

3.46 AC COMMERCIAL LAND

St. James Blvd Port Saint Lucie, FL 34983

FOR SALE | \$995,000



49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.cmbcommercial.com

Jerry Follano
772.286.5744 Office
772.360.4430 Mobile
jfollano@commercialrealestatellc.com

INVESTMENT HIGHLIGHTS

A rare, PUD-zoned commercial parcel positioned at the entrance of St. Andrews Park Publix Plaza – one of the highest-traffic retail corridors in Port St. Lucie.

- **Approved PUD Overlay** – flexible zoning already in place for residential, retail, office, or mixed-use development, avoiding a lengthy rezoning process.
- **High-Visibility Location** – 320' of frontage on NW St. James Blvd with an existing curb cut, situated at a signalized entrance corridor off NE St. James Dr (18,400 AADT).
- **Strong Retail Synergy** – immediately adjacent to Publix, Starbucks, 7-Eleven, Walgreens, PNC Bank, McDonald's, and Dollar Tree, ensuring built-in daily traffic.
- **Dense, Growing Trade Area** – 123,519 residents within 5 miles today, projected to reach nearly 149,000 by 2029.
- **Development-Ready** – estimated buildable area of approximately 45,000 SF ($\pm$ \$22.11/buildable SF), suited to townhomes, single-family homes, retail, office, or restaurant use.
- **Surrounded by Rooftops** – bordered by both gated and open residential communities, providing a built-in consumer base for retail or service uses.



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PROPERTY OVERVIEW

- Strategically located at the entrance of the high-traffic St. Andrews Park Publix Plaza, this 3.46-acre parcel offers exceptional visibility and accessibility within a thriving commercial corridor.
- Zoned General Commercial with an approved Planned Unit Development (PUD) overlay, the site supports a wide range of development concepts, including:
 - * **Residential:** townhomes and single-family homes
 - * **Commercial:** office space, retail shops, stores, and restaurants
- With an estimated buildable area of approximately 45,000 square feet, the property is well suited to a mixed-use concept or standalone commercial development.
- The surrounding trade area includes a strong mix of national and regional tenants – 7-Eleven, Starbucks, Walgreens, PNC Bank, Publix, and others – giving the site the benefit of consistent consumer traffic and close proximity to both gated and open residential communities.



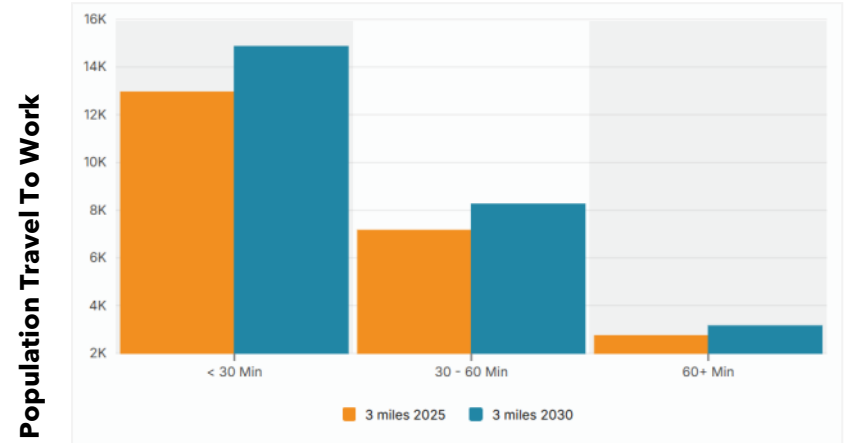
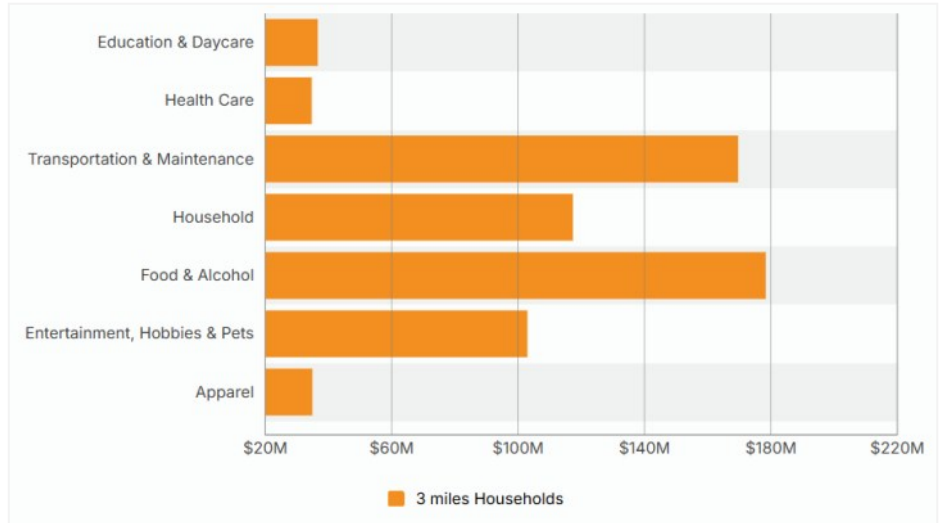
PRICE	\$995,000
PRICE PER ACRE	\$287,572
ALLOWED BUILDABLE AREA	Approx. 45,000 SF
ACREAGE	3.46 AC
FRONTAGE	±517'
ZONING	General Commercial with PUD
LAND USE	Commercial
PARCEL ID	3408-700-0012-000-7

