development and QOF structure, if applicable
- Buyer background and relevant development experience

Tours

Site tours are by appointment only through NAI Southcoast. Please do not visit the Property or contact occupants directly.

Points of Contact

Boyd Bradfield, Founder, CCIM, SIOR
772-215-2538 • boyd@naisouthcoast.com

Reid Armor, Senior Director
772-631-4248 • reid@naisouthcoast.com

Adam Karol, Sales Associate *Lead Contact*
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