

**FOR SALE**

\$110,000

**0.77 AC Commercial Land**

679 NW Enterprise Dr. Port St Lucie, FL 34986



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | [mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com) | 772-260-1655

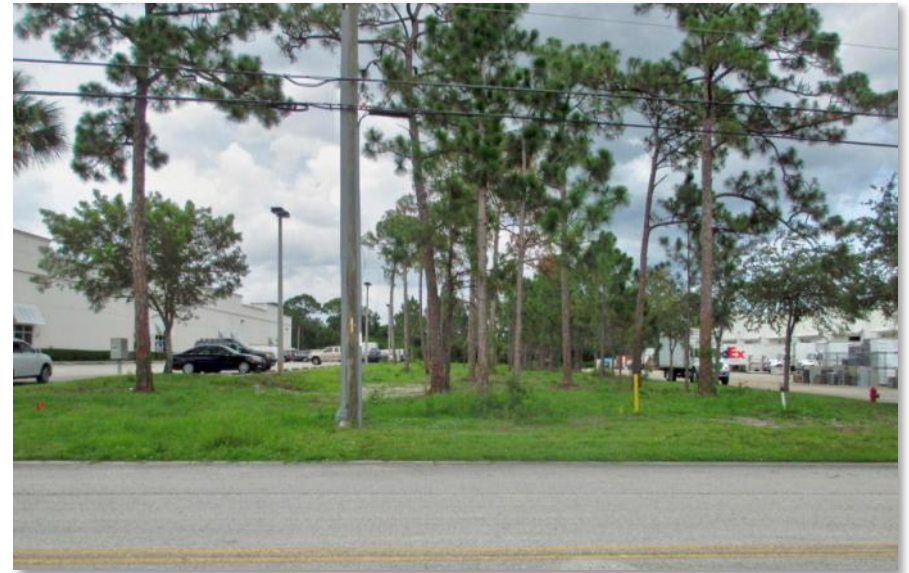
Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

## 0.77 AC Commercial Land 679 NW Enterprise Dr. Port St Lucie, FL 34986

<b>PRICE</b>	\$110,000
<b>PARCEL ID</b>	3323-682-0009-000-0
<b>LAND SIZE</b>	+/- 33,746 SF
<b>ACREAGE</b>	0.77 AC
<b>FRONTAGE</b>	250.71'
<b>TRAFFIC COUNT</b>	18,200 AADT (via NW University DR )
<b>PARKING SPACE</b>	Plenty
<b>ZONING</b>	IN - Industrial
<b>LAND USE</b>	Light Industrial
<b>UTILITIES</b>	City Of Port St Lucie

Excellent development opportunity! Commercial land in the industrial corridor of St. Lucie West has great build out potential for a brand new warehouse, manufacturing business, or other uses under the respective zoning. Easy accessibility to I-95.



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	2,814	1 Mile	\$67,509	1 Mile	47.00
3 Mile	36,652	3 Mile	\$69,514	3 Mile	44.70
5 Mile	93,518	5 Mile	\$68,223	5 Mile	41.80

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# Zoning Information

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## **Sec. 158.136. - Industrial Zoning District (IN).**

(A) Purpose. The purpose of the industrial zoning district (IN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of industrial activities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated heavy industrial (HI), flexible industrial (FI), and light industrial (LI).

### (B) Permitted Principal Uses and Structures.

(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances:

- a. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.
- b. Research and development facility.
- c. Public or semi-public facility or use.
- d. Television broadcasting station and telephone call centers.
- e. Analytical laboratory.
- f. Warehouse.
- g. Wholesale trade and distribution.
- h. Office space as needed in conjunction with a use listed above.
- i. Retail and business services primarily intended to serve the industrial facilities.
- j. Adult entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent City Code of Ordinances which

regulate this use.

k. Facility-based youth day treatment program.

l. Commercial laundry facilities and linen supply.

m. Microbrewery.

n. Repair and maintenance of vehicles and equipment (Doors, including garage doors, may be open during operating hours.)

o. Medical Marijuana Dispensing Organizations.

