

3.46 AC VACANT LAND

St. James Blvd Port Saint Lucie, FL 34983



FOR SALE | \$1,295,000

**JEREMIAH BARON
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COMMERCIAL REAL ESTATE

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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 in a thriving commercial corridor. Zoned General Commercial with an approved Planned Unit Development (PUD) overlay, the site supports a wide array of development opportunities, 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 ideally suited for a mixed-use concept or a standalone commercial development. Surrounded by a strong mix of national and regional tenants—7-Eleven, Starbucks, Walgreens, PNC Bank, Publix and others—the site benefits from consistent consumer traffic and close proximity to both gated and open residential communities.



PRICE

\$1,295,000

BUILDING SIZE

45,000 SF Estimated

ACREAGE

3.46 AC

FRONTAGE

320' on NW St James Blvd (with 1 curb cuts)

TRAFFIC COUNT

18,400 AADT

ZONING

General Commercial with PUD

LAND USE

Commercial

PARCEL ID

3408-700-0012-000-7

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	4,871	1 Mile	\$70,225	1 Mile	42.10
3 Mile	52,154	3 Mile	\$78,887	3 Mile	42.80
5 Mile	123,519	5 Mile	\$74,131	5 Mile	43.30

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	5,880	1 Mile	\$57,088	1 Mile	43.40
3 Mile	62,738	3 Mile	\$65,799	3 Mile	43.40
5 Mile	148,660	5 Mile	\$61,085	5 Mile	44.10

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ZONING INFORMATION

ARTICLE X. PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

Sec. 158.170. Purpose.

(A) It is the intent and purpose of this district to provide, upon specific application and through the processes of unified planning and coordinated development, for the creation of new neighborhood or community areas offering a physical, social, and economic environment of high quality. Specific objectives of the district include the establishment of an orderly pattern of land uses geared to accommodate both near-term and long-term community needs; the efficient and economical use of land; and appropriate and harmonious variety in physical development; creative design; a high level of living and working amenities, including plentiful open space and recreation opportunities; efficient and effective systems of public facilities and services; a high degree of compatibility with adjacent and nearby existing and future development; appropriate conservation and preservation of natural features and resources; and the staging of development so as to best serve the general welfare of the City.

(B) Regulations for planned unit developments are intended to accomplish the purposes of zoning, subdivision regulation, and other applicable City regulations to the same degree as in instances where City regulations are intended to control development on a lot-by-lot basis rather than on a unified development approach. However, it is essential that the regulations and requirements applying to planned unit developments be sufficiently flexible in structure so as to encourage creative and imaginative design in planning and development. Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the City and the requirements established by official action upon a specific planned unit development, the latter requirements shall govern.

(Ord. No. 98-84, § 1, 3-22-99)

Sec. 158.171. Definition.

For the purpose of this subchapter the following definition shall apply unless the context clearly indicates or requires a different meaning:

Planned Unit Development (PUD). Land planned under unified control and developed in a coordinated manner in one (1) or more development phases for uses and structures well suited to the development itself and the surrounding area of which it is a part, according to an approved conceptual plan of development, and with programs for full maintenance and operation of any facilities and services, not to be dedicated to, and accepted by, a public agency for public ownership, operation and maintenance. PUD's may be for commercial, office, industrial, institutional or residential development or for a mixture of various land uses.

(Ord. No. 98-84, § 1, 3-22-99)

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ZONING INFORMATION

Sec. 158.172. Standards for District Establishment.

In reaching recommendations and decisions as to rezoning land to PUD classification, the Planning and Zoning Board and the City Council shall apply the following standards in addition to the standards and procedures of sections 158.315 through 158.322 applicable to the rezoning of land generally:

(A) Area Requirement. In general, the area of a proposed planned unit development district will have to be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose and objectives of these regulations and to establish the district as a meaningful segment of the larger community. Each proposed district shall therefor be evaluated as to its adequacy in size with respect to both the nature and character of its internal design and to its specific location within the City. The minimum size of a PUD district to be considered for establishment shall be two (2) acres.

(B) Relation to Major Transportation Facilities. PUD districts shall be so located with respect to arterial or major streets, highways, collector streets, or other transportation facilities as to provide suitable access to those districts without creating or generating traffic along minor streets in residential areas or districts outside the PUD districts.

