

**FOR
SALE**

PORT ST. LUCIE 11.4 AC COMMERCIAL CORNER

NW North Torino Pkwy, Port Saint Lucie, FL 34986



ABOUT THE PROPERTY

SIZE 11.4± acres

PRICE \$2,750,000 or \$240,595/acre

ZONING PUD

FLU CG (Commercial General)

UTILITIES Available

ROAD FRONTAGE 565'± on NW Turtle Dove Ln
870'± on NW East Torino Pkwy

PARCEL ID 3301-800-0014-000-0

DESCRIPTION

Exceptional vacant commercial land! This in-fill commercial site is located in the built-out community of Torino Parkway in St. Lucie. At just under 5 square miles, Torino Parkway is one large loop of residential homes just north of St. Lucie West. There are thousands of additional residential units in various stages within miles of the site including LTC Ranch, Verano from Kolter and Copper Creek from Lennar Homes (see page 3). There is convenient access to Midway Road to the north, I-95 to the west, FL Turnpike to the east, and St. Lucie West to the south. PUD allows 104,300 square feet of retail space and has a wide variety of permitted uses (see page 4). Under 10 minutes to I-95, Florida's Turnpike and 15 minutes to US-1. **Call for more information today!**

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



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DEMOGRAPHICS <i>US Census (2022)</i>	Port St. Lucie
Total Population	231,790
Total Households	74,960
Average HH Income	\$75,040
Average House Value	\$292,900

REGIONAL MAP

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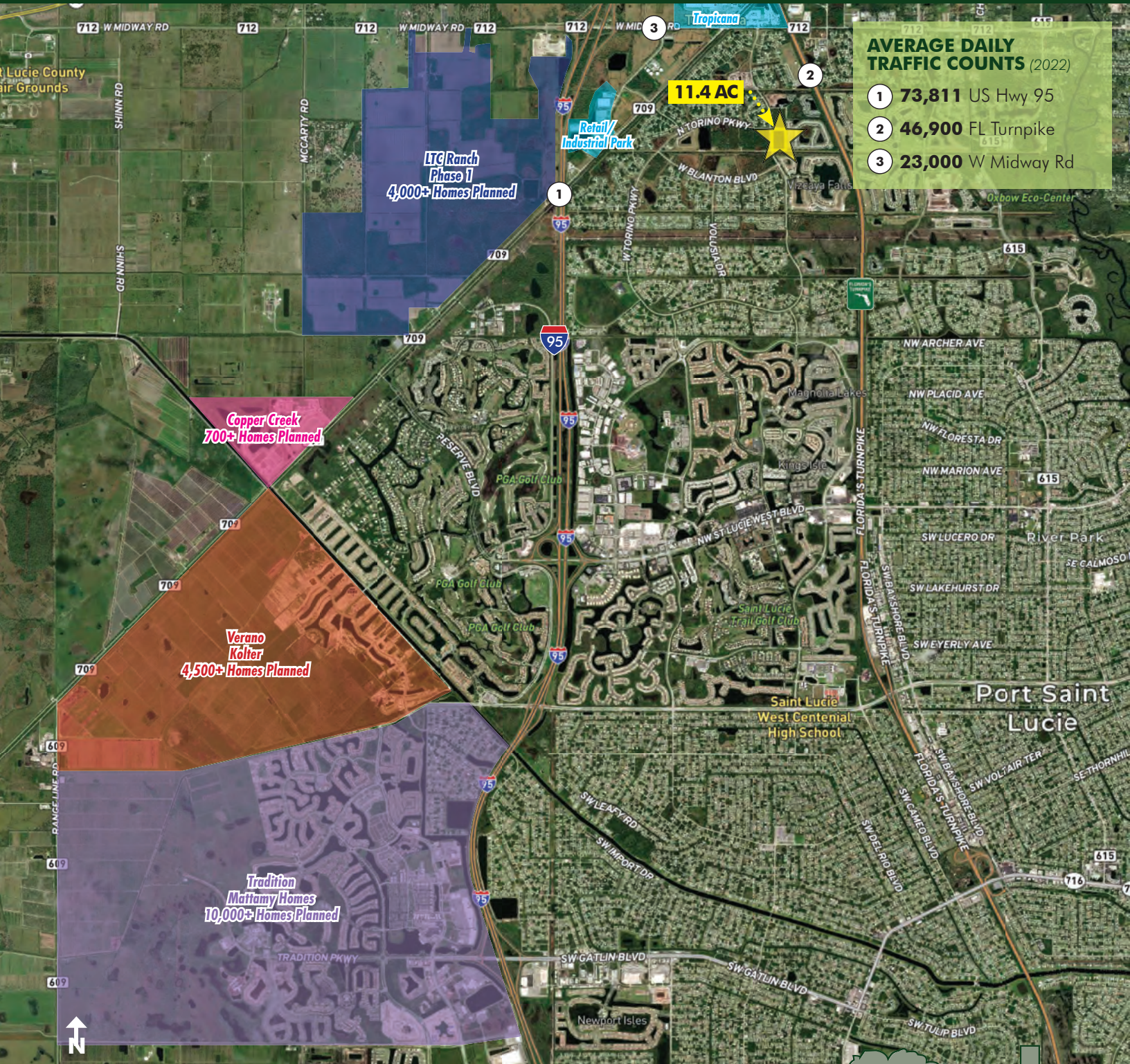
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AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 73,811 US Hwy 95
- 2 46,900 FL Turnpike
- 3 23,000 W Midway Rd

