Seven Lots - Single Family Development
SE Dittmar Avenue, Port St. Lucie, FL 34952

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MASON PORT ST. LUCIE

HCA Florida Healthcare®

WATER'S EDGE DERMATOLOGY

SE MORNINGSIDE BLVD

SUBJECT
SEVEN INDIVIDUAL LOTS

dd's DISCOUNTS

Town Centre Retail Center

S FEDERAL HWY

SE FLANDERS RD

Bealls florida

planet fitness

43rd ANNIVERSARY
NAI Southcoast
1982 - 2025

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FOR SALE:
$150,000/Lot

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Property Features

Price:	$150,000
Address:	SE Dittmar Avenue Port St. Lucie, FL 34952
Lot Size:	70' x 125'
Parcel ID:	4401-701-0008-000-1
Zoning:	RM-11 (Multi-Family Residential Zoning District)

Property Overview

This property has been split into seven lots that are 70x125 on Dittmar Avenue in Port St Lucie.
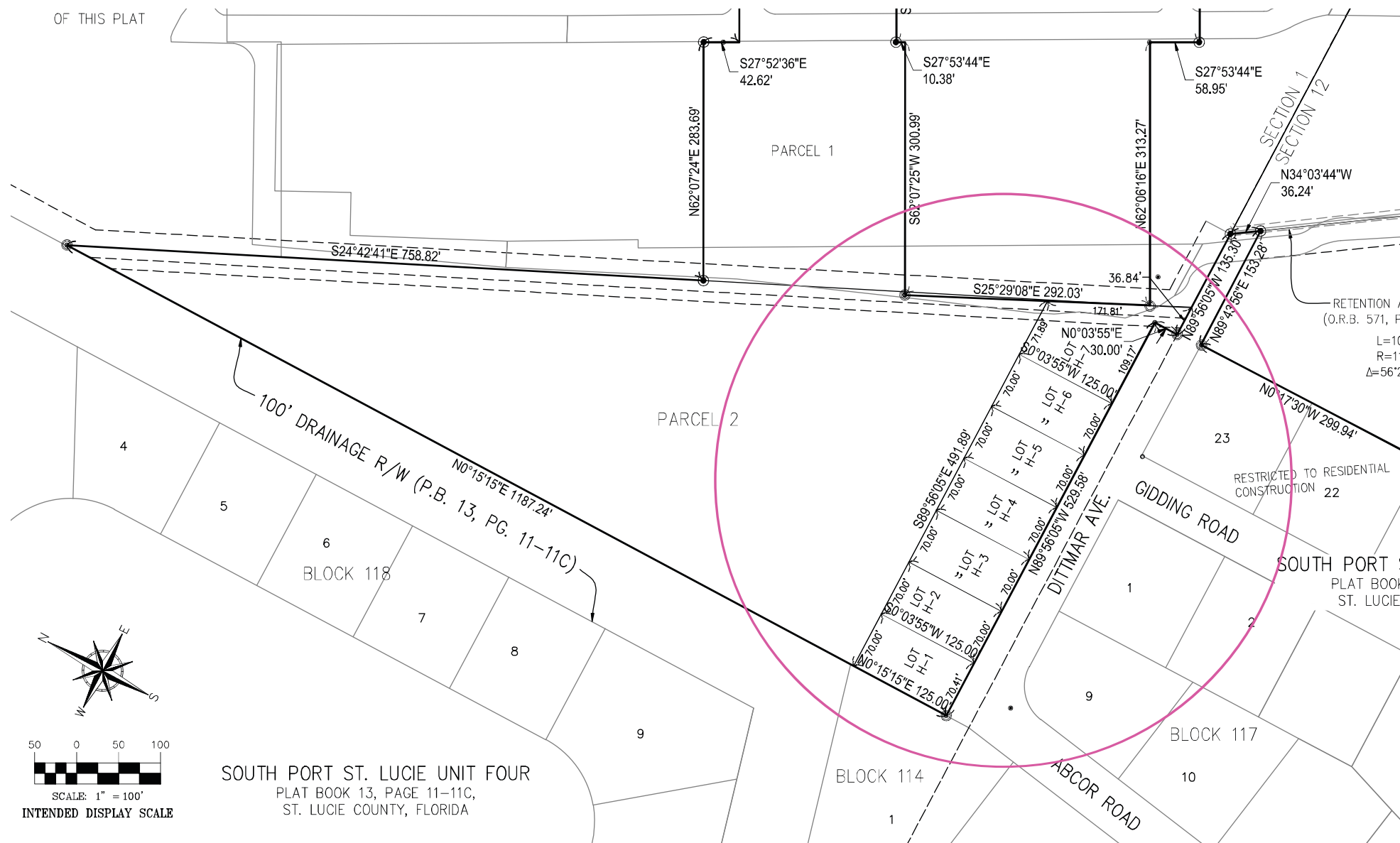
The properties' zoning allows for a maximum gross project density of eleven dwelling units per acre!