(1) The minimum number of residential development access points shall be determined per the National Fire Protection Association 1141 Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas, 2017 Edition (NFPA 1141); or as determined by a traffic study or the Fire Marshal, whichever is more stringent.

a) The secondary access point shall be located on a different public roadway than the primary access and on different sides of the development where feasible.

When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum; and which shall be constructed in conformance with the City's Engineering Standards for Land Development.

b) When an access point is provided as an emergency use only, per the NFPA 1141, the access point must utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshal.

(C) Relation to Utilities, Public Facilities, and Services. PUD districts shall be required to obtain developers agreements regarding provision of utilities, to meet the requirements of the Comprehensive Plan regarding levels of service (LOS) for public facilities and to meet the requirements of Chapter 160, Concurrency Management System.

(D) Physical Character of the Site. The site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the tract, from probability of flooding, erosion, or other dangers, annoyances, or inconveniences. Condition of soil, ground water level, drainage, and topography shall be appropriate to both kind and pattern of use intended.

(E) Consistency with the City Comprehensive Plan. To be eligible for consideration, a PUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.

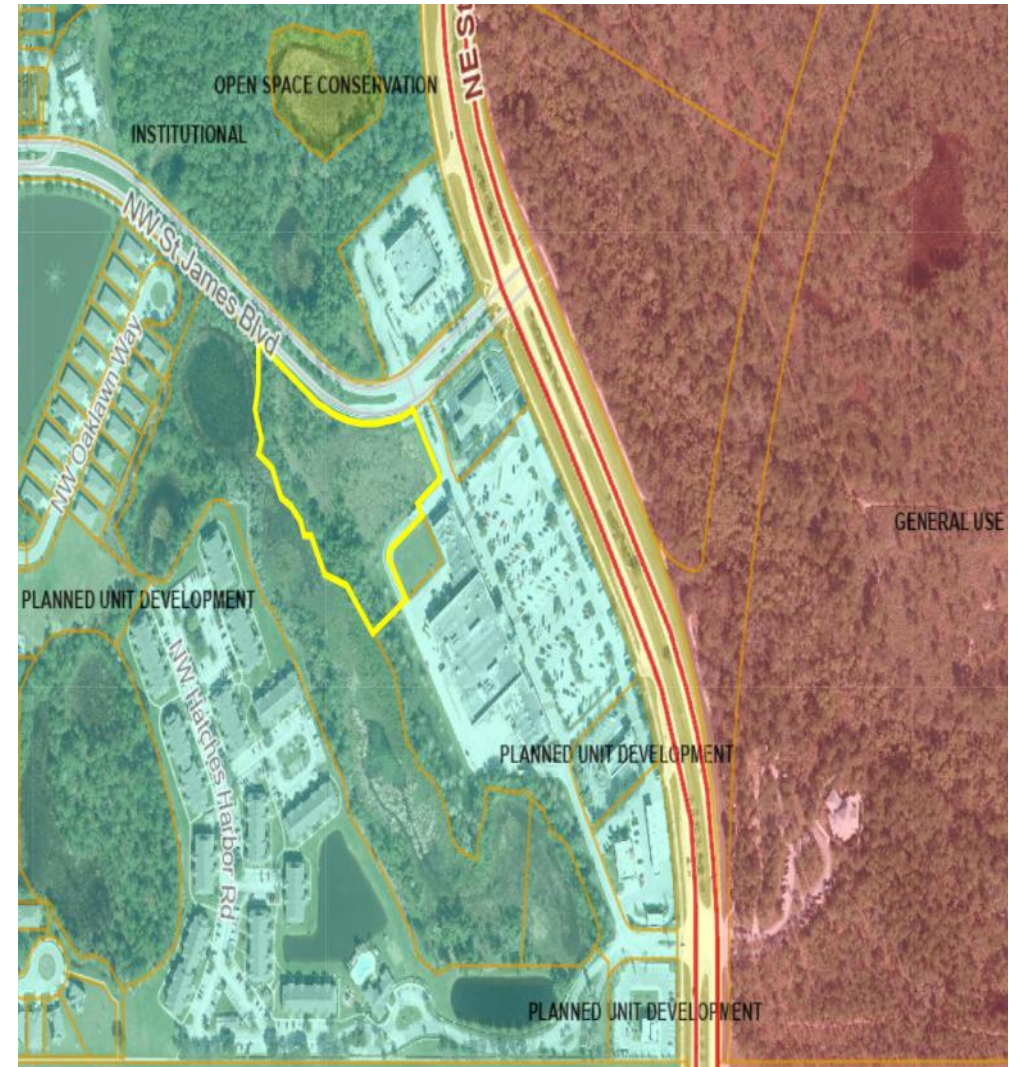
(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 23-53, § 2, 11-27-23)

ZONING INFORMATION

Sec. 158.173. Permitted Uses.

