

±0.24 Acre Lot - For Sale

2741 SW Port St. Lucie Boulevard, Port St. Lucie, FL 34953

NAI Southcoast



SUBJECT

±0.24 ACRES

SW PORT ST LUCIE BLVD



Presented by

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FOR SALE:

\$125,000

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Property Features

Location:	2741 SW Port St. Lucie Boulevard Port St. Lucie, FL 34953
Site Size:	±0.24 Acres
Parcel ID:	3420-705-0295-000-7
Frontage:	85' on SW Port St. Lucie Blvd.
Zoning:	RS-2
Future Land Use:	Residential / Office / Institutional

Property Overview

This 0.24-acre parcel offers a prime opportunity for development with its current residential zoning and future land use designation of Residential/Office/Institutional (ROI). Strategically situated along Port St. Lucie Boulevard, the site is ideal for a range of low- to medium-intensity residential or mixed-use projects, including professional offices or institutional uses compatible with the surrounding neighborhood. The ROI designation enhances flexibility in planning, allowing for smart growth that supports both residential needs and community-oriented services.

The parcel's location provides exceptional convenience, being in close proximity to grocery stores, pharmacies, and home service retailers, as well as major transit routes that connect key areas of Port St. Lucie. This accessibility not only supports a high quality of life for future residents or tenants but also increases visibility and ease of access for potential businesses. Whether envisioned as a private residence, a live-work space, or a small office development, this property is well-positioned to meet the demands of a growing and dynamic community.



