

# Jeremiah Baron & CO.

Commercial Real Estate, LLC

## Residential Land + Homes

103-105 Inglewood Road, Port St. Lucie FL 34952



**For Sale**  
**\$499,000**

Listing Agent:  
**Matt Crady**  
772-260-1655  
mcrady@commercialrealestatellc.com

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

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## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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## Property Details

<b>Location:</b>	103-105 Inglewood Road, Port St. Lucie FL 34952
<b>Price:</b>	\$499,000
<b>Building Size:</b>	(103) 1,360 SF / (105) 1,342 SF / 1.96 AC Land
<b>Building Type:</b>	Residential
<b>Acreage:</b>	+/- 2.55 AC combined total
<b>Traffic Count:</b>	40,378 average daily traffic from US 1
<b>Year Built:</b>	1963
<b>Construction Type:</b>	Aluminum
<b>Zoning:</b>	RS-4
<b>Land Use:</b>	Residential Urban
<b>Utilities:</b>	Undisclosed

Unique purchase opportunity consisting of two built homes and +/- 1.96 AC of residential land. Land has potential for single-family dwellings at a max density of four dwellings per units per gross acre, together with such other uses as may be necessary for and compatible with low density residential surroundings. Other permitted uses for the land include family day care homes and single-family detached dwellings.



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2016 Demographics

**Total Population**

1 mile	4,984
3 mile	49,251
5 mile	118,384

**Average Household Income**

1 mile	\$44,974
3 mile	\$52,162
5 mile	\$53,013

**Average Age**

1 mile	45.00
3 mile	44.00
5 mile	43.20

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## Zoning & Future Land Use Map

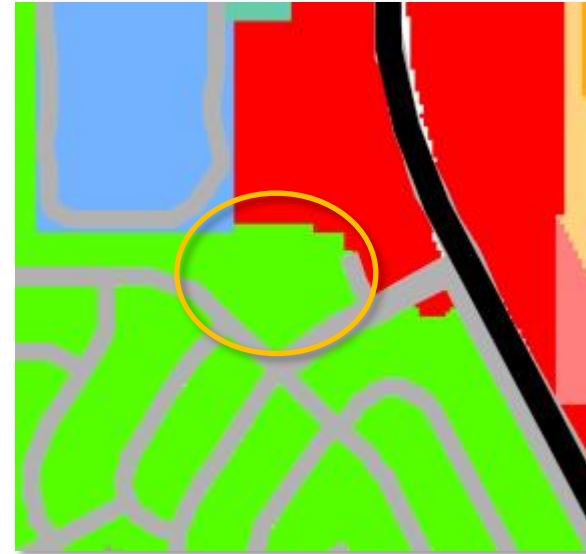
### **RS-4 RESIDENTIAL, SINGLE-FAMILY - 4.**


1. **Purpose.** The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of four (4) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low density residential surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

#### **2. Permitted Uses:**

- a. Family day care homes. (999)
  - b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
  - c. Single-family detached dwellings. (999)
3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.
4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00.
5. Off-Street Parking Requirements. Off-street parking requirements shall be in accordance with Section 7.06.00.
6. Conditional Uses:

- a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
  - b. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
7. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00.
- a. Solar energy systems, subject to the requirements of Section 7.10.28.



