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INDUSTRIAL DEVELOPMENT PARCEL

PRESENTED BY:

Jeremiah Baron | Broker Jeremiah Baron & Co.

49 SW Flagler Ave. Suite 301 | Stuart FL, 34994 P: 772-528-0506

E: jbaron@commercialrealestatellc.com FL License No. BK3020087

Jeremiah Baron & CO.

Commercial Real Estate, LLC



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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional purchase opportunity consisting of a 1.50 AC industrial lot. Site plan approved for a freestanding warehouse totaling 15,033 sf.

Proposed warehouse features include an ample open floor concept plus a section with several offices, conference room, sales area, reception, restrooms, and optional break room or showroom section, in addition to a roll up bay door with a loading ramp.

Located just off US Highway 1, in the Business Park Drive cul-de-sac. In close proximity to the newly opened SE Crosstown Parkway which connects to I-95 and also offers accessibility to Florida's Turnpike.

In the city Port St. Lucie there are traditional suburban neighborhoods, new mixed-use neighborhoods with a variety of housing types in walking distance to retail and dining establishments, and the beginning stages of a downtown that will integrate urban commercial development with outdoor nature trails, waterways and social opportunities.



PROPERTY DETAILS

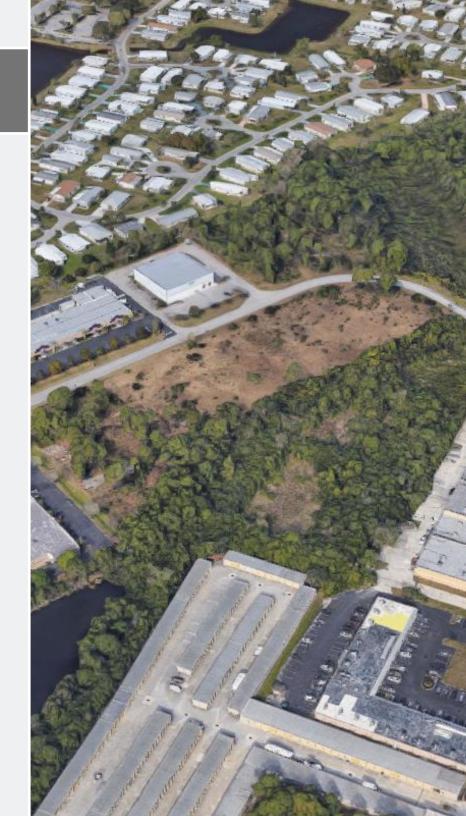
OFFERING

LOT 11 \$299,000

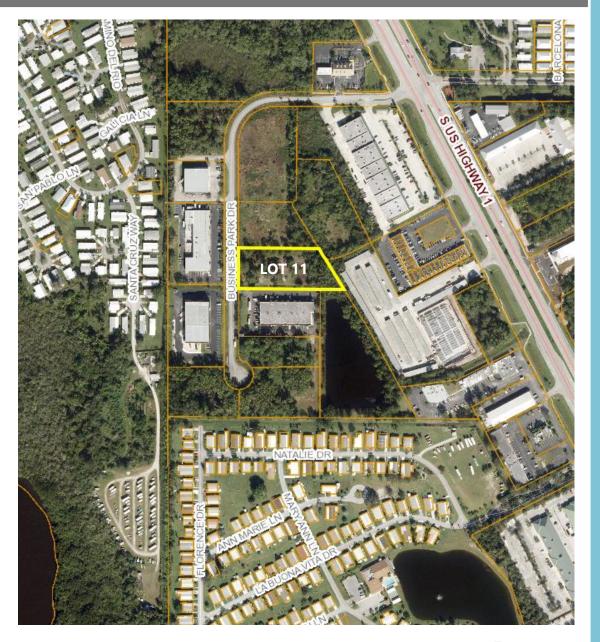
PROPERTY SPECIFICATIONS

PROPOSED BUILDING SIZE	15, 033 SF	
ACREAGE	1.50 AC	
FRONTAGE	195' on Business Park Drive	
CEILING HEIGHT	40'	
CONSTRUCTION TYPE	Metal	
PARKING SPACE	Ample	
ZONING	PNRD	
LAND USE	Industrial	

PARCEL ID 3426-702-0012-000-9



PROPERTY OVERVIEW





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Estimated Population	5,166	58,569	134,432
2025 Projected Population	5,614	63,930	147,378
2010 Census Population	5,014	55,150	122,388
2020 Estimated HH	2,720	23,918	53,470
2025 Estimated HH	2,939	25,977	58,358
2010 Census HH	2,686	22,891	49,321
2020 Estimated White	4,668	46,618	105,976
2020 Estimated Black or African American	351	8,915	21,496
2020 Asian or Pacific Islander	52	1,195	2,932
2020 Estimated American Indian or Native Alaskan	14	285	634
2020 Estimated Other	75	1,493	3,268
2020 Estimated Average HH Income	\$50,353	\$62,238	\$69,654
2020 Estimated Median HH Income	\$41,863	\$47,280	\$53,141
Median Age	64.30	45.50	45.80
Average Age	56.90	43.70	43.70



ZONING INFORMATION

Planned Non-Residential Development

The Planned Non-Residential Development (PNRD) District is intended to achieve non-residential land development of superior quality through the encouragement of flexibility and creativity in design options that:

A. Permit creative approaches to the development of non-residential land reflecting changes in the technology of land development; B. Allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs; C. Allow design options that encourage an environment of stable character, compatible with surrounding land uses; and D. Permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space.

