

FOR SALE

FORMER BANK BRANCH SITE

641 NE Hammock Creek Trail - Port Saint Lucie, FL



- LOCATION:** 641 NE Hammock Creek Trail, Port Saint Lucie, FL
Parcel 2, Track "H" of River Place of the St. Lucie PUD
- DESCRIPTION:** +/- 0.78 Acres vacant former proposed bank branch site with 140' frontage on St. James Drive.
- ZONING:** PUD - RIVER PLACE ON THE ST. LUCIE (see attached page 4 & 5)
- FUTURE LAND:** Residential, Office, Institutional.
- COMMENTS:** Great location located between the Turnpike and US. 1, near St James Club.
- TRAFFIC COUNT:** 18,900 Annual Average Daily Traffic (AADT)
- RE TAXES:** \$6,530.82 - 2016 (includes a \$2,281.88 CDD assessment fee)
- PRICE:** ~~\$195,000.00~~ **REDUCED TO: \$109,000.00**

* Any Facility Sales to other Financial Institutions may include a Purchaser's Premium of at least 20% above listed price.

For More Information:

Jeffrey D. Chamberlin, CCIM, SIOR, President, Broker

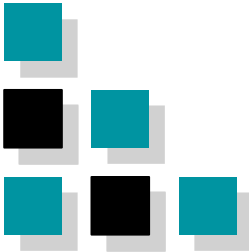
OR

Carol Bush, CCIM, Broker Associate

772.220.4096

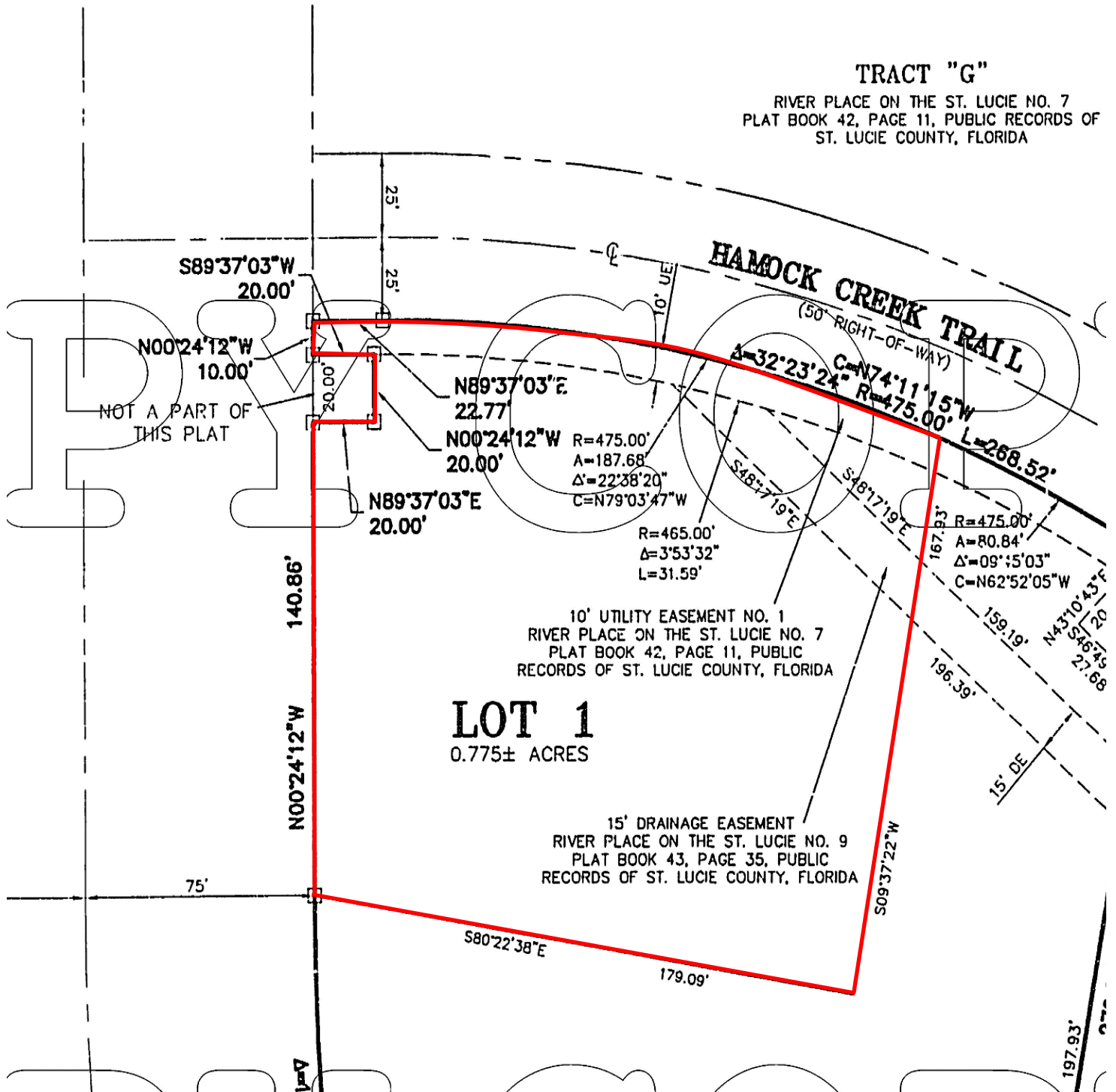
chamberlin@slccommercial.com or cbush@slccommercial.com
www.slccommercial.com

