

**FOR SALE**

**\$399,900**

**Ranch Style Estate / ALF Opportunity**

7556 Bobcat Run, Port St Lucie FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeremiah Baron | 772-528-0506 | [Jbaron@commercialrealestatellc.com](mailto:Jbaron@commercialrealestatellc.com)

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



# Property Details

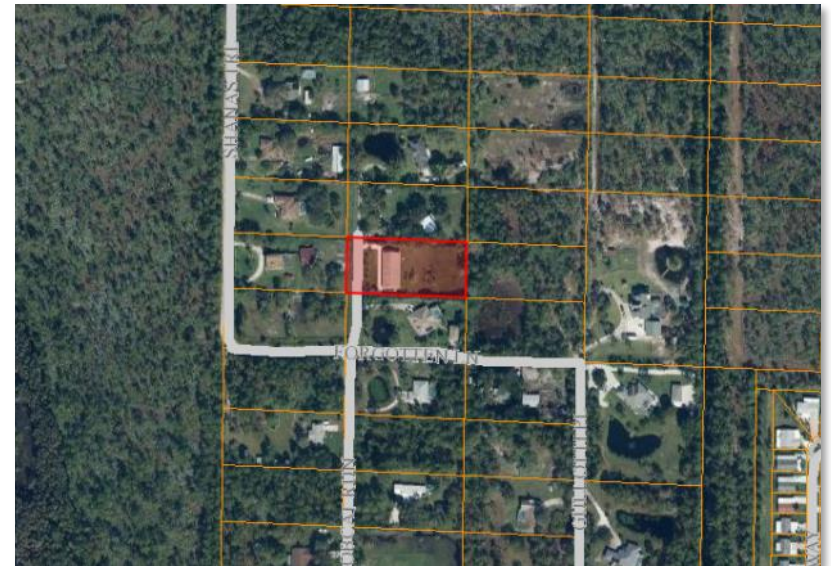
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<b>PRICE</b>	<b>\$399,900 Price Reduced!</b> <del>\$429,000</del>
<b>BUILDING SIZE</b>	3,495 sf
<b>NO. OF BEDS</b>	6 bed / 6 bath / 1 half bath
<b>BUILDING TYPE</b>	Single Family Detached
<b>ACREAGE</b>	1.25 AC
<b>YEAR BUILT</b>	1993
<b>CONSTRUCTION TYPE</b>	CBS
<b>ZONING</b>	AR-1
<b>LAND USE</b>	RE
<b>UTILITIES</b>	Undisclosed
<b>PARCEL ID</b>	3414-501-1108-150-8

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- Ranch-style home located in St Lucie Gardens (horse country) consists of 6 bed / 6 bath home on a 1.25 AC parcel.
- Ideal as an assisted living facility ; turnkey key opportunity!
- Site features: electric entry fence, large backyard, screened lanai, modern kitchen with granite countertops, living room space, laundry room, updated appliances, and tile throughout.
- Only minutes away from US-1, giving quick access to retailers and restaurants such as: Publix, McDonald's, PNC Bank, and many others.



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# Property Demographics

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## Demographics

### 2018 Population Estimate

### Average Household Income

### Average Age

1 Mile	1,976	1 Mile	\$44,480	1 Mile	63.80
3 Mile	35,656	3 Mile	\$52,040	3 Mile	46.70
5 Mile	102,002	5 Mile	\$55,996	5 Mile	43.40

### 2023 Population Projection

### Median Household Income

### Median Age

1 Mile	2,113	1 Mile	\$33,546	1 Mile	70.10
3 Mile	35,293	3 Mile	\$41,317	3 Mile	50.00
5 Mile	111,300	5 Mile	\$44,605	5 Mile	45.10

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# Zoning Information

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## AR-1 AGRICULTURAL, RESIDENTIAL - 1.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of one (1) dwelling unit per gross acre, together with such other uses as may be necessary for and compatible with very low density rural 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 Table 1 in Section 7.04.00.
4. Dimensional Regulations. Dimensional requirements shall be in accordance with Table 1 in 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. Crop services. (072)
  - b. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
  - c. Industrial wastewater disposal. (999)

- d. Kennels - completely enclosed. (0752)
  - e. Landscaping and horticultural services. (078)
  - f. Retail: (1) Fruits and vegetables. (543)
  - g. Riding stables. (7999)
  - h. Veterinary services. (074)
  - i. 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, and include the following:
- a. Agriculture (farms and ranches accessory to single-family detached dwelling). (01/02)
  - b. Animals, subject to the requirements of Section 7.10.03. (999)
  - c. Guest house subject to the requirements of Section 7.10.04. (999)
  - d. Mobile home subject to the requirements of Section 7.10.05. (999)
  - e. Retail and wholesale trade - subordinate to the primary authorized use or activity.
  - f. Solar energy systems, subject to the requirements of Section 7.10.28.