Tucked away behind Town Centre Plaza off of US-1, future homes built on this parcel will be just minutes from schools, restaurants, healthcare facilities, churches, national brand retailers and local small business.

OF THIS PLAT

PARCEL 1

S27°52'36"E 42.62'

S27°53'44"E 10.38'

S27°53'44"E 58.95'

SECTION 1
SECTION 12

N34°03'44"W 36.24'

N62°07'24"E 283.69'

S62°07'25"W 300.99'

N62°06'16"E 313.27'

S24°42'41"E 758.82'

S25°29'08"E 292.03'

36.84'

N89°56'05"W 135.30'

N89°43'56"E 153.28'

RETENTION
(O.R.B. 571, F

L=10
R=1
Δ=56°

171.81'

N0°03'55"E 30.00'

N0°17'30"W 299.94'

100' DRAINAGE R/W (P.B. 13, PG. 11–11C)

N0°15'15"E 1187.24'

PARCEL 2

S89°56'05"E 491.89'

S0°03'55"W 125.00'

571.89'

109.17'

LOT H-6 70.00'

LOT H-5 70.00'

LOT H-4 70.00'

LOT H-3 70.00'

LOT H-2 70.00'

LOT H-1 70.00'

70.00'

70.00'

70.00'

70.00'

70.00'

N89°56'05"W 529.58'

S0°03'55"W 125.00'

N0°15'15"E 125.00'

DITTMAR AVE.