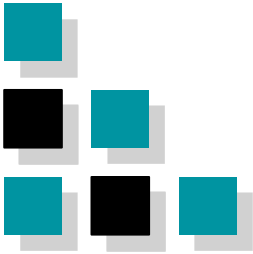




SURVEY

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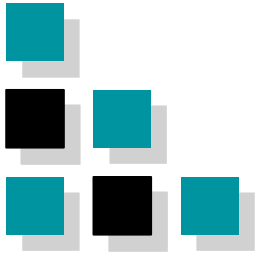




AERIALS

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PRODUCT TYPES

Section III

River Place Product Types

III-2 Office Area within ROI General Development

An office complex may be located on pods "H" and "I," within the ROI area. The office complex is intended but not required to sprawl horizontally to convey a woodsy residential flavor for optimum compatibility with the neighborhood environment. The buildings may be one, two or three story structures, attached or detached, limited to 35' in height.

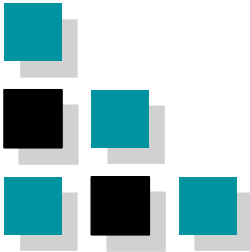
The above concept is conducive to professional office condominiums or to a campus style office complex for lease. The roof lines, exterior building materials, colors, and landscaping will commingle with the woodsy setting and take on a residential flavor. The professionals working in the offices will enjoy the benefits of a nature setting, pedestrian paths and all the amenities River Place has to offer.

The office area, parcels "H" and "I" may have real estate, insurance and title agency offices, Professional Zoning District Uses, Limited Mixed Use Zoning District Uses and Special Exception Uses, such as bank with or without drive-through services window and/or ATM service area or other financial institution uses, Retail or Personal Service uses, restaurants (but not drive-thru restaurants), Medical and Health Care Facilities are permitted to commingle with the office area as parcels "H" and "I" are also institutional zoning district uses and may have Special Exception uses.

