

4.6 AC COMMERCIAL LAND

2520 SE Melaleuca Blvd. Port St. Lucie FL 34952



FOR SALE | \$749,000

Price reduced from \$805,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Generously sized vacant land located in a growing residential area of Port St. Lucie.
- Currently zoned for Institutional, which allows for an assisted living facility, enclosed assembly area, in addition to special exception uses such as a technical school or medical facility.
- Possible option to rezone land to allow for optimal use as a single-family development.
- Rapidly growing area with quick accessibility to US-1.
- One of the last few remaining commercial parcels in the immediate area.



PRICE	\$749,000 <i>(price reduced from \$805,000)</i>
TOTAL AREA	200,376 SF
ACREAGE	4.6 AC
FRONTAGE	470'
TRAFFIC COUNT	7,700 ADT
ZONING	Institutional (PSL)
LAND USE	CL
PARCEL ID	3420-645-0003-000-1

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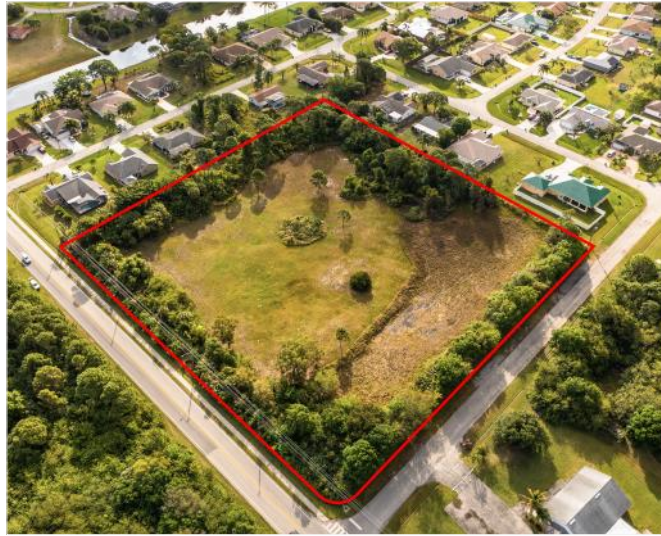
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SITE PHOTOS



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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	10,389	1 Mile	\$65,934	1 Mile	41.9
3 Mile	102,489	3 Mile	\$77,894	3 Mile	48.4
5 Mile	331,370	5 Mile	\$81,477	5 Mile	44.7
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	11,279	1 Mile	\$58,749	1 Mile	43.2
3 Mile	110,719	3 Mile	\$61,891	3 Mile	53.1
5 Mile	356,818	5 Mile	\$64,935	5 Mile	47.2

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ZONING INFORMATION

Sec. 158.110. - Institutional Zoning District (I).

(A) Purpose. The purpose of the institutional zoning district (I) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of uses of an institutional nature to serve the residents of the City; to designate those uses and services deemed appropriate and proper for location and development within that development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and functioning of uses within that zoning district.

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

- (1) Cemetery, including mausoleum.
- (2) Enclosed assembly area, with or without an alcoholic beverage license for sales of alcoholic beverages to members and guests in accordance with chapter 110.
- (3) Park or playground, or other public recreation.
- (4) School (public, private or parochial, kindergarten (including VPK) and grades 1 through 12).
- (5) Assisted living facility as set forth in Section 158.224.
- (6) Nursing or convalescent home.
- (7) Publicly-owned or operated building or use.
- (8) Group care home, as set forth in section 158.224.
- (9) Community Residential Home, as set forth in section 158.224.

(10) Funeral homes, with or without a crematory.

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

- (1) College, technical, or vocational school, including dormitories.
- (2) Hospital and free standing emergency department.
- (3) Public utility facility, including water pumping plant, reservoir, electrical substation, sewage treatment plant, and wireless communication antennas and towers, as set forth in section 158.213.
- (4) Publicly-owned or operated building or use with drive-through service.

(D) Accessory Uses. As set forth in section 158.217. A caretaker's office or residence shall be considered to be an accessory use within this district.

(E) Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet, provided that properties located within conversion areas as defined by this chapter shall meet the requirements contained within the "City of Port St. Lucie Land Use Conversion Manual." More than one (1) permitted or special exception use may be located upon the lot as part of a totally designated development to be maintained under single ownership.

