

2.88 AC

SW PAAR DR ±3,352 VPD

SW DARWIN BLVD ±7,503 VPD

FOR SALE

2.88 Acres for Development

NWC of SW Paar Dr & SW Darwin Blvd, Port St. Lucie, FL 34953

partners

In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597

Investment Summary

CONTACT INFORMATION



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Property At A Glance

NWC of SW Paar Dr & SW Darwin Blvd
PROPERTY ADDRESS

Port Saint Lucie, FL 34953
CITY, STATE, ZIP

2.88 Acres
LAND

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Property Highlights

>> LOCATION

NWC of SW Paar Dr & SW Darwin Blvd, Port St. Lucie, FL 34953

>> SITE SIZE

2.88 Acres

>> Parcel ID

4429-500-0001-000-1

>> DEVELOPMENT READY

Utilities in Place

>> STRATEGIC LOCATION

Centrally located in the densely populated Port of St. Lucie community. This site is strategically situated at the signalized intersection of Darwin Blvd. and SW Paar Dr.

>> HEAVILY TRAFFICKED

Darwin Blvd and SW Paar Dr. see a combined $\pm 10,855$ vehicles per day

>> EXCELLENT DEMOGRAPHICS

The subject property is located within a 5-mile radius of 126,824 residents, as well as 44,022 households. The average household income within 3 miles is \$94,150.

>> OWNER FINANCING

Available with 35% down, rate and term to be negotiated

>> DEVELOPMENT INVESTMENT OPPORTUNITY

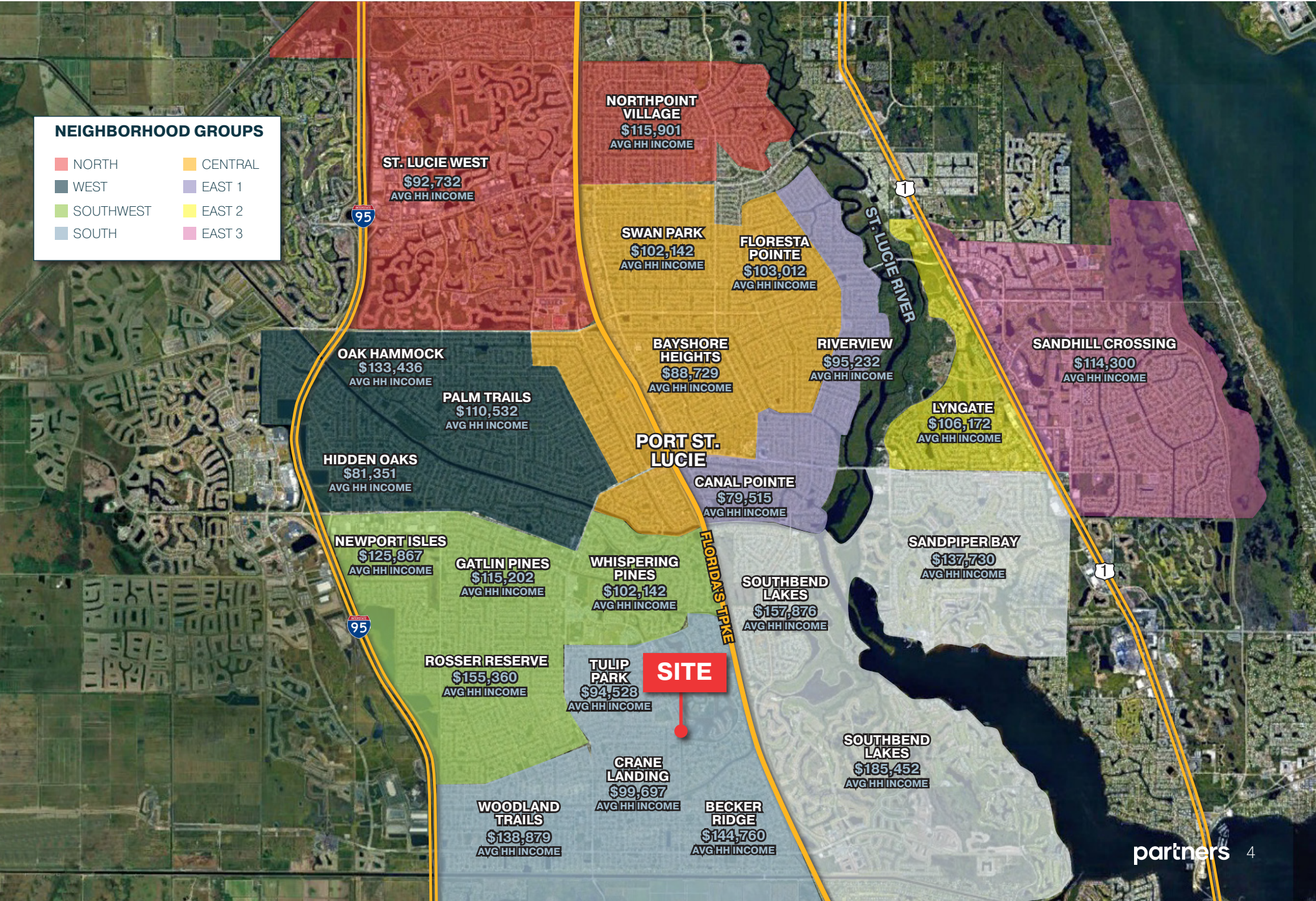
Owner would consider a JV partnership on a development project



Average Household Income

NEIGHBORHOOD GROUPS

■ NORTH	■ CENTRAL
■ WEST	■ EAST 1
■ SOUTHWEST	■ EAST 2
■ SOUTH	■ EAST 3



Sec. 158.120. – Neighborhood Convenience Commercial (CN)

(A) Purpose. The purpose of the neighborhood convenience commercial zoning district (CN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping and interrelationship of established uses so as to permit a high level of pedestrian movement within the district; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses within the district.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted, provided that maximum gross floor area of any one (1) use shall be five thousand (5,000) square feet. Outdoor sales and drive-through services of any type are prohibited.

(1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110.

(2) Dry cleaning or laundry pick-up station for work to be sent elsewhere.

(3) Restaurant (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) Office for administrative, business, or professional use.

(5) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(6) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(2) Publicly-owned or operated building or use.

(3) Public utility facility, including water pumping plant, reservoir, and electrical substation.

(4) Service station (as separate use or in conjunction with a permitted use).

(5) Retail plant nursery with outside sales and storage of living plant material.

(6) Retail convenience stores with or without fuel service station and without drive-through service.

(7) Bars, lounges, and night clubs in accordance with Chapter 110.

Pricing Details

Address	Acres	Price/SF	Price
NWC of SW Paar Dr & SW Darwin Blvd, Port St. Lucie, FL	2.88	\$11.92	\$1,495,000



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