

# 2.83 AC COMMERCIAL LAND

NW East Torino Parkway & NW Turtle Dove Lane, Port St. Lucie FL 34986



*Rendering for visual representation only.*

**FOR SALE | \$1,099,000**

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# PROPERTY OVERVIEW

- Exceptional vacant commercial land located on the corner of NW East Torino Parkway and NW Turtle Dove Land in Port St. Lucie, Florida.
- Site sits just South of the future development of a Dollar General, making it an ideal location for a complementary development of a commercial building permissible under the PUD zoning classification.
- Located within a rapidly growing community; only minutes away from the I-95 access ramp and W Torino Parkway which connects to the St. Lucie West residential communities as well as the retail and entertainment hubs.



<b>PRICE</b>	\$1,099,000
<b>ACREAGE</b>	2.83 AC
<b>FRONTAGE</b>	+/- 188'
<b>TRAFFIC COUNT</b>	13,800 AADT (NW E Torino Pkwy to Midway Dr.) 4,500 AADT (NW N Torino Pkwy to NW California Blvd)
<b>ZONING</b>	PUD (PSL)
<b>LAND USE</b>	CG
<b>PARCEL ID</b>	3312-502-0001-000-5

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# INVESTMENT HIGHLIGHTS

## Market Demand

With few retail and office properties in the immediate vicinity, this site stands out as a prime spot for new commercial ventures. This scarcity of competition presents a unique opportunity for businesses to capture a significant market share and establish a strong presence in the area.

## Value Appreciation

As Port St. Lucie continues to grow, the value of well-located commercial land is expected to rise. This property offers not only immediate development potential but also long-term appreciation prospects.

## Community Impact

Developing this land for commercial use will provide valuable services to the surrounding community, enhancing the quality of life and contributing to the overall growth of Port St. Lucie.



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# DEMOGRAPHICS

<b>2023 Population Estimate</b>	<b>2023 Average Household Income</b>	<b>Average Age</b>
1 Mile	1 Mile	\$
3 Mile	3 Mile	\$
5 Mile	5 Mile	\$

<b>2028 Population Projection</b>	<b>2023 Median Household Income</b>	<b>Median Age</b>
1 Mile	1 Mile	\$
3 Mile	3 Mile	\$
5 Mile	5 Mile	\$

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# WINTER LAKES PERMITTED USES

The developer reserves the right to prevent any business or establishment from leasing, owning or operating a business in the PUD on the basis of it having a potential negative impact upon the total development.

**f) The following are permitted principal uses and structures, plus specific types of establishments or businesses appropriate to Winterlakes:**

- 1) Eat-in, restaurants;
- 2) Fast Food, drive thru restaurant;
- 3) A retail bakery;
- 4) Laundry and dry cleaning retail establishment and other personal service shops;
- 5) Offices for administrative, business or professional use
- 6) A major retail grocery store
- 7) A pharmacy and retail drug store
- 8) Storefront schools and learning facilities for the general consumer public
- 9) Retail general merchandise store
- 10) Retail sales of alcoholic beverages for on or off premise consumption in accordance with city, county, and state regulations
- 11) Family recreation, amusement facility
- 12) Gas station with food mart provided the owner or lessee is a major, national company with stringent operations restrictions and procedures
- 13) A totally enclosed, temperature controlled, automotive service and repair business processing a quality, national reputation for workmanship and service, with stringent operations restrictions and procedures
- 14) A home and garden store with plant materials inventory
- 15) A home hardware and supply store
- 16) A mini-mall or plaza for outlet stores, antiques or other consumer goods

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# ZONING INFORMATION

## **Planned Unit Development - PUD Zoning District**

### Sec. 158.170. - Purpose.

(A) It is the intent and purpose of this district to provide, upon specific application and through the processes of unified planning and coordinated development, for the creation of new neighborhood or community areas offering a physical, social, and economic environment of high quality. Specific objectives of the district include the establishment of an orderly pattern of land uses geared to accommodate both near-term and long-term community needs; the efficient and economical use of land; and appropriate and harmonious variety in physical development; creative design; a high level of living and working amenities, including plentiful open space and recreation opportunities; efficient and effective systems of public facilities and services; a high degree of compatibility with adjacent and nearby existing and future development; appropriate conservation and preservation of natural features and resources; and the staging of development so as to best serve the general welfare of the City. (B) Regulations for planned unit developments are intended to accomplish the purposes of zoning, subdivision regulation, and other applicable City regulations to the same degree as in instances where City regulations are intended to control development on a lot-by-lot basis rather than on a unified development approach. However, it is essential that the regulations and requirements applying to planned unit developments be sufficiently flexible in structure so as to encourage creative and imaginative design in planning and development. Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the City and the requirements established by official action upon a specific planned unit development, the latter requirements shall govern.

(Ord. No. 98-84, § 1, 3-22-99)

### **Sec. 158.173. - Permitted Uses.**

In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

(Ord. No. 98-84, § 1, 3-22-99)

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2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	7,479	1 Mile	\$75,854	1 Mile	38.8
3 Mile	33,502	3 Mile	\$75,135	3 Mile	43.6
5 Mile	98,570	5 Mile	\$71,213	5 Mile	43.2

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,108	1 Mile	\$62,846	1 Mile	38.8
3 Mile	35,756	3 Mile	\$61,175	3 Mile	44.7
5 Mile	104,476	5 Mile	\$57,194	5 Mile	44.2

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# AERIAL VIEW



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# TRADE AREA MAP



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