3.46± AC COMMERCIAL LAND

Next to Publix | PUD Zoning | ±45,000 SF Buildable

NW St. James Blvd, Port St. Lucie, FL 34983

FOR SALE
$995,000



IDEAL FOR

- Retail / Outparcels
- Medical Office
- Restaurant / QSR
- Professional Office
- School/Daycare
- Mixed-Use

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PROPERTY OVERVIEW

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Place your next project next to the Publix-anchored St. Andrews Park shopping center in Port St. Lucie. This 3.46± acre commercial parcel offers an existing curb cut on NW St. James Blvd and an estimated 45,000± SF of buildable area, giving buyers a head start on their plans. PUD zoning provides flexibility to explore retail, office, restaurant, residential or mixed-use options, with national tenants and established neighborhoods nearby.



Property Highlights

- **Anchored by Publix:** plus Starbucks, Walgreens, PNC Bank, 7-Eleven, McDonald's and Dollar Tree
- **Head start on entitlements:** PUD zoning with an existing curb cut
- **Room to build:** ±45,000 SF estimated buildable area
- **Traffic:** signalized corridor off St. James Dr (18,400 AADT)
- **Rooftops:** gated and open communities border the site

Price	**$995,000**
Price / Acre	**$287,572**
Acreage	**3.46± AC (±150,718 SF)**
Buildable Area	**±45,000 SF (est.)**
Frontage	**±320' NW St. James Blvd**
Access	**Existing curb cut**
Traffic Count	**18,400 AADT (St. James Dr)**
Zoning	**PUD (City of PSL)**
Land Use	**Commercial**
Parcel ID	**3408-700-0012-000-7**

WHY THIS SITE

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$995,000	$287,572	18,400
Asking Price	Per Acre	AADT on St. James Dr

Built-In Customer Traffic

Sits at the entrance to the St. Andrews Park Publix plaza, where daily grocery trips, coffee runs and pharmacy visits already bring shoppers to the site.

Head Start on Approvals

PUD zoning and an existing curb cut on NW St. James Blvd reduce the time and cost of getting a project approved and open.

Flexible Development

Roughly 45,000 SF of buildable area supports outparcels, a multi-tenant building, medical office, townhomes or a mix.

Growing Trade Area

133,436 residents within 5 miles today, projected to grow about 15% to 152,866 by 2030.

DEVELOPMENT SCENARIOS

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With ±45,000 SF of estimated buildable area, the site can support several product types. Examples a buyer might pursue:

RETAIL OUTPARCELS

Drive-thru coffee, QSR, bank or urgent care pads at the plaza entrance, feeding off Publix traffic.

MEDICAL / OFFICE

A one- or two-story medical or professional office building serving surrounding neighborhoods.

RESIDENTIAL / MIXED-USE

Townhomes or a mixed-use plan pairing ground-floor commercial with residential.

INSTITUTIONAL

A daycare, early-learning center or private school serving the surrounding neighborhoods.





Illustrative only. Uses, density and site layout are subject to the PUD's approved conceptual plan, any required amendment and City of Port St. Lucie approval.

ZONING INFORMATION

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Planned Unit Development (PUD) (City of Port St. Lucie Code, Article X, Sec. 158.170–158.173). Future land use: Commercial.

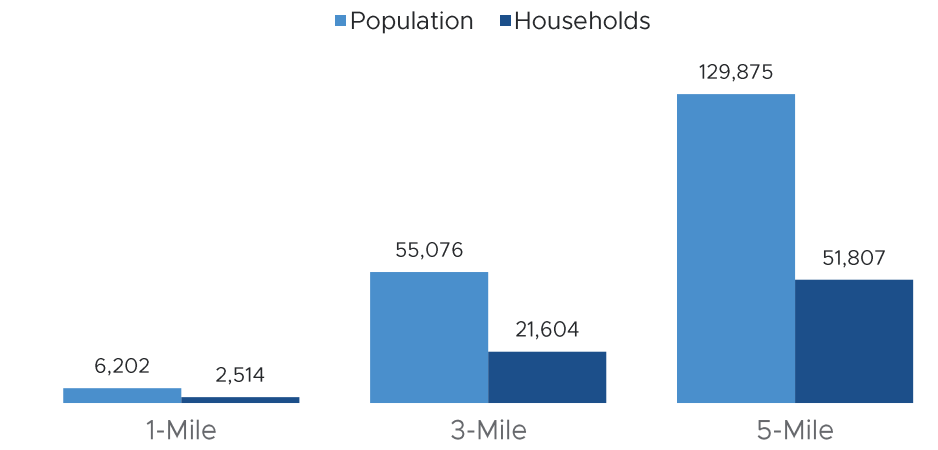
Purpose	PUD zoning allows unified, coordinated development combining residential, commercial and mixed uses within one cohesive plan.
Minimum Size	2 acres – this 3.46± acre site comfortably exceeds the threshold.
Access	PUD sites must connect to arterial or collector roads; the property already has a curb cut on NW St. James Blvd.
Permitted Uses	Defined by the approved conceptual development plan rather than a fixed list – a buyer can propose retail, office, residential or mixed-use programming for City Council approval.
Approvals	Utility agreements and consistency with the City's Comprehensive Plan are required as part of final development approval.

DEMOGRAPHICS

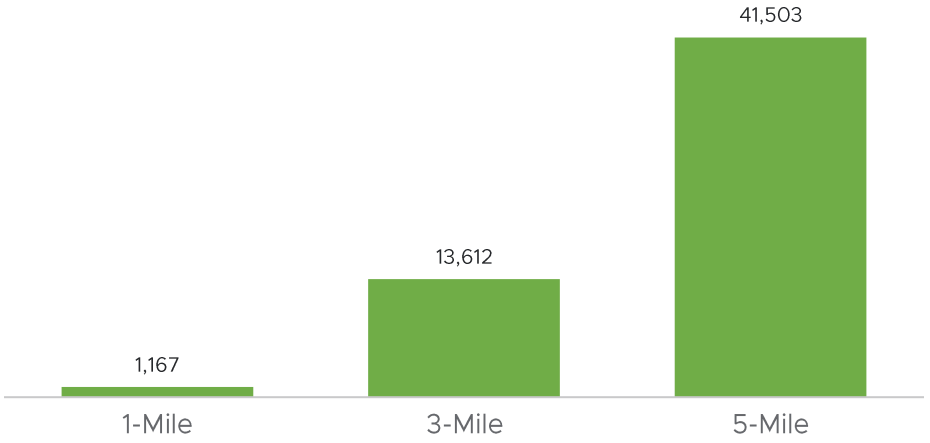
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1-Mile Radius		3-Mile Radius		5-Mile Radius	
5-Yr Pop. Growth	**22.4%**	5-Yr Pop. Growth	**13.9%**	5-Yr Pop. Growth	**11.9%**
Median Age	**44.3**	Median Age	**43.7**	Median Age	**44.0**
Avg HH Income	**$111,537**	Avg HH Income	**$112,396**	Avg HH Income	**$100,605**
Median HH Income	**$83,365**	Median HH Income	**$84,404**	Median HH Income	**$76,567**

Population & Households



Employees



TRADE AREA MAP

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