GIDDING ROAD

23

RESTRICTED TO RESIDENTIAL CONSTRUCTION 22

1

SOUTH PORT S
PLAT BOOK
ST. LUCIE

2

9

BLOCK 117

10

4

5

6

BLOCK 118

7

8

9

BLOCK 114

ABCOR ROAD

1

N
E
S
W

SCALE: 1" = 100'
INTENDED DISPLAY SCALE

50 0 50 100

SOUTH PORT ST. LUCIE UNIT FOUR
PLAT BOOK 13, PAGE 11–11C,
ST. LUCIE COUNTY, FLORIDA
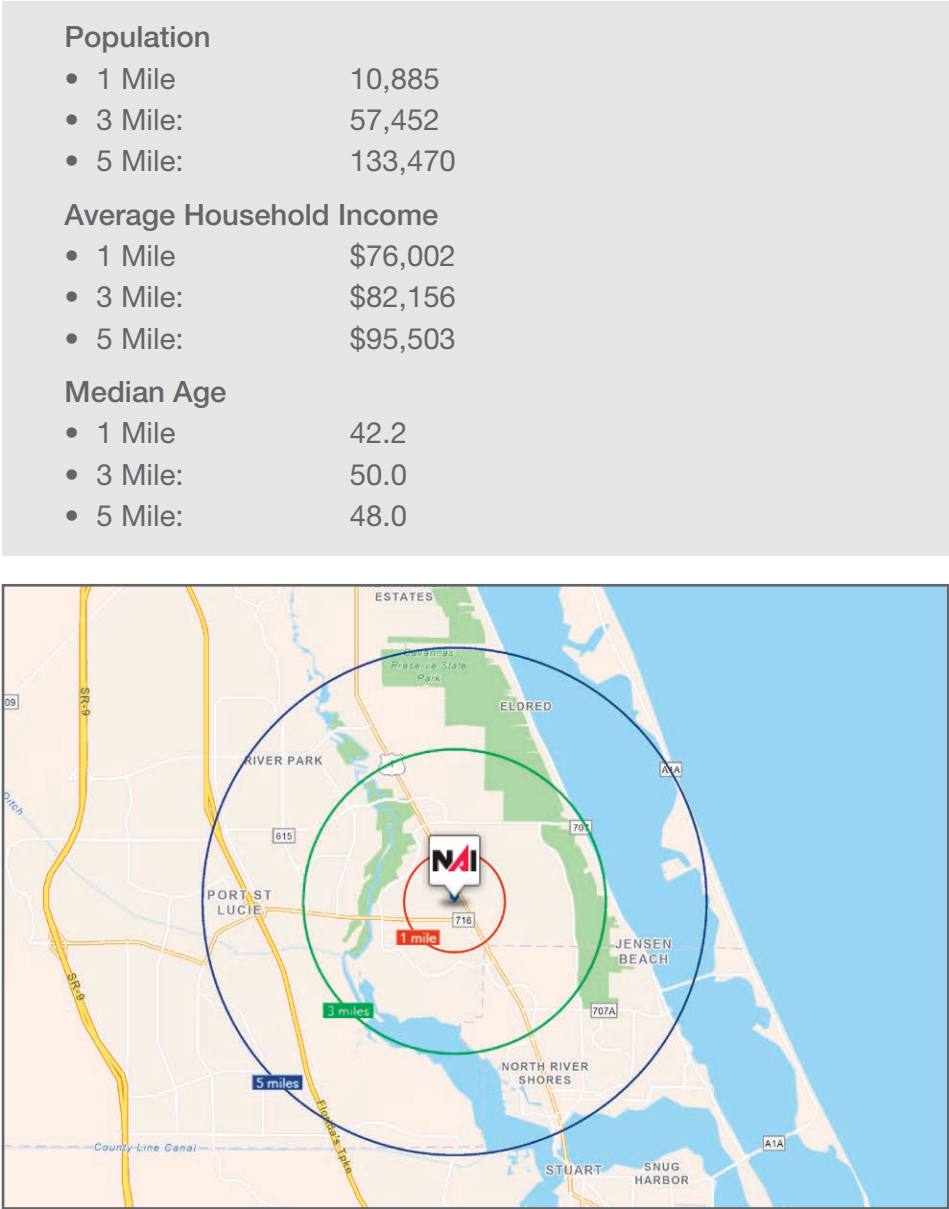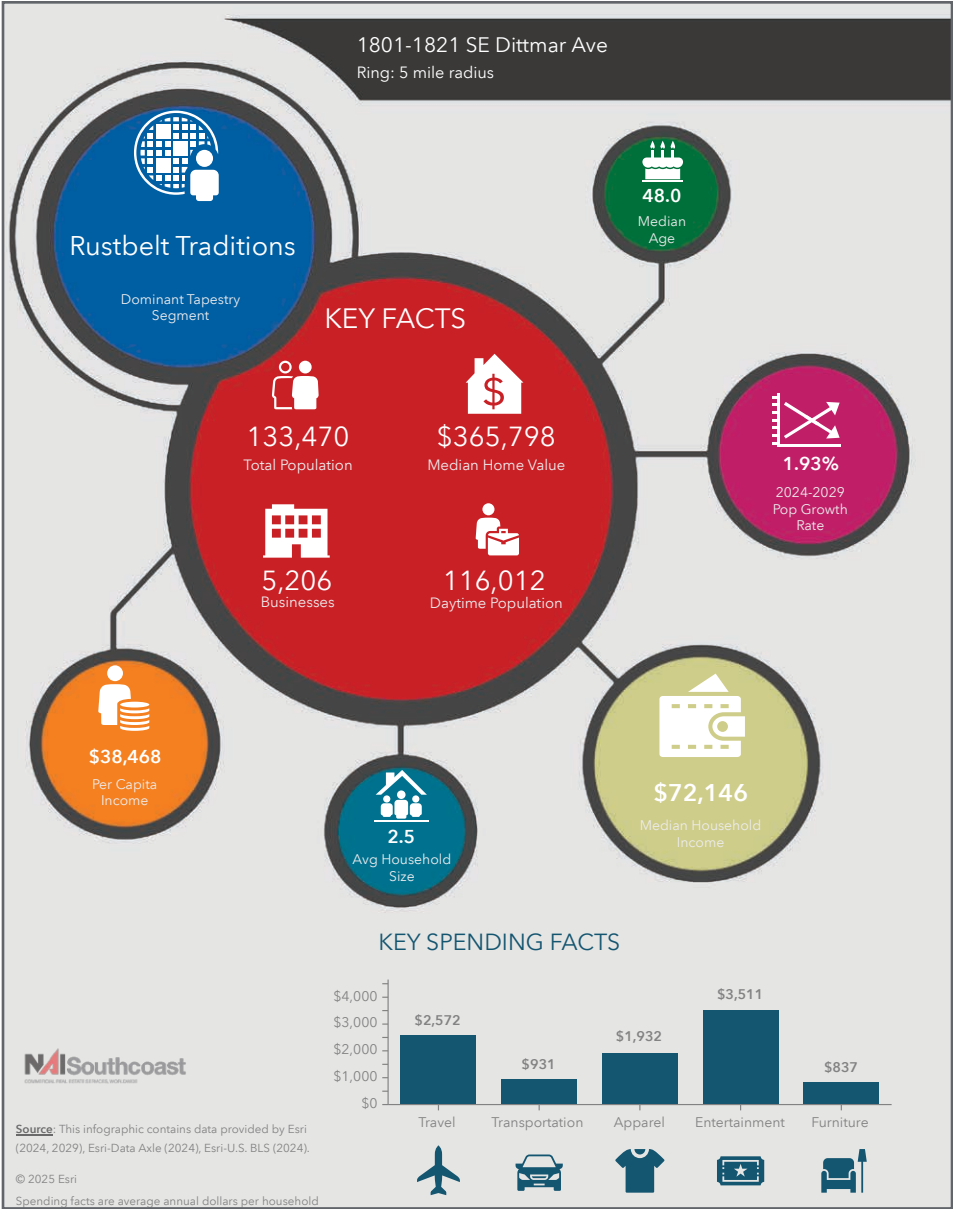
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Looking North