DEVELOPMENT & TRAFFIC MAP

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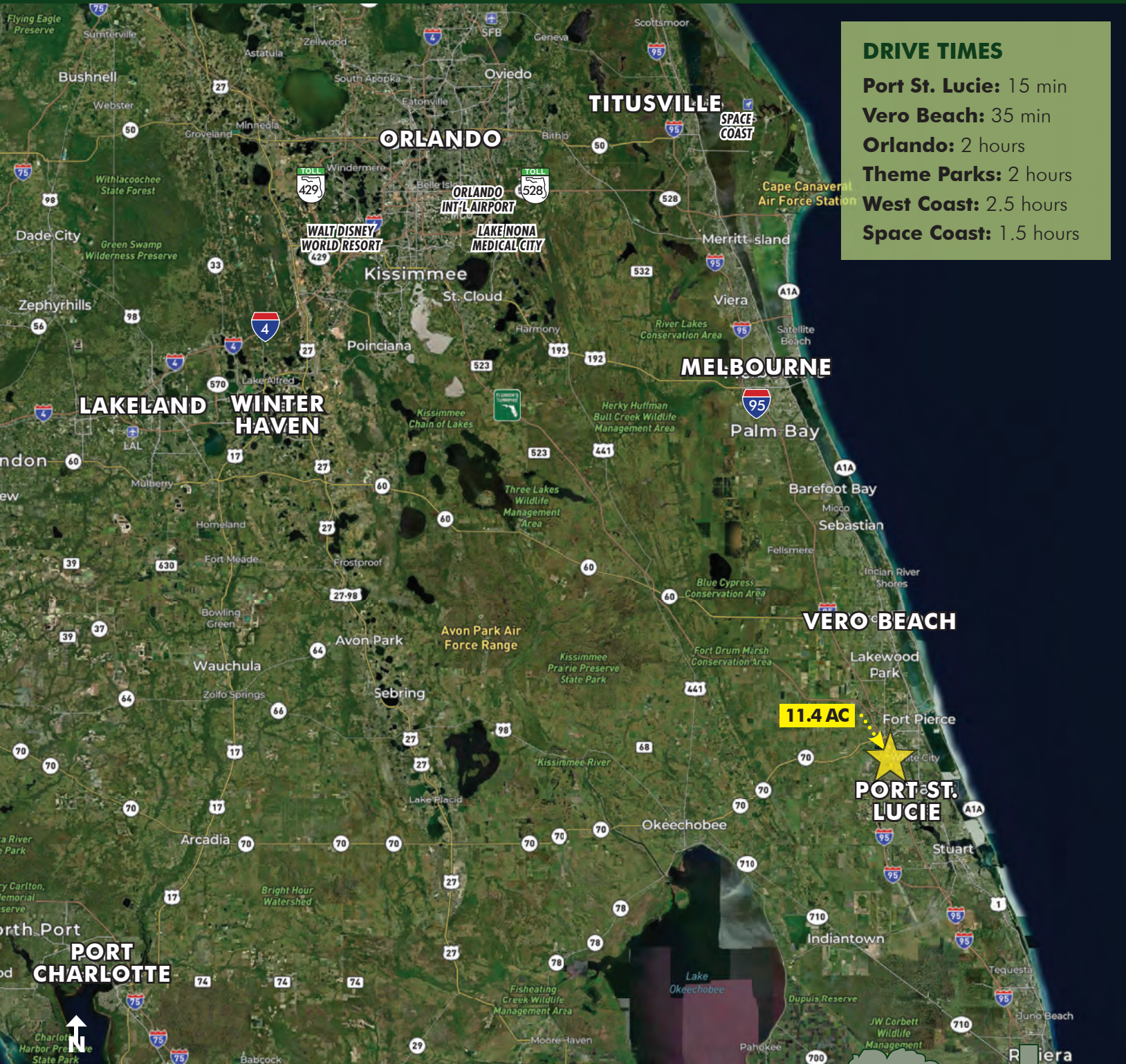
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DRIVE TIMES
Port St. Lucie: 15 min
Vero Beach: 35 min
Orlando: 2 hours
Theme Parks: 2 hours
West Coast: 2.5 hours
Space Coast: 1.5 hours

LOCATION MAP

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Permitted uses under the Commercial PUD zoning include:

- Sit down restaurants, fast food restaurants, drive-thru restaurants
- Retail bakery
- Laundry & dry cleaning
- Personal service shops
- Offices for administrative
- Business or professional use
- Retail grocery store
- Pharmacy & retail drug store
- Storefront schools and learning facilities
- Sales of alcoholic beverages
- Family recreation
- Amusement facility
- Gas station w/food mart
- Automotive service and repair businesses
- Home and garden store
- Hardware and supply store
- Mini-mall or plaza for outlet stores, antiques or other consumer goods
- Full service or self service car wash



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