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Looking Southwest



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Looking North



C-24 Canal

C-24 Canal



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SW PORT ST LUCIE BLVD

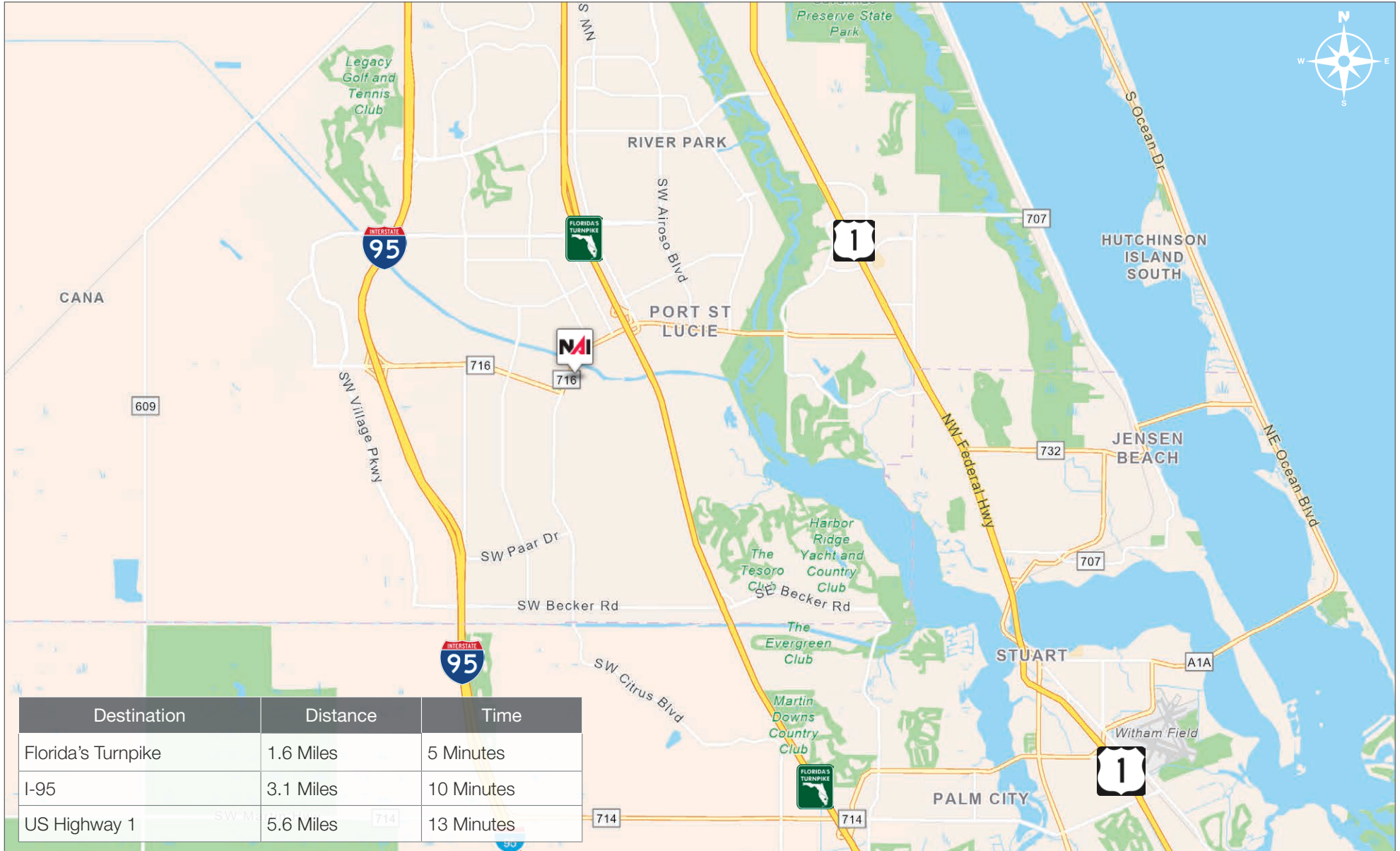
SW COLLEGE PARK RD



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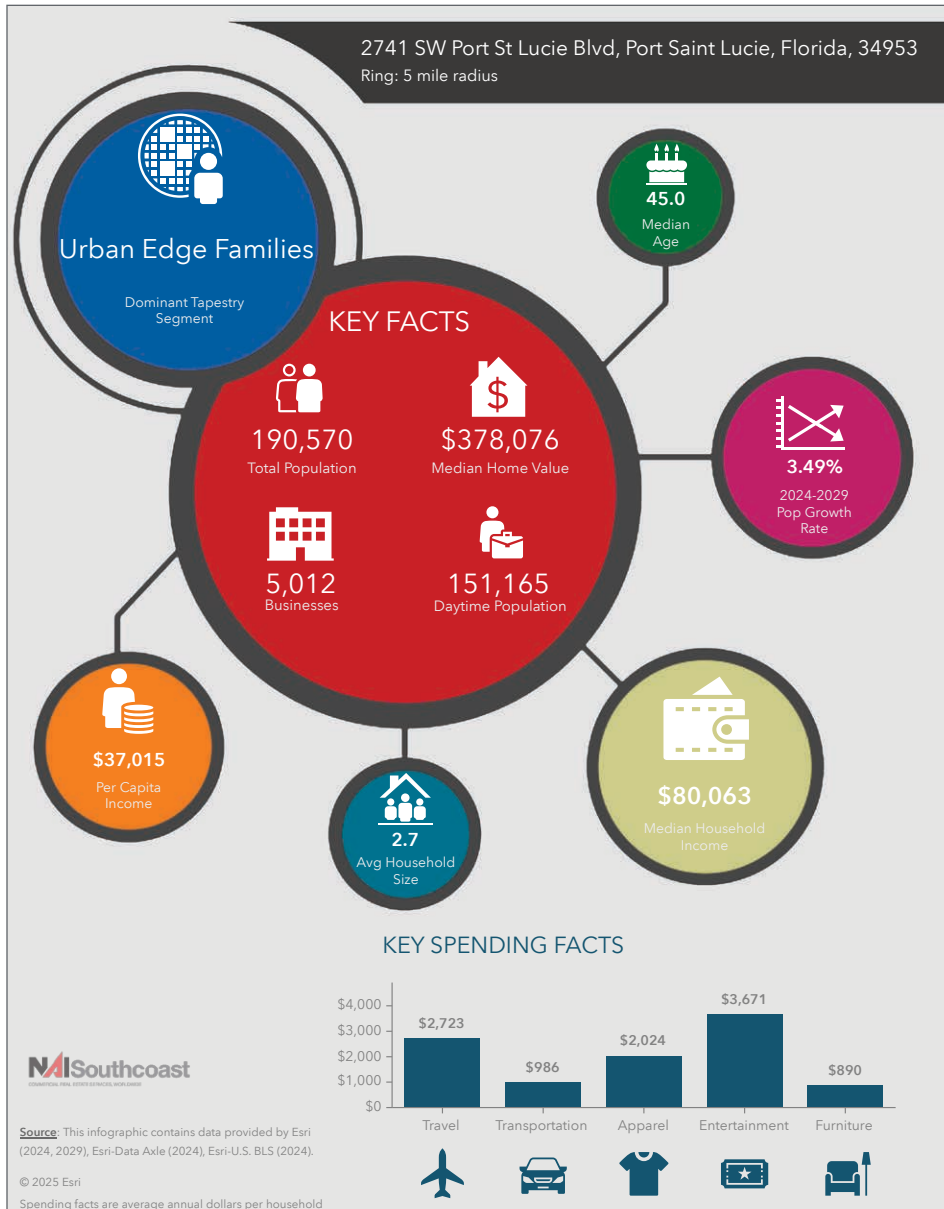
Drive Time



