

MULTIPLE .23 ACRE LOTS

1211-1251 SW Becker Rd. Port St. Lucie, FL 34953



FOR SALE | Call for Pricing

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Parcel IDs: 34-20-660-1077-0004, 34-20-660-1078-0001, 34-20-660-1079-0008, 34-20-660-1080-0008, 34-20-660-1081-0005

This prime property is strategically located near Tradition Village Center and a variety of national retailers, offering convenient access to I-95 and the Florida Turnpike.

The site comprises medium sized, combined lots with exceptional frontage along a high-traffic road, presenting significant development potential.

Currently zoned as vacant residential land, it is set to be re-designated for commercial use in the near future.



PROPOSED PRICE	Call For Pricing
EACH LOT SIZE	(1) 0.29 AC lot & (4) 0.23 AC lots (1.20 AC Total)
FRONTAGE	445' (Becker Rd.), 130' (Edinburgh Dr.)
TRAFFIC COUNT	12,100 ADT
ZONING	RS-2 (PSL)
LAND USE	Residential
PARCEL ID	See side description

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	7,844	1 Mile	\$99,567	1 Mile	37.2
3 Mile	44,016	3 Mile	\$95,050	3 Mile	37.9
5 Mile	95,331	5 Mile	\$95,512	5 Mile	40.2

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	9,527	1 Mile	\$71,633	1 Mile	37.7
3 Mile	53,342	3 Mile	\$74,917	3 Mile	38.2
5 Mile	115,479	5 Mile	\$76,827	5 Mile	40.9

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ZONING INFORMATION

RS-2 RESIDENTIAL, SINGLE-FAMILY - 2.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of two (2) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low density residential 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:*
 - a. Family day care homes. (999)
 - b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home with and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - c. Single-family detached dwellings. (999)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
5. *Off-Street Parking Requirements.* Off-street parking requirements shall be in accordance with Section 7.06.00.
6. *Conditional Uses:*
 - a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
 - b. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
7. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00.
 - a. Solar energy systems, subject to the requirements of Section 7.10.28.

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TRADE AREA MAP



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