III-4 Institutional within ROI General Description

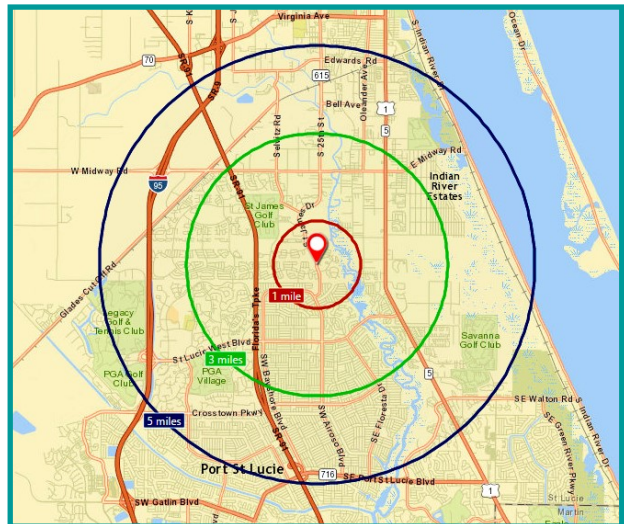
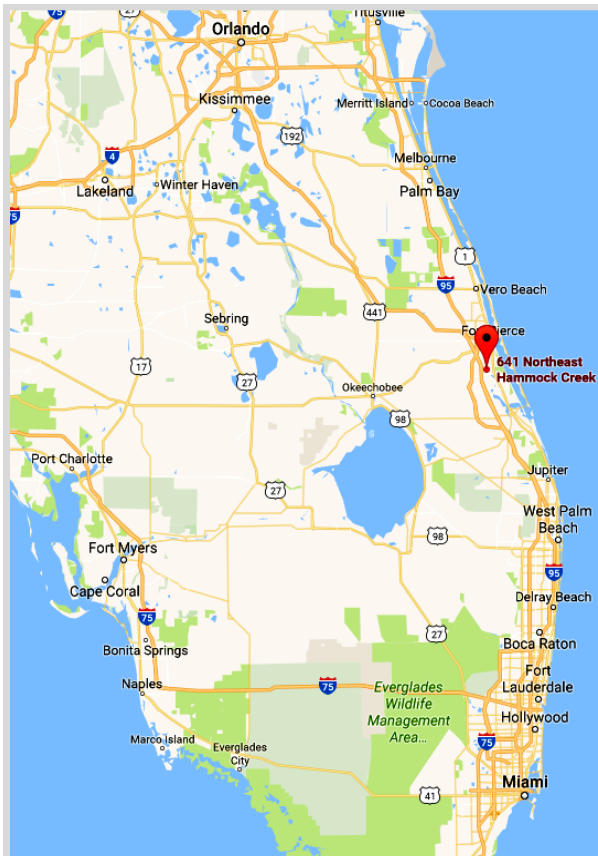
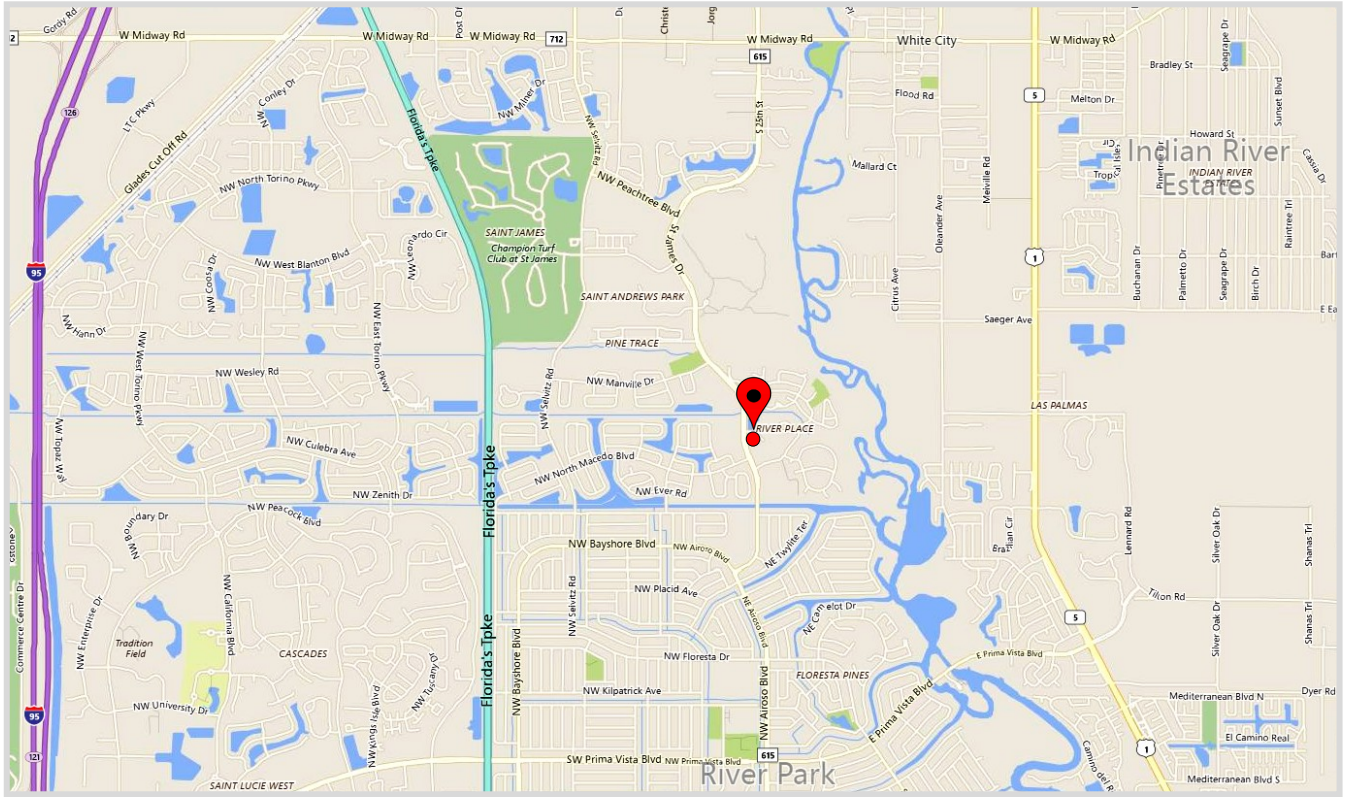
Institutional facilities within the ROI area, may be located on "H" or "I" pods, as depicted on the site plan, Institutional facilities surround the environmental setting and will be compatible within the ROI area and the PUD by the same controls as above.

See "III-2, Office area....." Parcels "H" and "I" both Office and Institutional zoning uses and each Parcel may also have Limited Mixed Use Zoning Uses with Special Exception Uses, and Professional Zoning Uses, with Special Exception Uses.



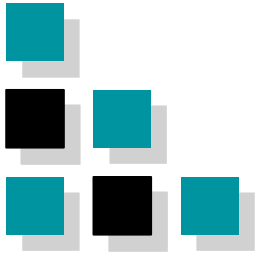
LOCATION MAPS/DEMOS

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Demographic Profile

	1 Mile	3 Mile	5 Mile
Population	5,908	53,706	118,593
Households	2,148	21,227	47,154
Ave HH Income	\$65,660	\$58,688	\$58,772
Median Age	42.0	45.8	45.2



DISCLAIMERS

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.