

EXCLUSIVELY MARKETING BY

**Jeremiah Baron
& CO.**

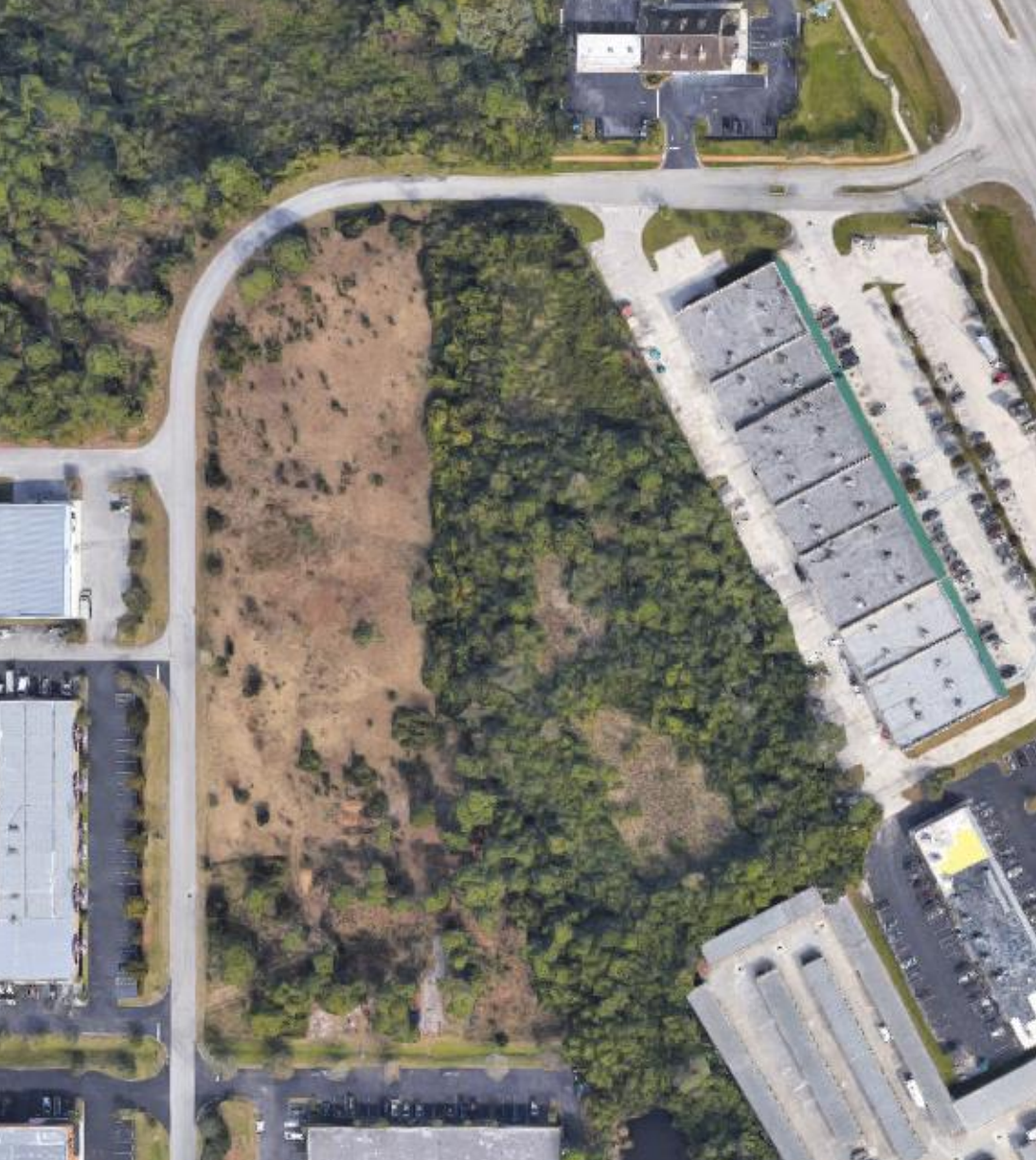
Commercial Real Estate, LLC

1.50 AC INDUSTRIAL LAND

INDUSTRIAL DEVELOPMENT PARCEL

BUSINESS PARK DRIVE, PORT ST LUCIE FL 34952

SITE PLAN APPROVED | ZONED PNRD | OFFERED AT \$299,000



INDUSTRIAL DEVELOPMENT PARCEL

PRESENTED BY:

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**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
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PROPERTY SPECIFICATIONS