HCA Florida Healthcare

MASON PORT ST. LUCIE

WATER'S EDGE DERMATOLOGY

TIFFANY HALL NURSING & REHAB CENTER

I AM ACADEMY

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SEVEN INDIVIDUAL LOTS

dd's DISCOUNTS

SE MORNINGSIDE BLVD

SE DITTMAR AVE

Bealls Florida

Town Centre Retail Center

S FEDERAL HWY

planet fitness

SE FLANDERS RD

verizon

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Looking South

St Lucie River

MD NOW® URGENT CARE

St Lucie County Library

EAGLES
MORNINGSIDE ACADEMY

SE PORT ST LUCIE BLVD

MORNINGSIDE ELEMENTARY SCHOOL

Planet Fitness

Bealls Florida

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SE MORNINGSIDE BLVD

dd's DISCOUNTS

Town Centre Retail Center

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Looking East

Indian River

Atlantic Ocean

SAVANNAS PRESERVE STATE PARK

MONARCHS
MARIPOSA ELEMENTARY

GrovePark
apartment homes

TS TERRACES
ON THE SQUARE

THE ADDISON
AT PARKSIDE
APARTMENT HOMES

Life
Care
Centers
of America

PURE ACADEMY
KNOWLEDGE CHARACTER IDENTITY

SE JENNINGS RD

verizon

planet
fitness

Bealls
Florida

SE FLANDERS RD

1 S FEDERAL HIGHWAY

dd's
DISCOUNTS

Town Centre
Retail Center

SUBJECT

SEVEN
INDIVIDUAL LOTS

SE DITTMAR AVE

Destination	Distance	Time
Florida Turnpike	5.6 Miles	13 Minutes
Downtown Stuart	6.5 Miles	17 Minutes
I-95	9.6 Miles	22 Minutes

Seven Lots - Single Family Development
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2024 Demographics

1801-1821 SE Dittmar Ave
Ring: 5 mile radius

Rustbelt Traditions
Dominant Tapestry Segment

48.0
Median Age

KEY FACTS

133,470
Total Population

$365,798
Median Home Value

1.93%
2024-2029 Pop Growth Rate

5,206
Businesses

116,012
Daytime Population

$38,468
Per Capita Income

2.5
Avg Household Size

$72,146
Median Household Income

KEY SPENDING FACTS

Category	Amount
Travel	$2,572
Transportation	$931
Apparel	$1,932
Entertainment	$3,511
Furniture	$837

