

3.4 AC OF VACANT INDUSTRIAL LAND

SW Commerce Center Dr Port St. Lucie FL, 34986

*For visual representation only



FOR SALE | \$1,700,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Excellent opportunity to purchase 3.4 acres of undeveloped industrial land.
- Property is less than a half mile from Glades Cut Off Rd and only 3 miles from I-95.
- Corner lot offering 2 points of entry.
- Can build up to a 40,000 sf industrial building.
- The land is zoned for industrial usage allowing for a variety of development options with great frontage.



PRICE	\$1,700,000
ACREAGE	3.4
FRONTAGE	397'
TRAFFIC COUNT	2,600 ADT
ZONING	Industrial
LAND USE	HI (Heavy Industrial)
PARCEL ID	3315-701-0001-000-5

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	1,992	1 Mile	\$92,492	1 Mile	40.60
3 Mile	29,641	3 Mile	\$81,786	3 Mile	44.50
5 Mile	87,232	5 Mile	\$78,991	5 Mile	44.70

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	2,429	1 Mile	\$75,095	1 Mile	43
3 Mile	35,178	3 Mile	\$66,764	3 Mile	47
5 Mile	102,654	5 Mile	\$65,517	5 Mile	47

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ZONING INFORMATION

U. IH INDUSTRIAL, HEAVY.

1. *Purpose.* The purpose of this district is to provide an environment suitable for heavy manufacturing and other activities that may impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area together with such other non-residential uses as may be necessary to and compatible with heavy industrial 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.* Any use permitted in the Industrial Light (IL) zoning district:
 - a. Agricultural services. (07)
 - b. Construction services:
 - (1) Building construction - general contractors. (15)
 - (2) Other construction - general contractors. (16)
 - (3) Construction - special trade contractors. (17)
 - c. Docks and boathouses (private). (999)
 - d. Engineering services. (871)
 - e. Manufacturing:
 - (1) Food and kindred products. (20)
 - (2) Tobacco products. (21)
 - (3) Textile mill products. (22)
 - (4) Apparel and other finished products. (23)
 - (5) Lumber and wood products, except furniture. (24)
 - (6) Furniture and fixtures. (25)
 - (7) Printing and publishing and allied industries. (27)
 - (8) Chemicals and allied products:
 - (a) Drugs. (283)
 - (b) Soap, detergents and cleaning preparations; perfumes, cosmetics and other toilet preparations. (284)
 - (c) Agricultural chemicals. (287)
 - (9) Rubber and misc. plastic products. (30)
 - (10) Leather and leather products. (31)
 - (11) Glass:
 - (a) Flat glass. (321)
 - (b) Glass and glassware - pressed or blown. (322)
 - (c) Glass products - made of purchased glass. (323)
 - (12) Fabricated metal products (except ammunition and ordnance). (34)
 - (13) Industrial/commercial machinery and computer equipment. (35)
 - (14) Electronic and other electrical equipment and components, except computer equipment. (36)
 - (15) Transportation equipment. (37)
 - (16) Measuring, analyzing and controlling instruments. (38)

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ZONING INFORMATION

- (16) Measuring, analyzing and controlling instruments. (38)
- (17) Misc. manufacturing industries:
 - (a) Jewelry, silverware, and plated ware. (391)
 - (b) Musical instruments and parts. (393)
 - (c) Dolls, toys, games and sporting goods. (394)
 - (d) Pens, pencils and other office and artists' materials. (395)
 - (e) Costume jewelry, costume novelties, and notions. (396)
 - (f) Brooms and brushes. (3991)
 - (g) Signs and advertising displays. (3993)
 - (h) Morticians goods. (3995)
 - (i) Manufacturing industries, NIC. (3999)
- (18) Paper and allied products:
 - (a) Paperboard containers and boxes. (265)
 - (b) Converted paper and paperboard products. (267)
- f. Local and suburban transit. (41)
- g. Water transportation. (44)
- h. Transportation services. (47)
- i. Communications. (48)
- j. Motor freight transportation and warehousing. (42)
- k. Motion pictures. (78)
- l. Membership organizations. (86)
- m. Personal and business services. (72)
- n. Research, development, and testing services. (873)
- o. Repair services:
 - (1) Automotive and automotive parking. (75)
 - (2) Electrical. (762)
 - (3) Watch, clock and jewelry repair. (763)
 - (4) Reupholstery and furniture repair. (764)
 - (5) Misc. repairs and services. (769)
- p. Retail trade:
 - (1) Lumber and other building materials. (521)
 - (2) Paint, glass and wallpaper. (523)
 - (3) Hardware. (525)
 - (4) Nurseries, lawn and garden supplies. (526)
 - (5) Mobile home dealers. (527)
 - (6) Automotive/boat/RV/motorcycle dealers. (55)
 - (7) Gasoline service. (55)
 - (8) Furniture and furnishings. (57)

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TRADE AREA MAP



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