(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. Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story.

(H) Minimum Living Area. Caretaker's residence: Six hundred (600) square feet.

(I) Yard Requirements and Landscaping.

(1) Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

(2) Side Yard. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet.

(3) Rear Yard. 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.

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

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

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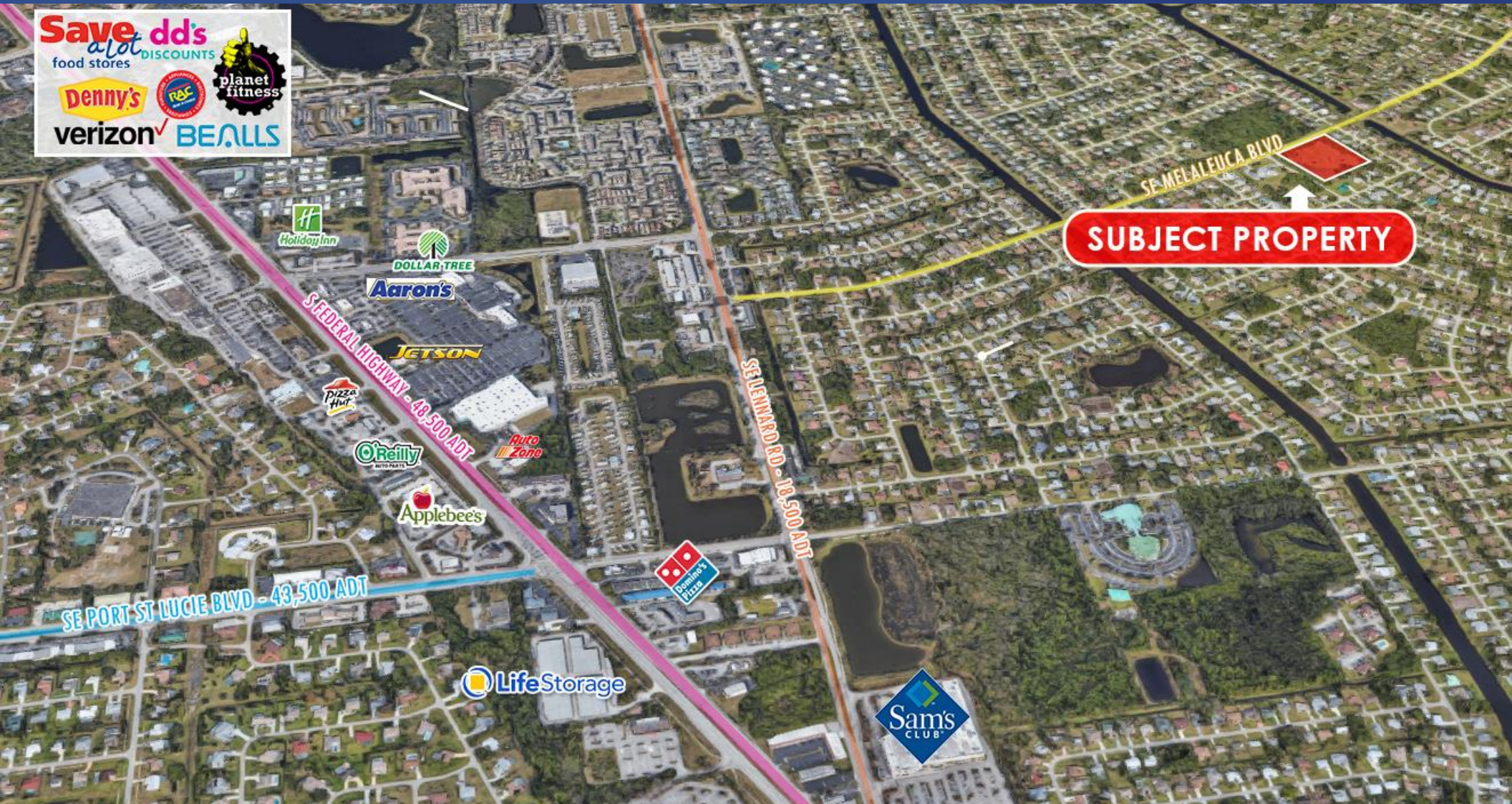
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TRADE AREA MAP



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