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2024 Demographics



Population

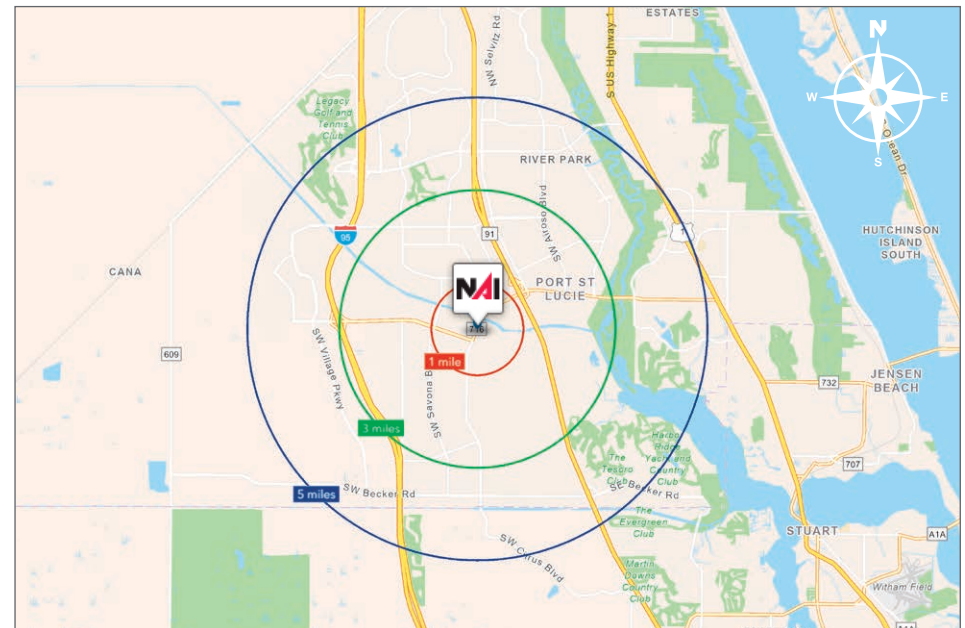
- 1 Mile: 12,169
- 3 Mile: 96,928
- 5 Mile: 190,570

Average Household Income

- 1 Mile: \$91,013
- 3 Mile: \$96,530
- 5 Mile: \$100,096

Median Age

- 1 Mile: 39.3
- 3 Mile: 40.4
- 5 Mile: 45.0



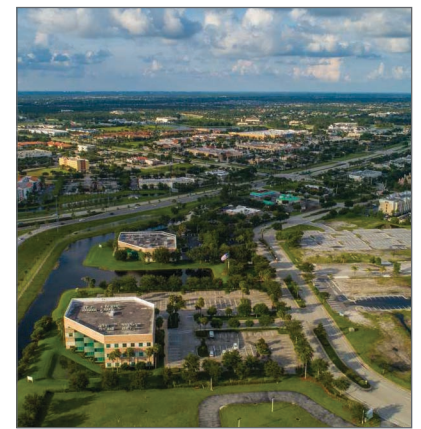
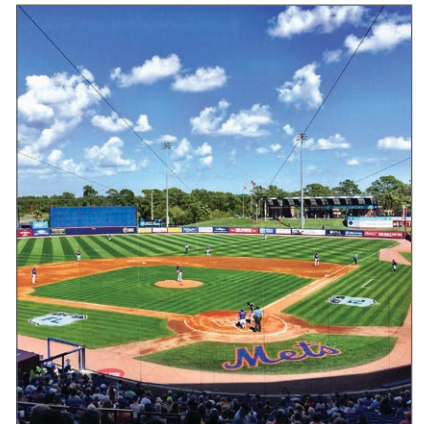
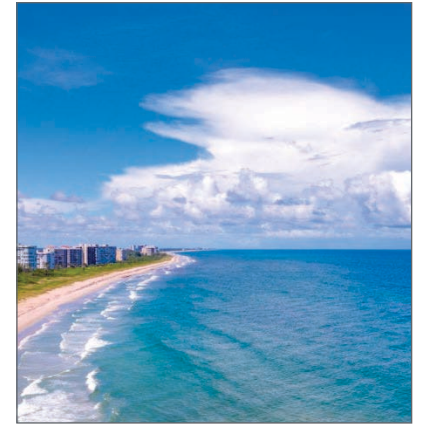
County Overview

St. Lucie County, Florida

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.

