

FOR SALE

\$420,000

Multifamily Development Land

Dyer Road, Port St Lucie FL 34952



4.8 AC
ZONED FOR RM-5
(RESIDENTIAL MULTI-FAMILY)

US-1

Possible Self Storage Conversion Site

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

Property Details

Multifamily Development Land

Dyer Road, Port St Lucie FL 34952

PRICE	\$420,000
PARCEL ID	3414-501-0713-400-3
LAND SIZE	209,088 sf
ACREAGE	4.8 AC
FRONTAGE	+/- 1,269'
TRAFFIC COUNT	52,000 ADT (from US-1)
ZONING	RM-5 (Residential, Multifamily)
LAND USE	RU, Residential Urban
UTILITIES	Undisclosed

Exceptional purchase opportunity of 4.8 acres of land ideal for multi-family development in the St. Lucie Gardens subdivision. Site has excellent accessibility from US-1, and in close proximity to shopping plazas, and just a few miles away from parks and beaches. **Possible conversion to allow a self storage facility.*



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,334	1 Mile	\$42,036	1 Mile	55.50
3 Mile	51,487	3 Mile	\$51,720	3 Mile	44.40
5 Mile	124,839	5 Mile	\$58,179	5 Mile	43.50

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RM-5 RESIDENTIAL, MULTIPLE-FAMILY - 5

1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of five (5) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low and medium 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. Community residential homes subject to the provisions of Section 7.10.07. (999) b. Family day care homes. (999) c. 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 the 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) d. Multiple-family dwellings (3 or more units). (999) e. Single-family detached dwellings. (999) f. Two-family dwellings. (999)
3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.
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. Landscaping Requirements. Landscaping requirements shall be in accordance with Section 7.09.00.
7. 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)
8. 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. M.

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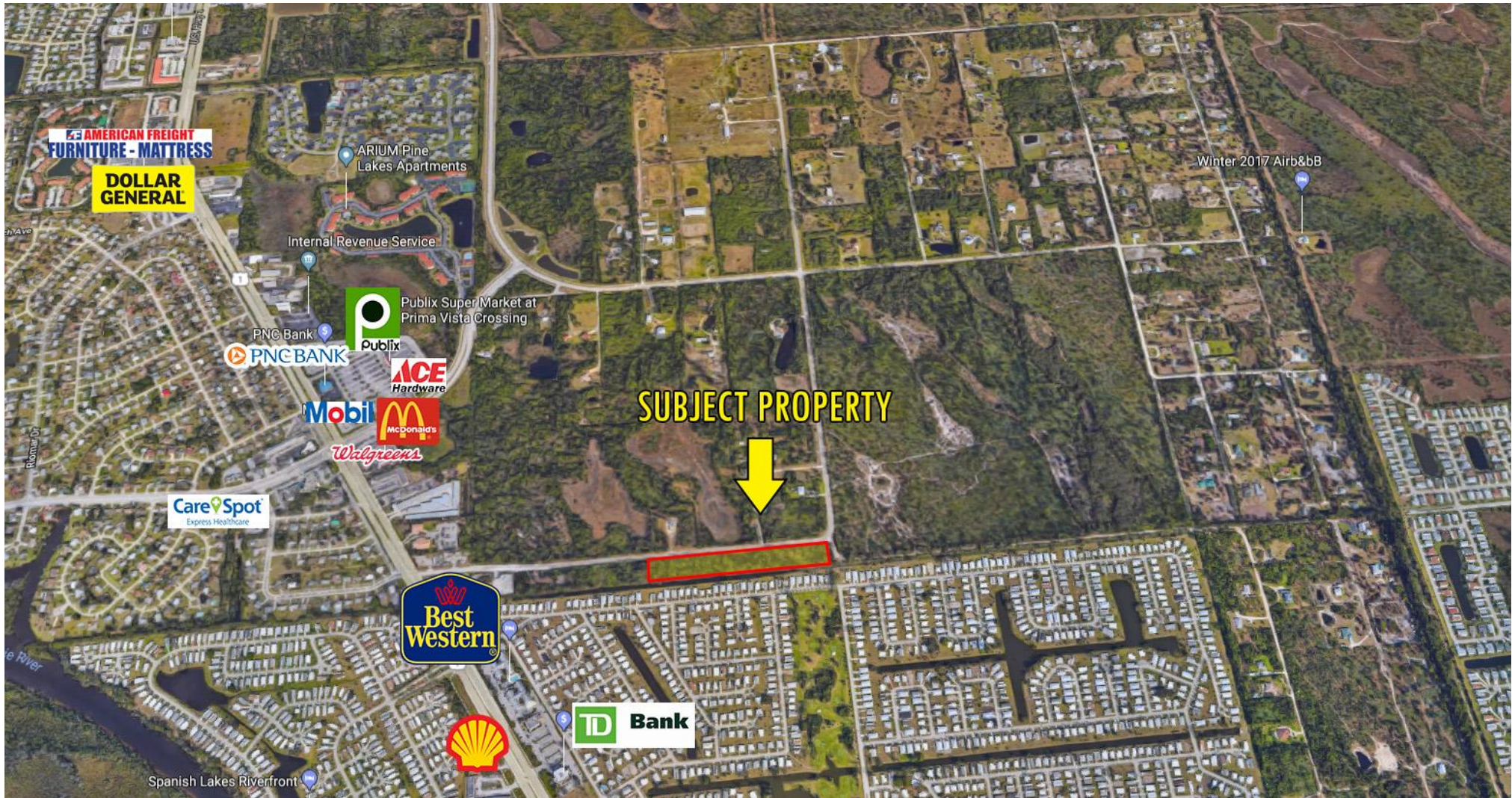
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Property Aerial

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