7.02.02. - Permitted Uses.

The following general guidelines shall be used in determining the permitted use possibilities in any Planned Nonresidential Zoning Development:

A. For properties located in any Residential or Agricultural classified land use area: Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Institutional (I) Zoning Districts, and in the Agricultural land use classified areas only, any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply

with the requirements of Section 7.10.23.

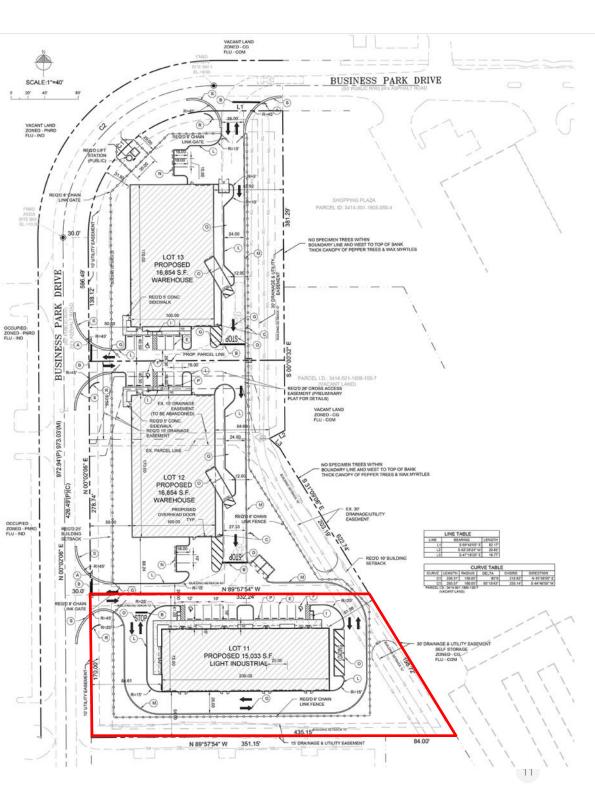
The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

B. For properties located in any Commercial or Industrial classified land use area: Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Commercial Resort (CR); Industrial Light (IL); Industrial Heavy (IH), Utility (U) and (I) Institutional zoning districts, and any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

SITE RENDERING





PROJECT DATA:

OWNER/APPLICANT KAPOYA SPIRITS BUSINESS PARK DR. PORT ST. LUCIE, FL 34952

772-625-8871

ENGINEER MILLS, SHORT & ASSOCIATES, LLC. 700 22ND PLACE, STE, 2C 2D VERO BEACH, FLORIDA 32960 772 226 7282

SURVEYOR
GSS SURVEYING & MAPPING, LLC 4629 LIPSCOMB STREET NE, STE. 2 PALM BAY, FL 32905 321.914.3978

PARCEL ID: 3426-702-0012-000-9 (LOT 11) 3426-702-0013-000-6 (LOT 12) 3426-702-0014-000-3 (LOT 12)

SITE ADDRESS ST. LUCIE BUSINESS PARK

PNRD PLANNED NON-RESIDENTIAL DEVELOPMENT

LAND USE: IND - INDUSTRIAL

> CONSTRUCTION START DATE: AUGUST 2019 CONSTRUCTION END DATE: AUGUST 2020 THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.

DEVELOPMENT AREA: 202,586 S.F. (4.65 AC) LOT EXISTING AREA PROPOSED AREA 65,228 S.F.(1.50 AC) 85,228 S.F. (1.50 AC) 51,117 S.F. (1.17 AC) 72,835 S.F. (1.67 AC) 88 241 S.F. (1.98 AC) 64.523 S.F. (1.48 AC)

BUILDING SETBACKS: REQUIRE LOT 12 LOT 13 FRONT (WEST) 84.61 50.00 50.00 REAR (EAST) 61.98 64.69 82.92 SIDE (SOUTH 68.24 35.50 SIDE (NORTH) 41.00 35.50 NA

LEGAL DESCRIPTION

LOTS 11, 12 AND 13, ST. LUCIE BUSINESS PARK, according to the plat thereof as recorded in Plat Book 28, Pages 9 AND 9A, of the Public Records of St. Lucie County, Florida. (Contains 4.65± acres)

SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY QUENT, ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.

THE EXPECTED USE OF THIS PARCEL IS COMMERCIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS FROOT IN 7:000 FEET, IN THE MINIMUM TECHNICAL STANDARDS (SHIT F.A.C.) WHICH WAS MET IN THE CASE OF THIS SURVEY.

3, LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD

4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENCED CONTRACTOR FOR CORRECT POSITION AND SEPARATION, UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED. 5. THE CENTERLINE OF BUSINESS PARK DRIVE TO BEAR NO010200' E AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.

8. ALL RIGHTS-DE-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED

 ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 1200000380J. HAVING AN EFFECTIVE DATE OF FEBRUARY IS, 2012, THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL, FLOOD HAZARD AREA. E. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY

TO THE SAMPLY MAD BEEN PRIMARILY OF MY OTHER JAK SOCITIONS, DETERMINATION.

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11. EXISTING ELEVATIONS IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1999 INAVO 89

DEVELOPMENT SUMMARY

LOT	AREA (100%)	BUILDING	PAVEMENT	TOTAL IMPERVIOUS	PERMITTED IMPERVIOUS	OPEN SPACE (MIN 20%
11	65,228 S.F. (1.50 AC)	15,033 S.F.	23,536 S.F.	38,569 S.F. (0.89 AC) (59.1%)	1.07 AC	26,659 S.F. (40.9%)
12	72,835 S.F. (1.67 AC)	16,854 S.F.	19,822 S.F.	36,676 S.F. (0.84 AC) (50.4%)	0.83 AC*	35,159 S.F. (49.6%)
13	64,523 S.F. (1.48 AC)	16,854 S.F.	16,147 S.F.	33,001 S.F. (0.76 AC) (51.1%)	1.41 AC	31,522 S.F. (48.9%)
TOTAL SITE	202,586 S.F. (4.65 AC)	48,741 S.F.	59,505 S.F.	108,246 S.F. (2.49 AC) (53.5%)	3.31 AC	94,340 S.F. (46.5%)
				<u> </u>		

NOTE: ALL THREE LOT ARE VACANT (100% OPEN SPACE)

PARKING REQUIREMENTS:

ITE PARKING GENERATION - FORTH EDITION 110 GENERAL LIGHT INDUSTRIAL: 0.75 PER 1,000 S.F. OF GFA 15 000 S.F. GEA ± 12 SPACES 15,000/1,000 = 15 x 0.75 = 11.25 SPACES of 12 SPACES

LOTS 12,13:

ITE PARKING GENERATION - FORTH EDITION: 150 WAREHOUSING: 0.51 PER 1,000 S.F. OF GFA 16,854 S.F.GFA = 9 SPACES 16.854/1,000 = 17 x 0.51 = 8.60 SPACES or 9 SPACES

EASEMENTS TO BE PROVIDED WITH RE-PLATTING PROCESS: FOR LOTS 11, 12 AND 13.

2) LOT 13 SHALL PROVIDE A 25'x30' LIFT STATION EASEMENT DEDICATED TO THE CITY OF PORT ST. LUCIE UTILITY DEPARTMENT. 3) LOT 12 SHALL PROVIDE A 15' DRAINAGE EASEMENT FOR THE BELOCATED DRAINAGE CONVEYANCE PIPE

PROJECT LEGEND:

EX. PERMIT #56-007444-S

(A)	REQ'D 30° R 1-1, HI-INTENSITY STOP SIGN.
(B)	REQT: 24° W SOLID WHITE THERMOPLASTIC STOP BAS
	PER FDOT INDEX #711-001, CURRENT DESIGN
	STANDARDS.
(0)	REQ'D RS-1 "DO NOT ENTER" SIGN.
(0)	REQD WHITE PAINTED "STOP" PER FOOT INDEX.
330	#711-001, CURRENT DESIGN STANDARDS.

REOD 6' WHITE PAINTED STRIPE.
REOD PAINTED HANDICAP PAVEMENT MARKINGS PER (E) FDOT INDEX #711-001, CURRENT DESIGN STANDARDS. REQT: PAVEMENT MARKINGS PER FDOT INDEX 0

#711-001, CURRENT DESIGN STANDARDS. REQ'D 5' CONCRETE SIDEWALK.

REQ'D H.C. ACCESS RAMP MAX. SLOPE 1:12. FDOT INDEX #522-002 w/ TRUNCATED DOMES, CURRENT DESIGN STANDARDS (F) REO'D H.C. PARKING SIGN.

REQD 25 LF DBL. 6" YELLOW THERMOPLASTIC STRIPE PER FDOT INDEX #711-001, CURRENT DESIGN

0 REOD TYPE TY CURE PER EDOT INDEX #520,001

CURRENT DESIGN STANDARDS. (M) REQ'D 1' RIBBON CURB PER FDOT INDEX #520-001,

CURRENT DESIGN STANDARDS. REQ'D 2 VEHICLE OVERHANG. REQ'D 12'x 55' LOADING ZONE

REQTI CONCRETE WHEEL STOP REQ'D TRUCK STAGING AREA.

REQ'D MONUMENT SIGN, DESIGNED AND PERMITTED BY OTHERS.

(8) REQ'D 2 CONCRETE PAVED SHOULDER