In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

(Ord. No. 98-84, § 1, 3-22-99)



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SITE PLAN



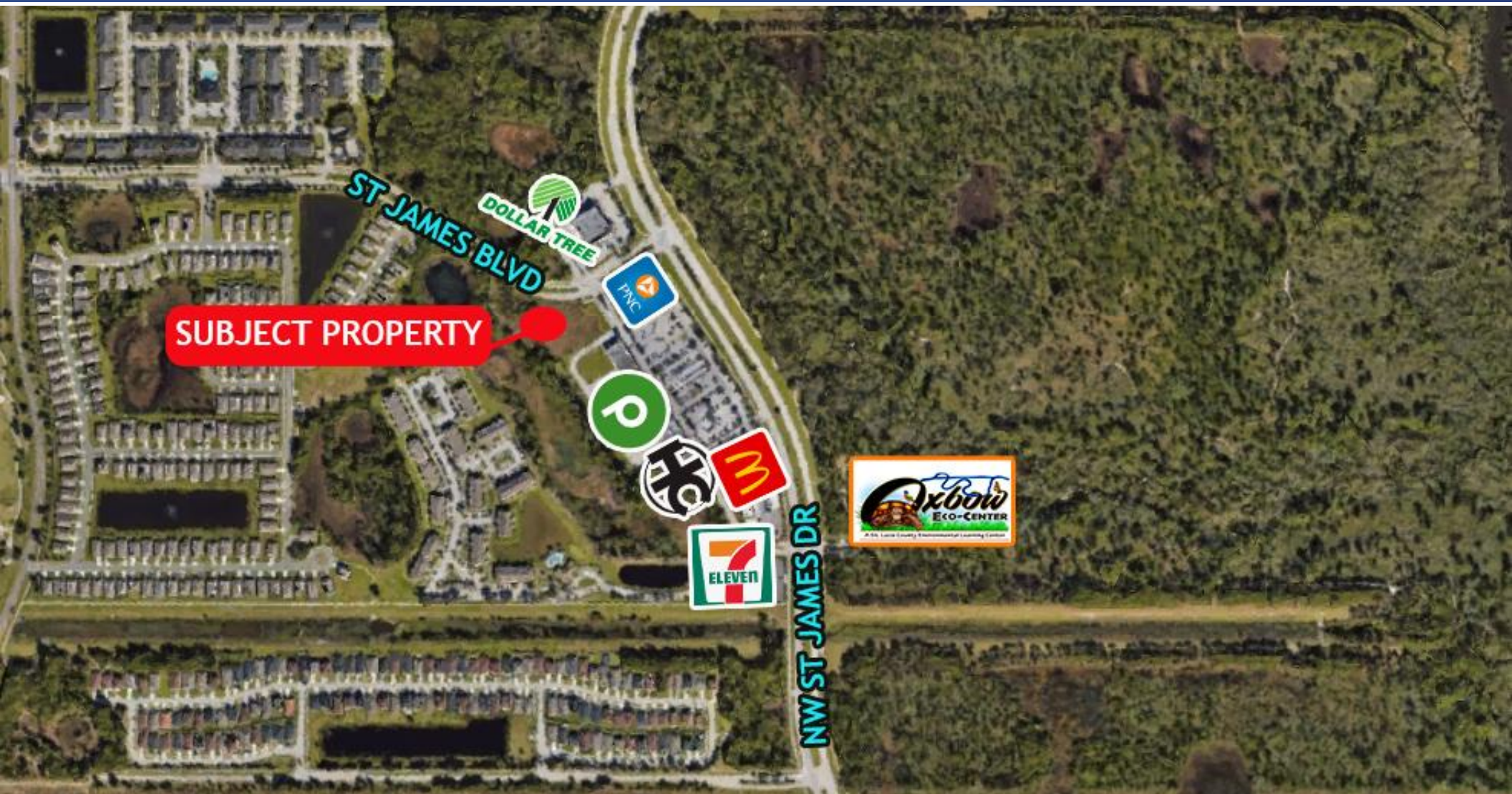
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TRADE AREA MAP



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