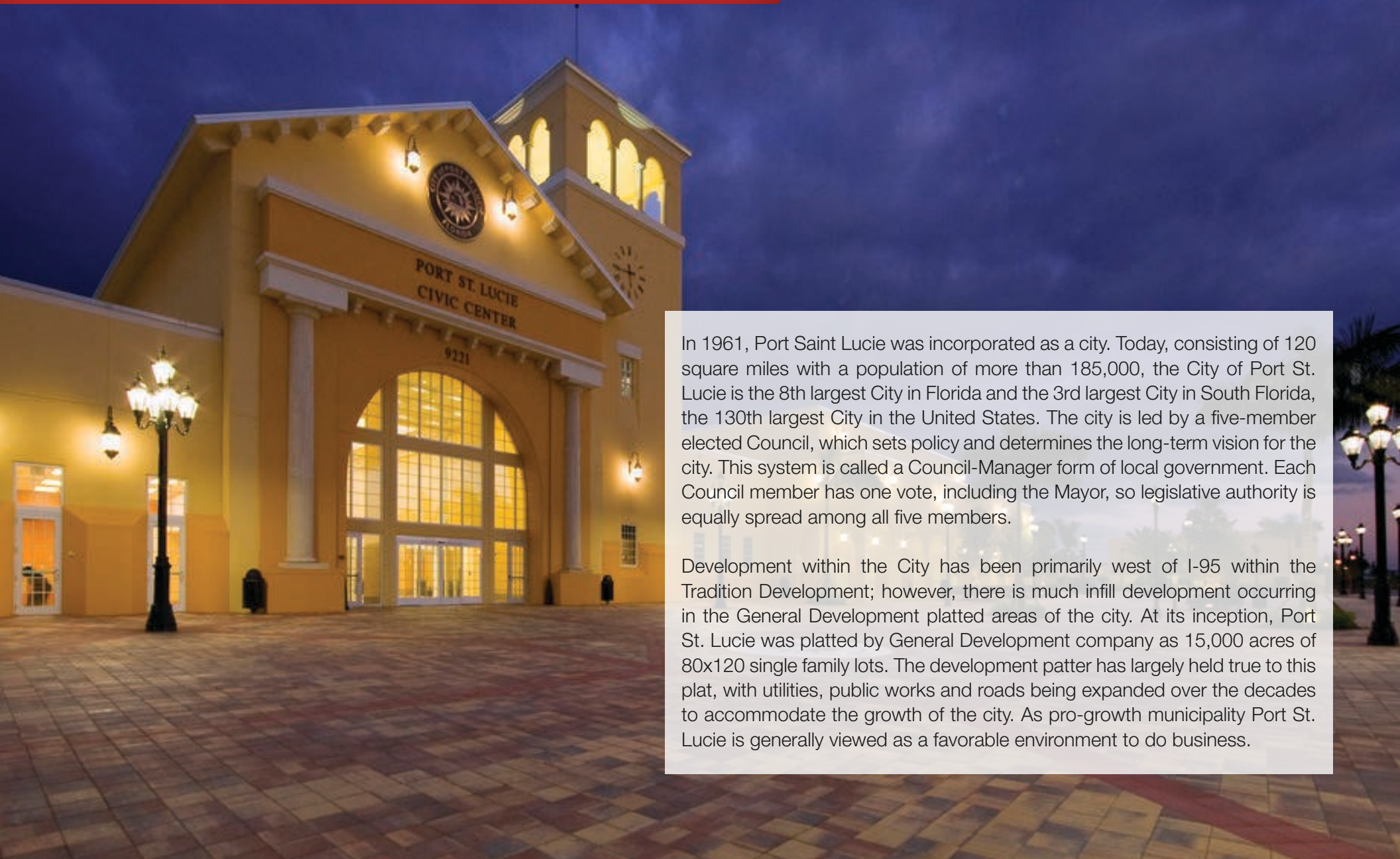
The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine 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.



City Overview

Port St. Lucie, Florida



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 pattern 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.

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