PROPOSED BUILDING SIZE	15,033 SF
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ACREAGE	1.50 AC
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FRONTAGE	195' on Business Park Drive
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CEILING HEIGHT	40'
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CONSTRUCTION TYPE	Metal
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PARKING SPACE	Ample
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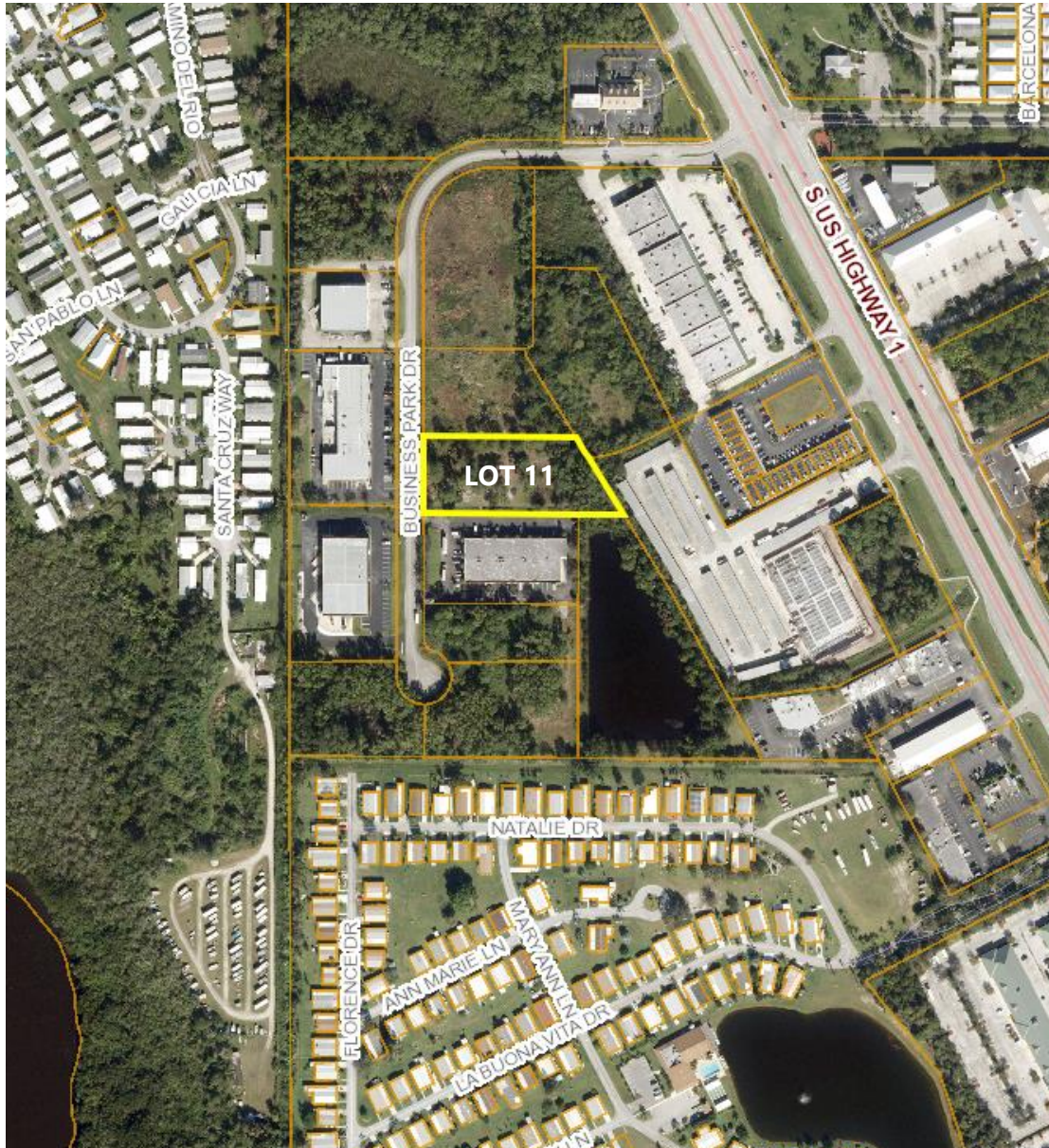
ZONING	PNRD
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LAND USE	Industrial
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PARCEL ID	3426-702-0012-000-9
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PROPERTY OVERVIEW



 ACCESS	US Highway 1
 TRAFFIC COUNTS	51,500 ADT (from US-1)
 IMPROVEMENTS	15,033 SF
 PARKING	Ample
 PARCEL	3426-702-0012-000-9
 ZONING	PNRD

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

TRADE AREA MAP

SUBJECT PROPERTY



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



