

FOR SALE

\$475,000

Commercial Development Land

913 SW Globe Ave. Port St. Lucie FL 34953



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | cbelland@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

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PRICE	\$475,000
PARCEL ID	3420-570-0276-000-6
LAND SIZE	51,250 sf
ACREAGE	1.18 AC
FRONTAGE	250'
TRAFFIC COUNT	26,100 ADT (from SW Port St Lucie Blvd)
ZONING	LMD Limited Mixed Use Zoning District - PSL
LAND USE	ROI
UTILITIES	Undisclosed

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.

- Prime vacant land located in Port St Lucie's growing development area.
- Site is comprised of 1.18 acres with exceptional frontage to SW Port St. Lucie Blvd.
- Ideal for a number of uses including but not limited to: professional offices, multifamily development, retail, or restaurants*
- Surrounded by residential communities and shopping centers that include: Publix, McDonald's, Family Dollar, Walmart Neighborhood Market, Planet Fitness, any many others.



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Property Demographics

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Demographics

2018 Population Estimate

1 Mile 10,219

3 Mile 69,034

5 Mile 131,799

2018 Average Household Income

1 Mile \$58,891

3 Mile \$63,738

5 Mile \$68,291

Average Age

1 Mile 37.00

3 Mile 37.60

5 Mile 40.10

2023 Population Projection

1 Mile 11,290

3 Mile 76,283

5 Mile 146,035

2018 Median Household Income

1 Mile \$52,139

3 Mile \$52,930

5 Mile \$53,889

Median Age

1 Mile 37.10

3 Mile 38.00

5 Mile 41.10

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Zoning Information

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Limited Mixed Use Zoning District (LMD)

(A) **Purpose.** It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, institutional, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to insure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.

(B) **Limited Mixed Use District Defined.** For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.

(C) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:

- (1) Any permitted use listed in the professional zoning district (P).
- (2) Any permitted use listed in institutional zoning district (I).
- (3) Any permitted use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail or personal service uses conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used

for retail uses.

(5) Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for restaurants.

(D) Special Exception Use.

- (1) Any special exception use listed in the professional zoning district (P).
- (2) Any special exception use listed in institutional zoning district (I).
- (3) Any special exception use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail plant nursery.
- (5) Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.
- (6) Any use exceeding five thousand (5,000) square feet.

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Property Aerial

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