

4.65 AC Vacant Land

Business Park Dr., Port St Lucie, FL 34953



FOR SALE | \$995,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Three parcels of undeveloped land boast an impressive, combined frontage of 903 feet, spanning a total of 4.65 acres.
- Zoned for Planned Non-Residential Development and with convenient proximity just 0.2 miles from US1, this property is ideally tailored for outdoor storage or flexible usage.
- The surrounding area predominantly features industrial-type properties, making it a fitting locale for various commercial ventures.



PRICE	\$995,000
ACREAGE	4.65 AC
FRONTAGE	903'
TRAFFIC COUNT	44,000 ADT
ZONING	PNDR
LAND USE	IND
PARCEL ID	3426-702-0014-000-3 3426-702-0013-000-6 3426-702-0012-000-9

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.



2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,044	1 Mile	\$58,465	1 Mile	56.40
3 Mile	138,361	3 Mile	\$73,072	3 Mile	56.70
5 Mile	352,661	5 Mile	\$79,944	5 Mile	56.70

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	5,208	1 Mile	\$46,747	1 Mile	63
3 Mile	145,366	3 Mile	\$60,121	3 Mile	65
5 Mile	373,490	5 Mile	\$64,288	5 Mile	65

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

ZONING INFORMATION

.03.03. Limitations on Land Use Applications.

Any Future Land Use Map Change within the Overlay Zone shall be to Special District (SD - Research and Education Park). All applications for a change in zoning within the Research and Education Park Overlay Zone shall be to Planned Non-Residential Development (PNRD). All building permit applications shall be reviewed and approved by the Planning and Development Services Director or his or her designee prior to the issuance of construction authorizations within the Research and Education Park Overlay Zone.

The appropriate location and mix of uses will be determined through the planned development process in a manner that adheres to the guidelines and standards set forth in this overlay zone and the Research and Education Park Master Plan. Uses are to be segregated as to intensity and are to ensure compatibility with lands outside the overlay zone.

The following sub-zones are created to identify the type of permitted, conditional and accessory uses allowed within Zone A and Zone B. The specific uses are identified below and Section 4.03.05.

LAND USE OPTIONS

ZONE A	ZONE B
RESEARCH EDUCATION ZONE	RESEARCH AGRICULTURE ZONE
PNRD: Allows agriculture, professional and business office, research, development, Institutional and light manufacturing, processing, distribution, business incubator, and accelerator business (as identified under 4.03.05).	

Research Education Zone: The Research Zone is established to provide sites for education and research activities, related manufacturing, business and scientific activities that could benefit from location in or adjacent to Research and Education Park facilities. This zone is intended to accommodate educational facilities that promote higher learning and research facilities, prototype production facilities and other manufacturing operations that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process. Professional office and commercial support facilities may also be located within this zone. This zone is intended to support the life cycle of education, food, agriculture, and technology uses spurred by the research zone, from research, to business incubator and accelerator, to processing, and distribution of the products created at the Park.

Research Agriculture Zone: The Research Agriculture Zone is established to provide an area of scientific research and development in the life sciences and agriculture for training and the production of prototype products, plans or designs. This zone is intended to accommodate agriculture production associated research facilities, and pilot projects that require the continual application of agriculture research knowledge and activity.

(Ord. No. 10-034, Pt. A, 11-9-2010; Ord. No. 2020-12 , Pt. A, 6-1-2020)



2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com