

Jeremiah Baron & CO.

Commercial Real Estate, LLC

Vacant Land

1311 SW Bougainvillea Ave. Port St. Lucie FL 34953



For Sale
\$269,000

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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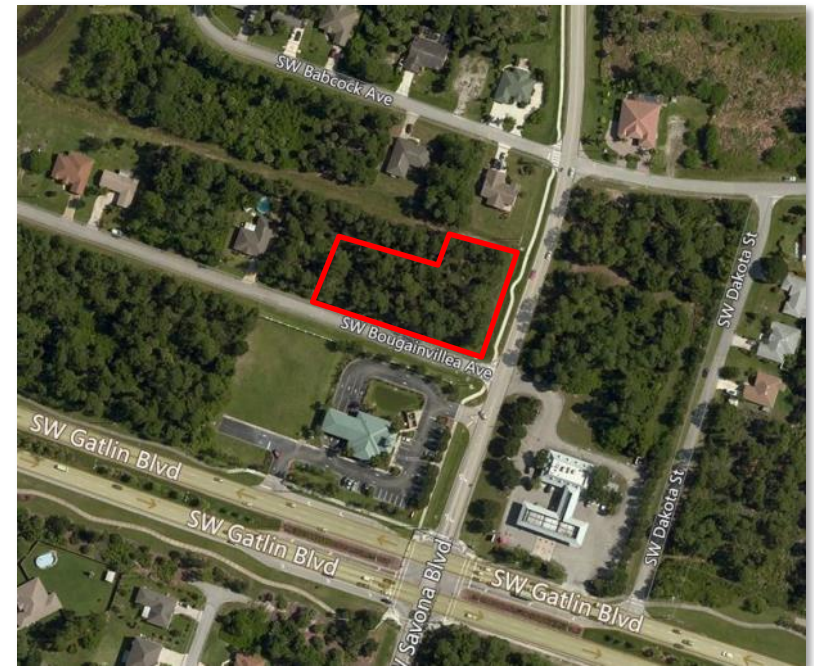
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Property Details

Location:	1311 SW Bougainvillea Ave. Port St. Lucie FL 34953
Price:	\$269,000
Land Size SF:	42,000 SF
Acreage:	.96 AC (4 Parcels)
Frontage:	+/- 374'
Traffic Count:	20,880 average daily traffic
Zoning:	RS-2 (subject to change)
Land Use:	Residential / Office / Institutional
Utilities:	Undisclosed

Property features 4 vacant lots with the zoned for residential but with potential for a commercial development. Easily accessible via Gatlin Blvd. and within close proximity to I-95.



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2015 Demographics

Total Population

1 mile	9,573
3 mile	66,034
5 mile	132,943

Median Household Income

1 mile	\$54,367
3 mile	\$50,676
5 mile	\$50,791

Average Age

1 mile	36
3 mile	37
5 mile	40

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Zoning & Future Land Use Map

RS-2 Single Family Residential Zoning

(A) **Purpose.** The purpose of the single-family residential zoning district (RS-2) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low-density residential living of an urban character; to designate those uses and services deemed appropriate and proper for location and development within that zoning district; and to establish development standards and provisions as are appropriate to ensure proper development in a low-density residential environment.

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

- (1) Park or playground, or other public recreation or cultural facility (subject to site plan review);
- (2) Single-family dwelling;
- (3) Community residential home six (6) or fewer residents, provided that such homes shall not be located within a radius of one thousand (1,000) feet of another community residential home as set forth in section 158.224;
- (4) Family day care home.

(C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (1) Commercial parking lot, for a period of two (2) years, provided:
 - a. The property is located in a conversion area as defined in the "City of Port St. Lucie Land Use Conversion Manual," and is associated with an adjacent commercially developed property owned by the same person;
 - b. The parking lot is for the private use of the owners and/or occupants of the adjacent commercially developed property;
 - c. The parking lot is improved pursuant to subsection 158.221(B)(12) (this will allow shellrock,

limerock and coquina in lieu of pavement since the parking lot will not be used by the general public pursuant to item (2)(B));

d. Commercial vehicles are not permitted to park pursuant to section 72.03 (as amended);

e. No overnight parking is allowed;

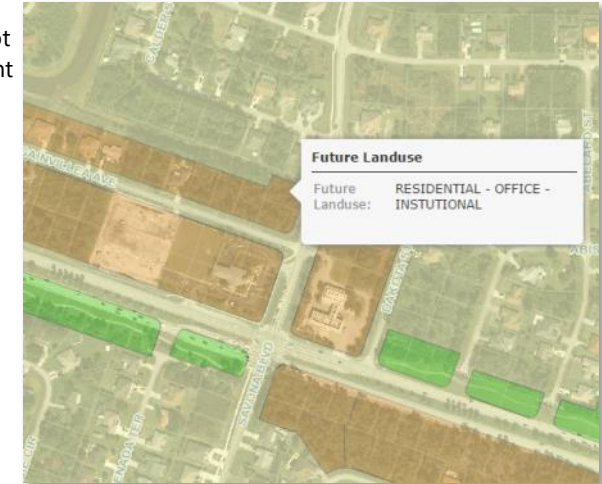
f. Parking is allowed only for licensed motor vehicles; and

g. The parking lot is not used for temporary or permanent storage of motor vehicles.

