

4.65 AC Vacant Land

Business Park Dr., Port St Lucie, FL 34953



FOR SALE | \$995,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Three parcels of undeveloped land boast an impressive, combined frontage of 903 feet, spanning a total of 4.65 acres.
- Zoned for Planned Non-Residential Development and with convenient proximity just 0.2 miles from US1, this property is ideally tailored for outdoor storage or flexible usage.
- The surrounding area predominantly features industrial-type properties, making it a fitting locale for various commercial ventures.



PRICE	\$995,000
ACREAGE	4.65 AC
FRONTAGE	903'
TRAFFIC COUNT	44,000 ADT
ZONING	PNDR
LAND USE	IND
PARCEL ID	3426-702-0014-000-3 3426-702-0013-000-6 3426-702-0012-000-9

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,044	1 Mile	\$58,465	1 Mile	56.40
3 Mile	138,361	3 Mile	\$73,072	3 Mile	56.70
5 Mile	352,661	5 Mile	\$79,944	5 Mile	56.70

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	5,208	1 Mile	\$46,747	1 Mile	63
3 Mile	145,366	3 Mile	\$60,121	3 Mile	65
5 Mile	373,490	5 Mile	\$64,288	5 Mile	65

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

ZONING INFORMATION

7.02.01. Purpose.

The Planned Non-Residential Development (PNRD) District is intended to achieve non-residential land development of superior quality through the encouragement of flexibility and creativity in design options that:

- A. Permit creative approaches to the development of non-residential land reflecting changes in the technology of land development;
- B. Allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;
- C. Allow design options that encourage an environment of stable character, compatible with surrounding land uses; and
- D. Permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space.

7.02.02. Permitted Uses.

The following general guidelines shall be used in determining the permitted use possibilities in any Planned Nonresidential Zoning Development:

- A. *For properties located in any Residential or Agricultural classified land use area:* Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Institutional (I) Zoning Districts, and in the Agricultural land use classified areas only, any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23.

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

- B. *For properties located in any Commercial or Industrial classified land use area:* Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Commercial Resort (CR); Industrial Light (IL); Industrial Heavy (IH), Utility (U) and (I) Institutional zoning districts, and any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23.

For properties located in any Commercial classified land use area: Recreational Vehicle Parks (RVP) in accordance with Section 7.10.16 (SIC 7033).

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

(Ord. No. 15-002, Pt. A, 4-7-2015; Ord. No. 2021-34, § Pt A, 9-7-2021)

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com