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# Site Photos

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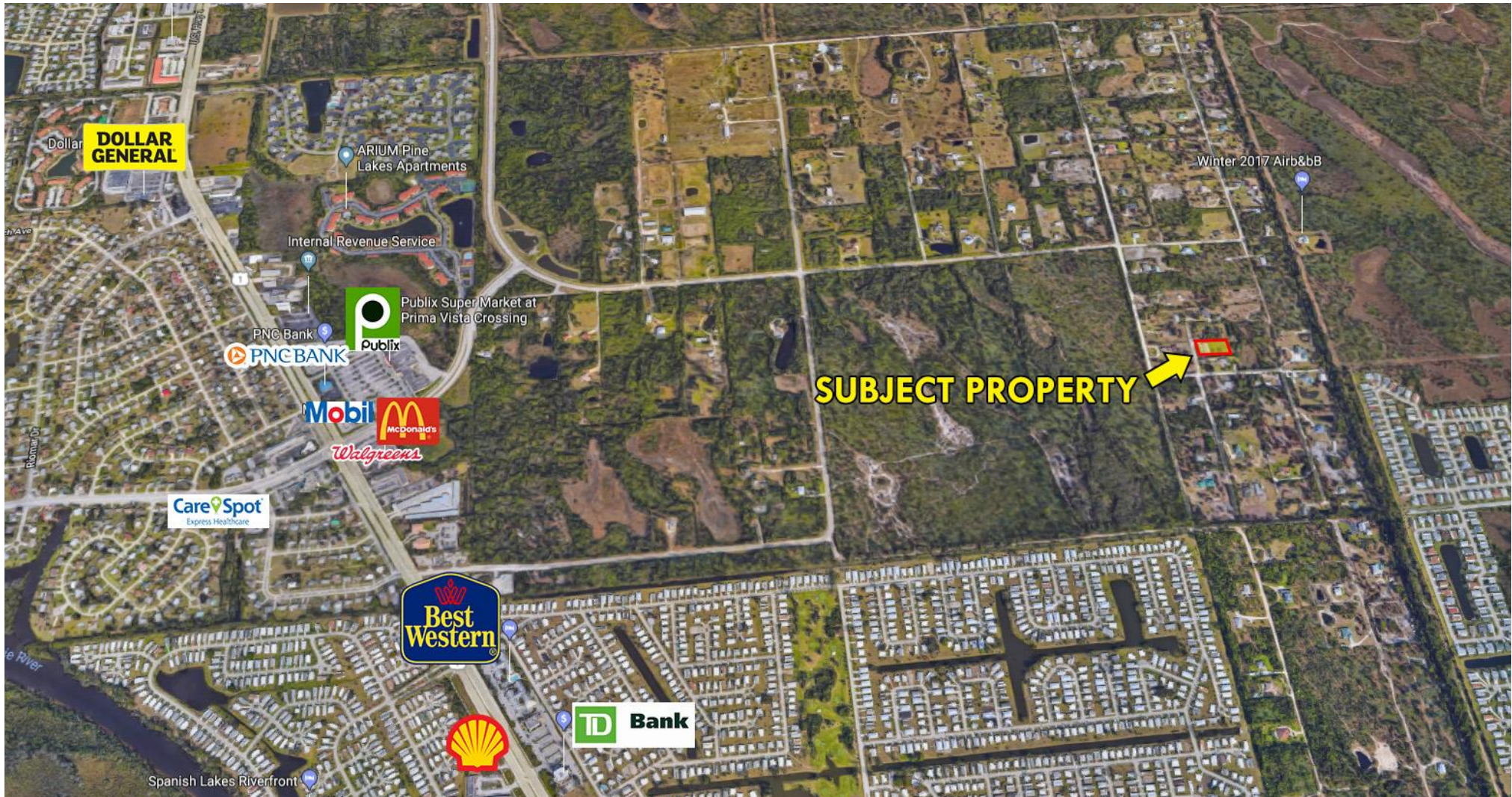
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# Property Aerial

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