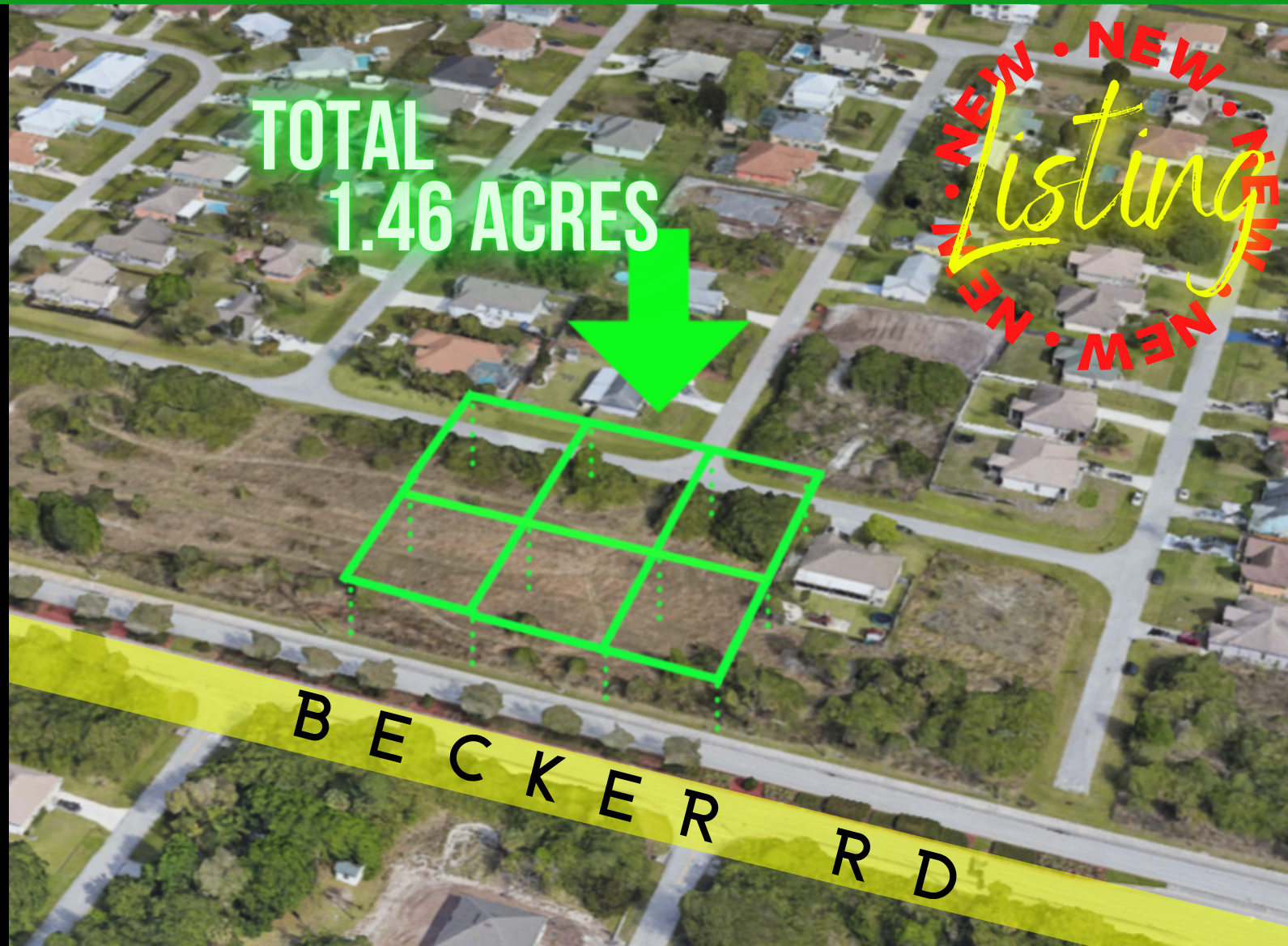


**6 BUNDLED VACANT
COMMERCIAL LOTS
FOR SALE ON BECKER RD**

**THRIVING WITH NEW
HOME BUILDS AND EXCITING
NEW COMMERCIAL
DEVELOPMENTS COMING
SOON TO AREA**

**LOT SIZE .24 ACRES (EACH).
TOTAL COMBINED: 1.46 AC
TOTAL SF: 63,750
ZONING: RS-2 PSL**



Alex Rodriguez-Torres, P.A. | Owner-Broker
P-772.353.0638 Email-RTEincorporated@aol.com
1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952
www.RT-CRE.com