(2) The following principal uses which need not be fully enclosed in a building or structure are permitted;

a. Public utility facility, including water pumping plant, reservoir, and electrical substation.

b. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall.

c. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall.

d. Self-service storage facilities in accordance with Section 158.227.

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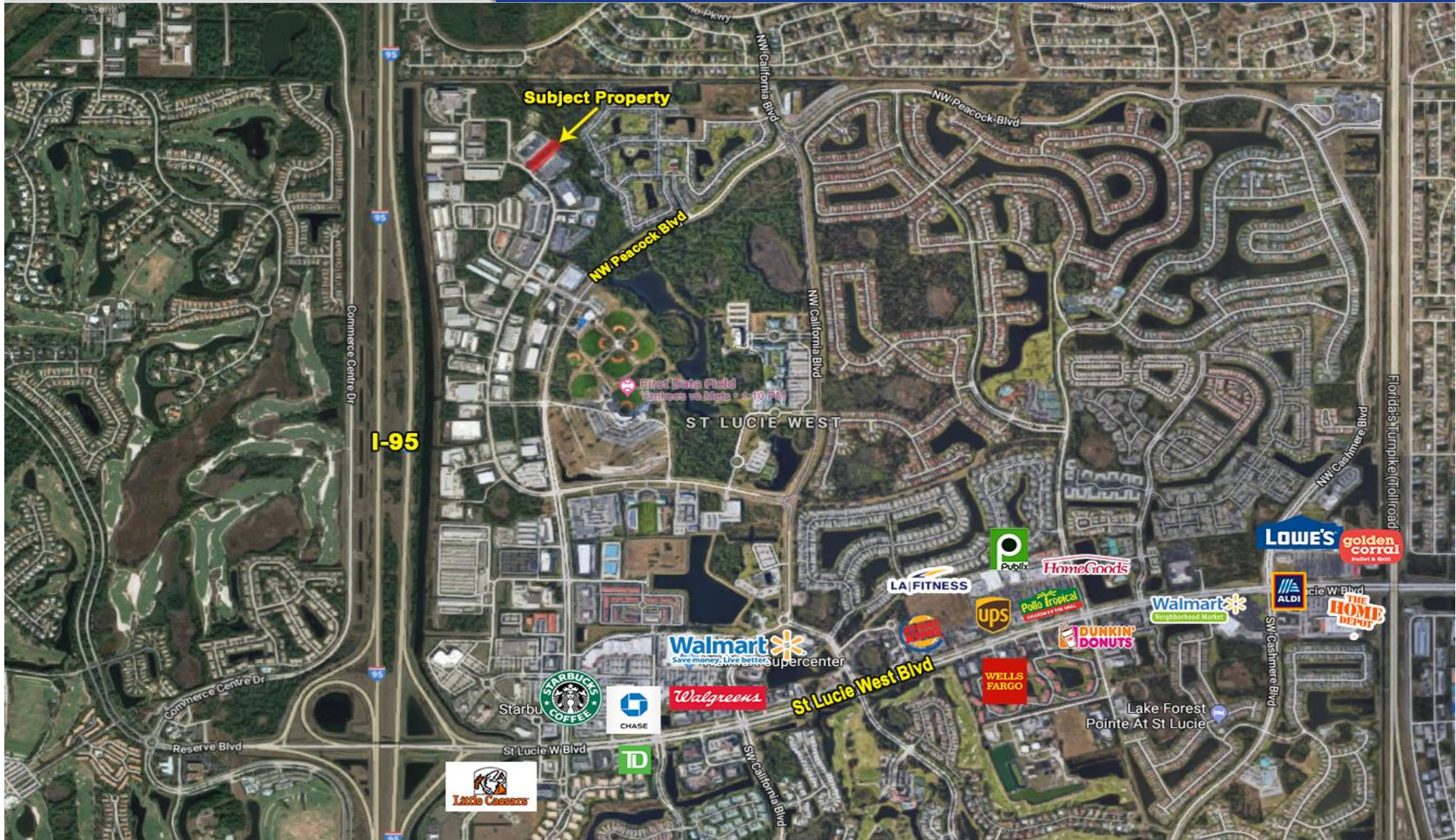
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# Property Aerial

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