(D) **Accessory Uses.** As set forth within section 158.217.

(E) **Minimum Lot Requirements.**

- (1) Single-family dwelling: Ten thousand (10,000) square feet and a minimum width of sixty (60) feet.
 - (2) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.
- (F) **Maximum Building Height.** Thirty-five (35) feet.



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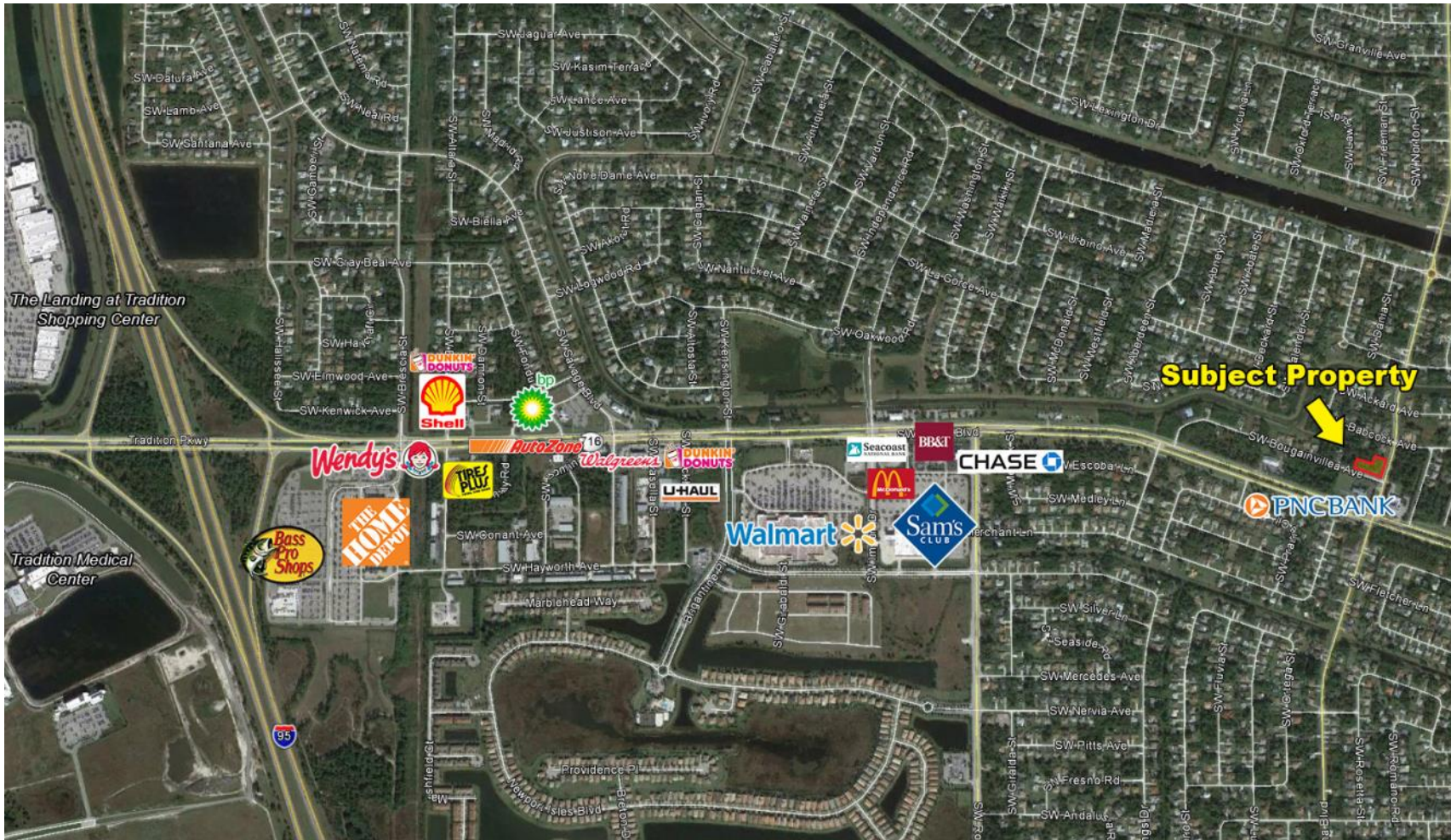
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