BUNDLED PARCELS

PRICE: \$1,299,000

351 SW Becker Rd

Parcel ID - 3420-660-3443-000-5

Parcel ID - 3420-660-3444-000-2

Parcel ID - 3420-660-3445-000-9

Parcel ID - 3420-660-3438-000-7

Parcel ID - 3420-660-3437-000-0

Parcel ID - 3420-660-3436-000-3

Land Size (acres): 1.46

Land Size (SF): 63,750

Zoning - RS-2

Zoning

Port St. Lucie Household Types

CSV JSON

Type	Owner ▲	Renter
Male	59.1%	40.9%
Female	62.4%	37.6%
Non Family	73.9%	26.1%
All	76.9%	23.1%
Married	83.2%	16.8%

76.9% Rate of Home Ownership

\$ Median Income 2020

Name	Median	Mean
Households	\$60,587	\$74,355
Families	\$65,716	\$81,405
Married Families	\$74,836	\$88,294
Non Families	\$39,906	\$49,362

Port St. Lucie Median Age

42.5 41.7 43.3



Total



Male



Female

Port St. Lucie Adults

There are 147,855 adults, (38,874 of whom are seniors) in Port St. Lucie.

Population 2020

With 204,851 people, Port St. Lucie is the 7th most populated city in the state of Florida out of 919 cities. But watch out, Port St. Lucie, because [Cape Coral](#) with 194,016 people and [Tallahassee](#) with 196,169 people are right behind you.

Race & Ethnicity 2020

The largest Port St. Lucie racial/ethnic groups are White (52.7%) followed by Hispanic (21.7%) and Black (17.8%).

◀ § 158.073. Single-Family Residential Zoning District (RS-2). ▶

Latest version.



- (A) Purpose. The purpose of the single-family residential zoning district (RS-2) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low-density residential living of an urban character; to designate those uses and services deemed appropriate and proper for location and development within that zoning district; and to establish development standards and provisions as are appropriate to ensure proper development in a low-density residential environment.
- (B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:
- (1) Park or playground, or other public recreation or cultural facility (subject to site plan review);
 - (2) Single-family dwelling;
 - (3) Community residential home [with] six (6) or fewer residents, provided that such homes shall not be located within a radius of one thousand (1,000) feet of another community residential home as set forth in [section 158.224](#);
 - (4) Family day care home.
- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Commercial parking lot, for a period of two (2) years, provided:
 - a. The property is located in a conversion area as defined in the "City of Port St. Lucie Land Use Conversion Manual," and is associated with an adjacent commercially developed property owned by the same person;
 - b. The parking lot is for the private use of the owners and/or occupants of the adjacent commercially developed property;
 - c. The parking lot is improved pursuant to subsection [158.221\(B\)\(12\)](#) (this will allow shellrock, limerock and coquina in lieu of pavement since the parking lot will not be used by the general public pursuant to item (2)(B));
 - d. Commercial vehicles are not permitted to park pursuant to [section 72.03](#) (as amended);
 - e. No overnight parking is allowed;
 - f. Parking is allowed only for licensed motor vehicles; and
 - g. The parking lot is not used for temporary or permanent storage of motor vehicles.
- (D) Accessory Uses. As set forth within [section 158.217](#).
- (E) Minimum Lot Requirements.
- (1) Single-family dwelling: Ten thousand (10,000) square feet and a minimum width of sixty (60) feet.
 - (2) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.
- (F) Maximum Building Height. Thirty-five (35) feet.
- (G) Minimum Living Area. Minimum size house of one thousand two hundred (1,200) square feet of living area and one thousand four hundred (1,400) square feet of ground area for a one-story house or one thousand four hundred (1,400) square feet of living area and one thousand three hundred (1,300) square feet of ground area for a two-story house. If a building permit for a house was submitted prior to June 7, 1996, with less than 1,200 square feet of living area, the house can be rebuilt to the square footage of living area approved when the house was built.
- (H) Yard Requirements and Landscaping.
- (1) Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.
 - (2) Side Yards. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet, unless otherwise provided by this chapter. See [section 158.203](#).
 - (3) Rear Yard. Each lot shall have a rear yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.
 - (4) Landscaping Requirements. Landscaping and buffering requirements are subject to [Chapter 154](#).
- (I) Off-Street Parking and Service Requirements. As set forth in [section 158.221](#).
- (J) Site Plan Review. All special exception uses and all permitted uses so designated shall be subject to the provisions of sections [158.235](#) through [158.245](#).

(Ord. No. 05-139, § 1, 10-10-05; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 16-43, § 1, 7-25-16)



Vacant Commercial Lots

351 SW Becker Rd
Port St. Lucie, FL 34952

For Sale: \$1,299,000

PRESENTED BY:

Alex Rodriguez-Torres

P:772.353.0638

Email: RTEincorporated@aol.com

Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.



1847 SE Port St. Lucie Blvd

Port Saint Lucie, FL 34952

www.RT-CRE.com