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DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	4,445	49,479	117,323
2025 Population	5,365	56,483	133,436
2030 Population Projection	6,197	64,743	152,866
Households			
2020 Households	1,743	19,410	46,827
2025 Households	2,060	21,639	52,384
2030 Household Projection	2,377	24,747	59,941
Housing			
Owner Occupied Households	1,765	18,734	44,750
Renter Occupied Households	612	6,013	15,191
Households By Income			
Avg Household Income	\$88,670	\$94,514	\$85,929
Median Household Income	\$67,898	\$71,840	\$66,482
Population Summary			
Median Age	44.10	43.70	44.30
Avg Age	42.80	43.10	43.60
Marital Status			
Married	1,079	10,757	24,945
Married No Children	748	7,488	17,665
Married with Children	332	3,269	7,280

Consumer Spending



ZONING INFORMATION

The site carries General Commercial zoning with an approved Planned Unit Development (PUD) overlay under Port St. Lucie City Code, Article X (Sec. 158.170–158.173). Key provisions relevant to this offering:

Purpose (Sec. 158.170): PUD zoning allows unified, coordinated development combining residential, commercial, and mixed uses within a single cohesive plan.

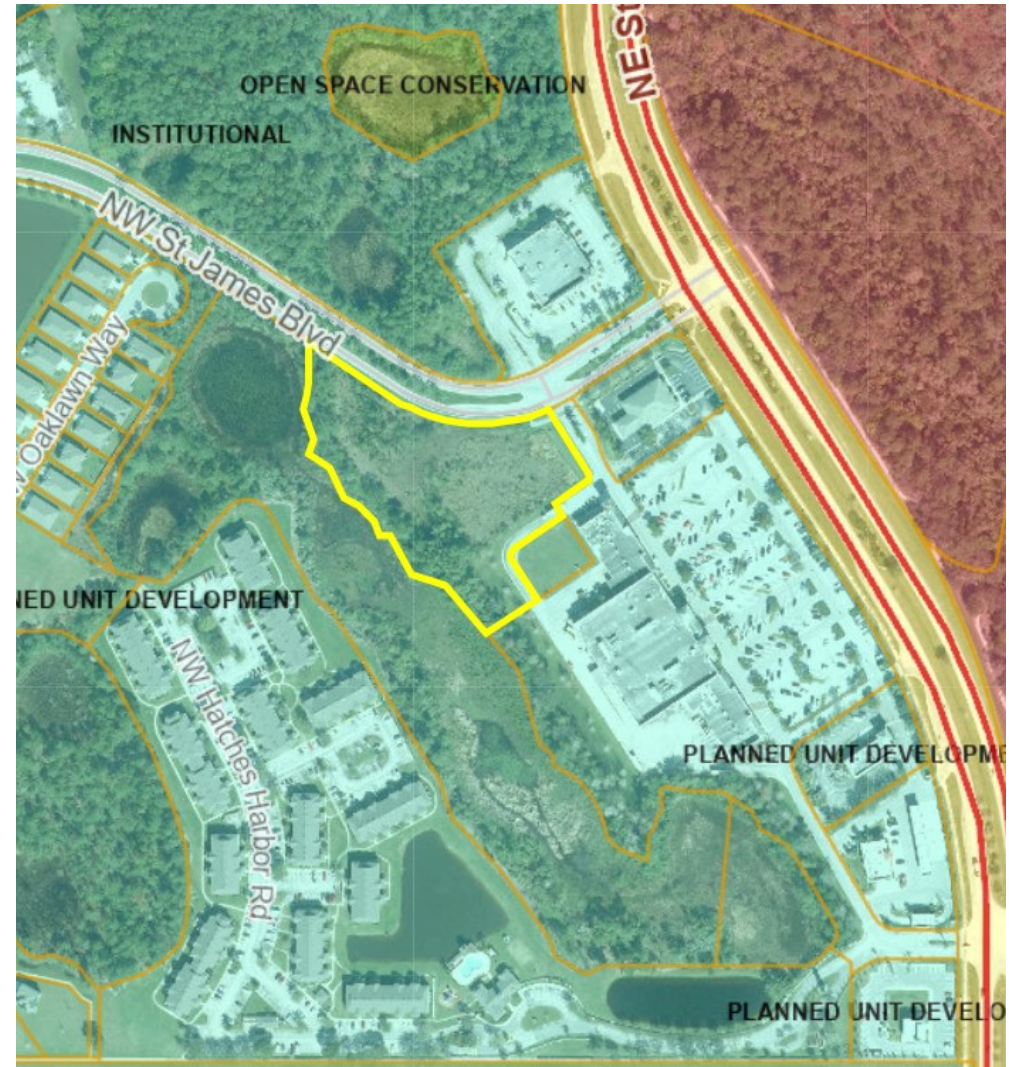
Minimum District Size (Sec. 158.172): 2 acres — this 3.46-acre site comfortably exceeds the threshold.

Access Standards (Sec. 158.172): PUD sites must connect to arterial/collector roads with suitable access; the property already benefits from an established curb cut on NW St. James Blvd.

Permitted Uses (Sec. 158.173): No fixed use list — permitted uses are defined through the approved conceptual development plan, giving a buyer flexibility to propose residential, retail, office, or mixed-use programming for City Council approval.

Utilities & Comprehensive Plan Consistency (Sec. 158.172): developer agreements for utilities and consistency with the City's Comprehensive Plan are required as part of final development approval.

Full ordinance text (Port St. Lucie City Code §158.170–158.173) is available upon request.



TRADE AREA MAP



CMB CRADY
MACKIN
BELLAND
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