 RS-4, Single Family, 4 du/ac

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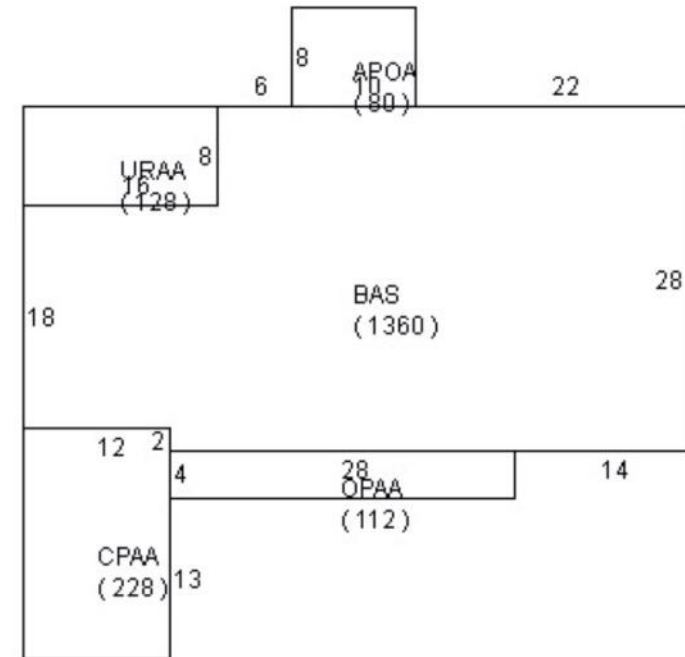
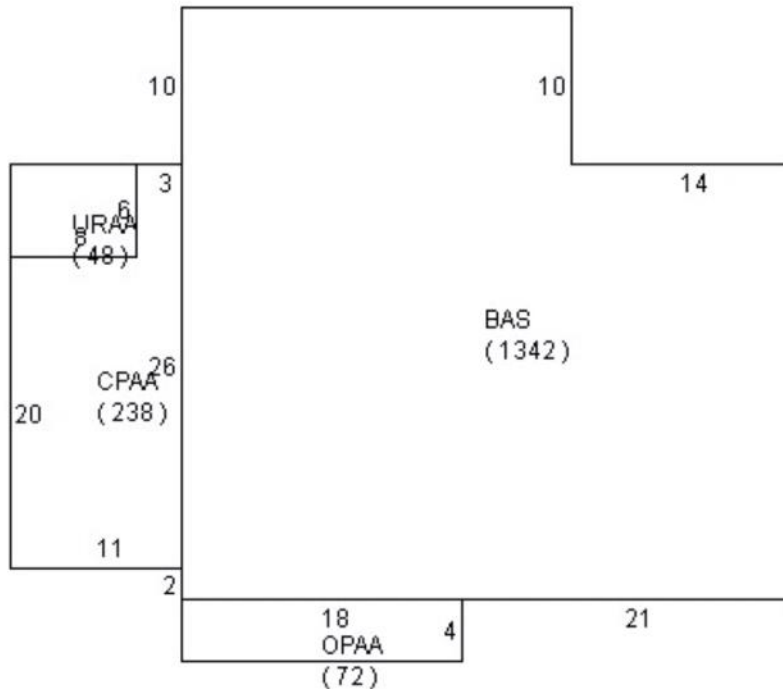
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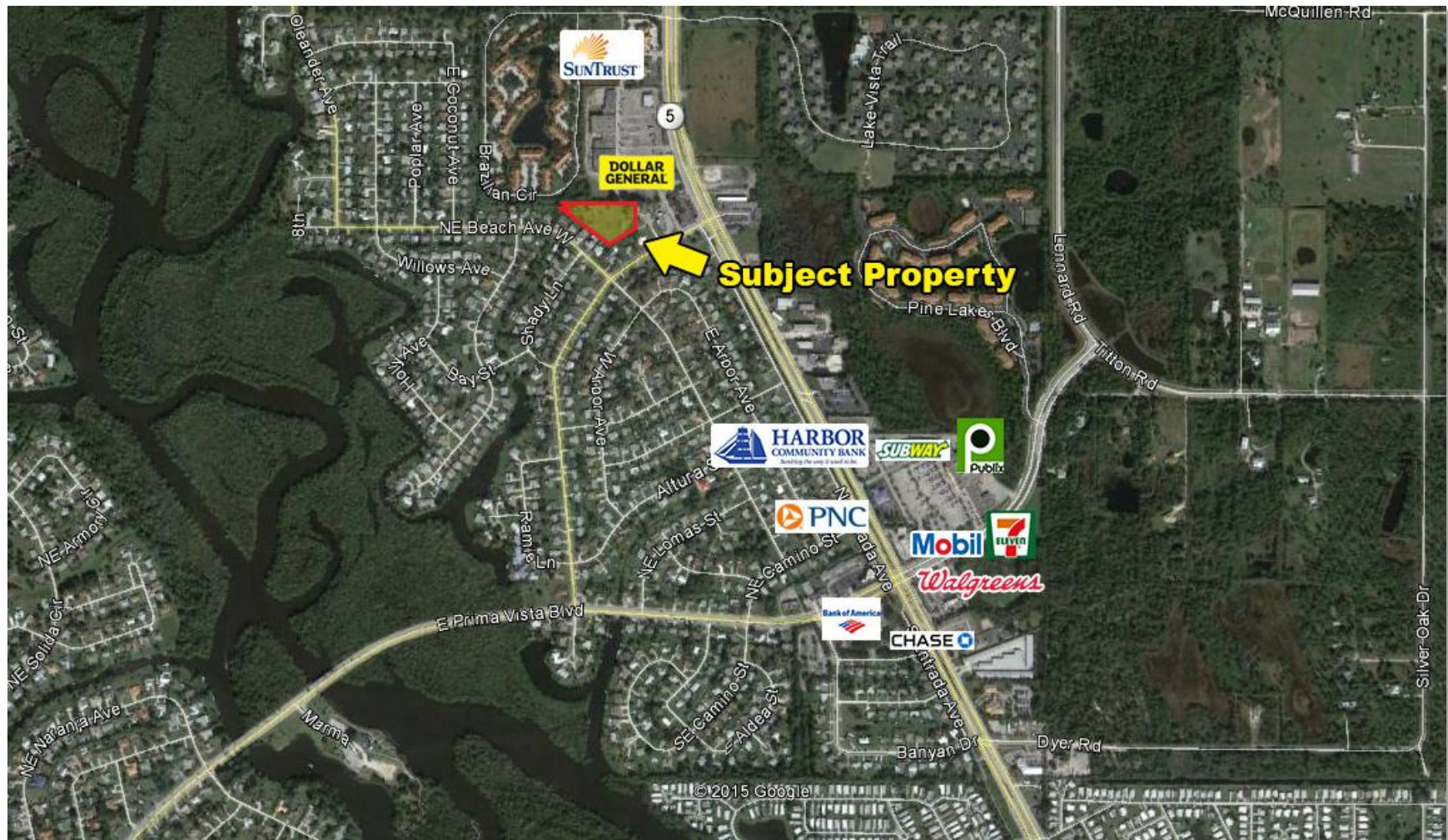
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