

FOR SALE

\$1,250,000

1.05 AC Development Land

2080 SW Gatlin Blvd, Port Saint Lucie FL 34953



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

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

Property Details

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PRICE	\$1,250,000
PARCEL ID	4314-602-0002-000-8
LAND SIZE	45,738 SF
ACREAGE	1.05 AC
FRONTAGE	195.76'
TRAFFIC COUNT	33,999 (Via Gatlin Blvd/I-95)
ZONING	CH-PSL
LAND USE	Commercial
UTILITIES	Port St. Lucie

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Exceptional 1.05 AC development land located within one of the fastest growing areas in Port St. Lucie.
- Site is easily accessible from I-95; would make a great location for a freestanding retail building or quick service restaurant.
- Property has a dedicated turning lane and has been established with City Water & Sewer.
- Trade area includes many National tenants such as Walmart, Sam's Club, AutoZone, Walgreens, Home Depot, Target, and others.



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Property Demographics

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Demographics

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	5,147	1 Mile	\$67,833	1 Mile	37.30
3 Mile	61,675	3 Mile	\$72,413	3 Mile	39.70
5 Mile	123,143	5 Mile	\$69,033	5 Mile	41.30

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	5,671	1 Mile	\$60,581	1 Mile	37.90
3 Mile	68,986	3 Mile	\$57,635	3 Mile	41.00
5 Mile	137,288	5 Mile	\$54,099	5 Mile	42.70

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Zoning Information

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Highway Commercial Zoning District (CH).

(A) Purpose. The purpose of the highway commercial zoning district (CH) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of business activities designated primarily to serve transients and the motoring public; 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.

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

- (1) Automobile service station or truck stop, including minor repair facilities but excluding repairs involving engine or transmission or welding.
- (2) Motel, hotel, or motor lodge.
- (3) Restaurant, cafe, or sandwich shop, including drive-through facilities.
- (4) Shop for sale at retail of gifts, jewelry, art, sundries and notions, camera and photographic supplies, and similar uses catering to tourism.
- (5) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.
- (6) Retail convenience stores with or without fuel service station.
- (7) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

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

- (1) Automobile, boat, farm equipment, or truck sales and repair.
- (2) Travel trailer park or camp grounds.
- (3) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (4) Bars, lounges, and night clubs.

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

(E) Minimum Building Size and Minimum Lot Requirements. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. For automobile service stations: Nine hundred (900) square feet. Minimum lot size: Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

(F) Maximum Building Coverage. Thirty (30%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

(G) Maximum Building Height. Fifty (50) feet.

(H) Setback Requirements and Landscaping.

(1) Front Setback. Each lot shall have a front yard with a building setback line of fifty (50) feet.

(2) Side Setback. Each lot shall have two (2) side yards, each having a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.

(3) Rear Setback. Each lot shall have a rear yard with a building setback line of twenty-five (25) feet.

(4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.

(I) Off-Street Parking and Service Requirements. As set forth in section 158.221.

(J) Site Plan Review. All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15)

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Property Aerial

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