Population
- 1 Mile: 10,885
- 3 Mile: 57,452
- 5 Mile: 133,470

Average Household Income
- 1 Mile: $76,002
- 3 Mile: $82,156
- 5 Mile: $95,503

Median Age
- 1 Mile: 42.2
- 3 Mile: 50.0
- 5 Mile: 48.0

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring Training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%) and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%) and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job-creating projects with a net growth of building area of approximately 6,500,000 square feet.
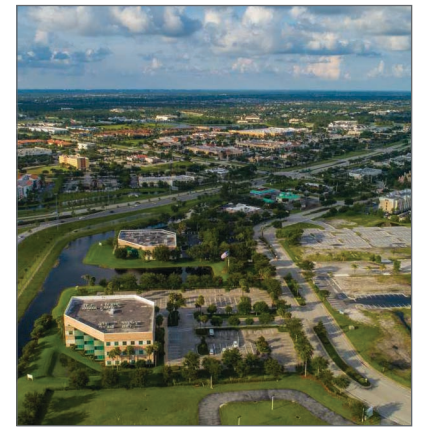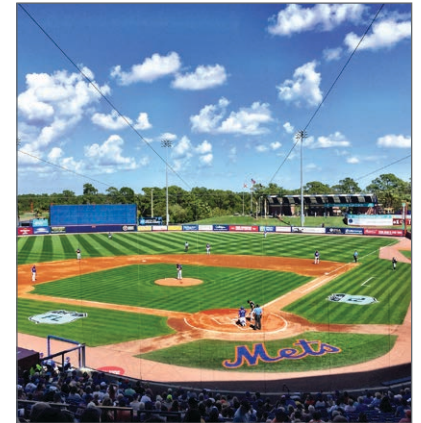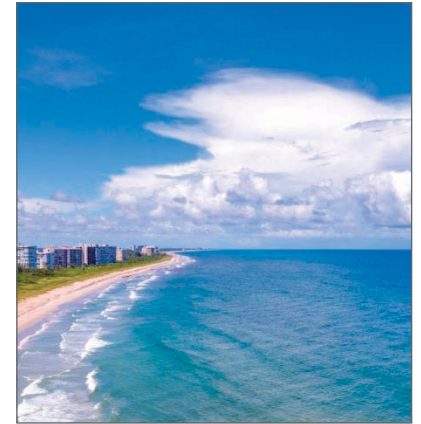
In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development patter has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.

Presented By

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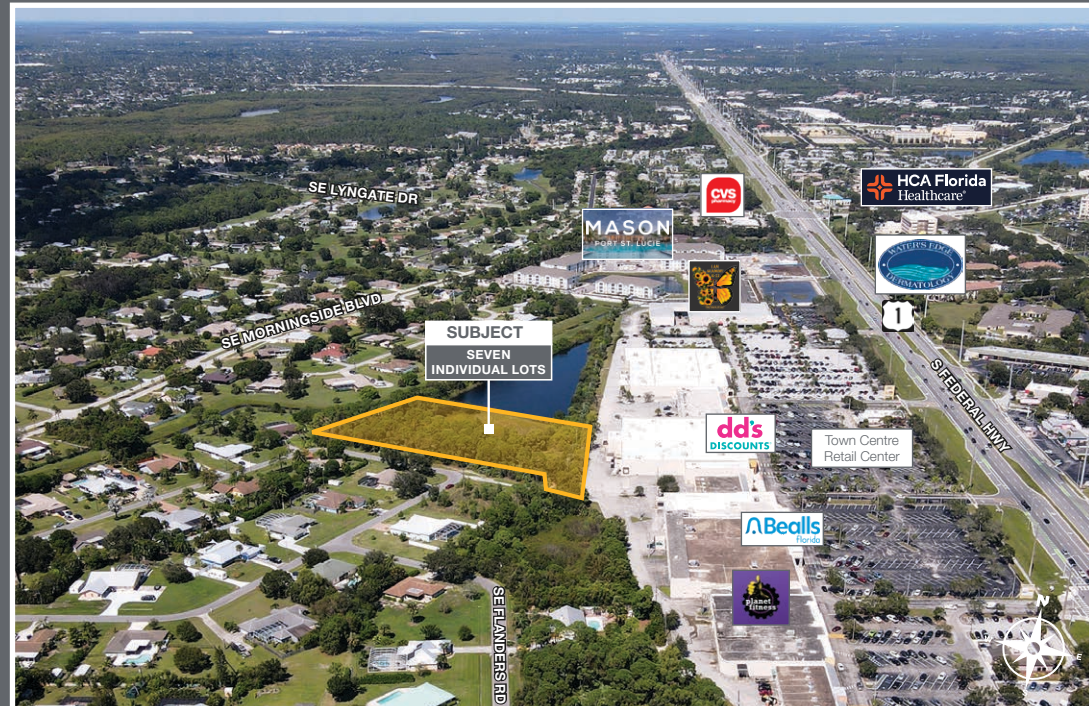+1 772 405 7778
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