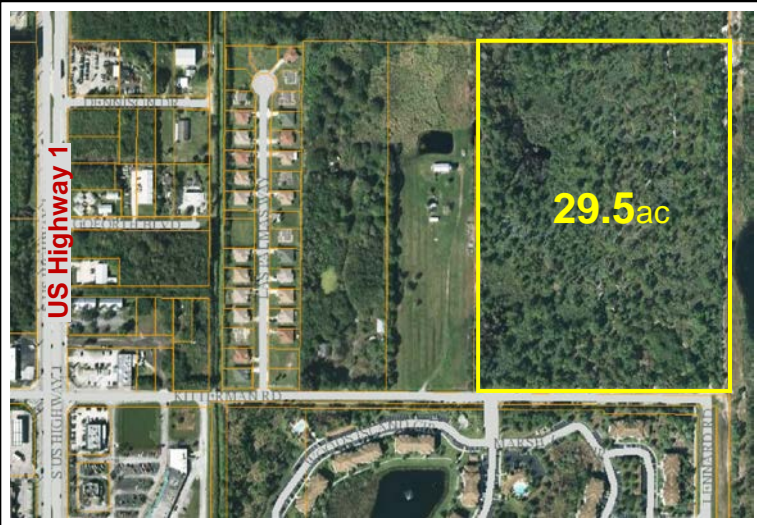
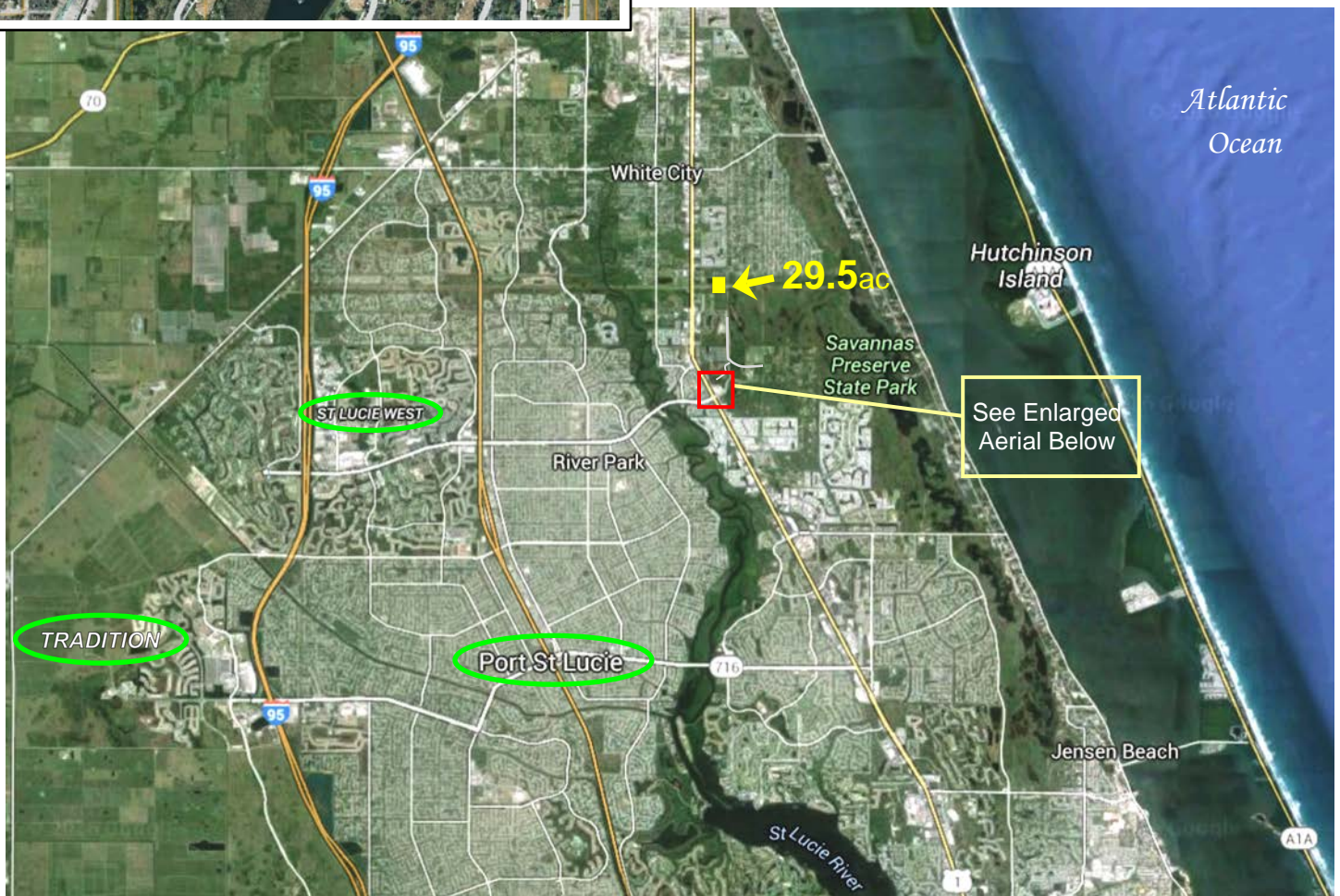


# 29.5±ac Residential Development Site



## ***Kitterman Road Saint Lucie County, FL***

- Land Use: RM - Res. Medium, 9 du/acre
- Public Water & Sewer Available
- 977ft Paved Frontage on Kitterman Rd
- Adjacent to proposed Lennard Rd Extension
- Close to Banks, Shopping & Restaurants
- ¼ mile to Savanna Ridge Elementary School



- ¼ mile to US Hwy 1 and 1.25 miles to Publix anchored Shopping Center & Ace Hardware
- Adjacent to 6,000ac Savannas Preserve State Park offering Camping, Hiking, Canoeing, Equestrian
- State Preserve info - [www.floridastateparks.org/park/Savannas](http://www.floridastateparks.org/park/Savannas)
- Saint Lucie County PID# 3415-501-0017-000-3; MLS# RX-10300282

**\$1,500,000.**



**mark walters  
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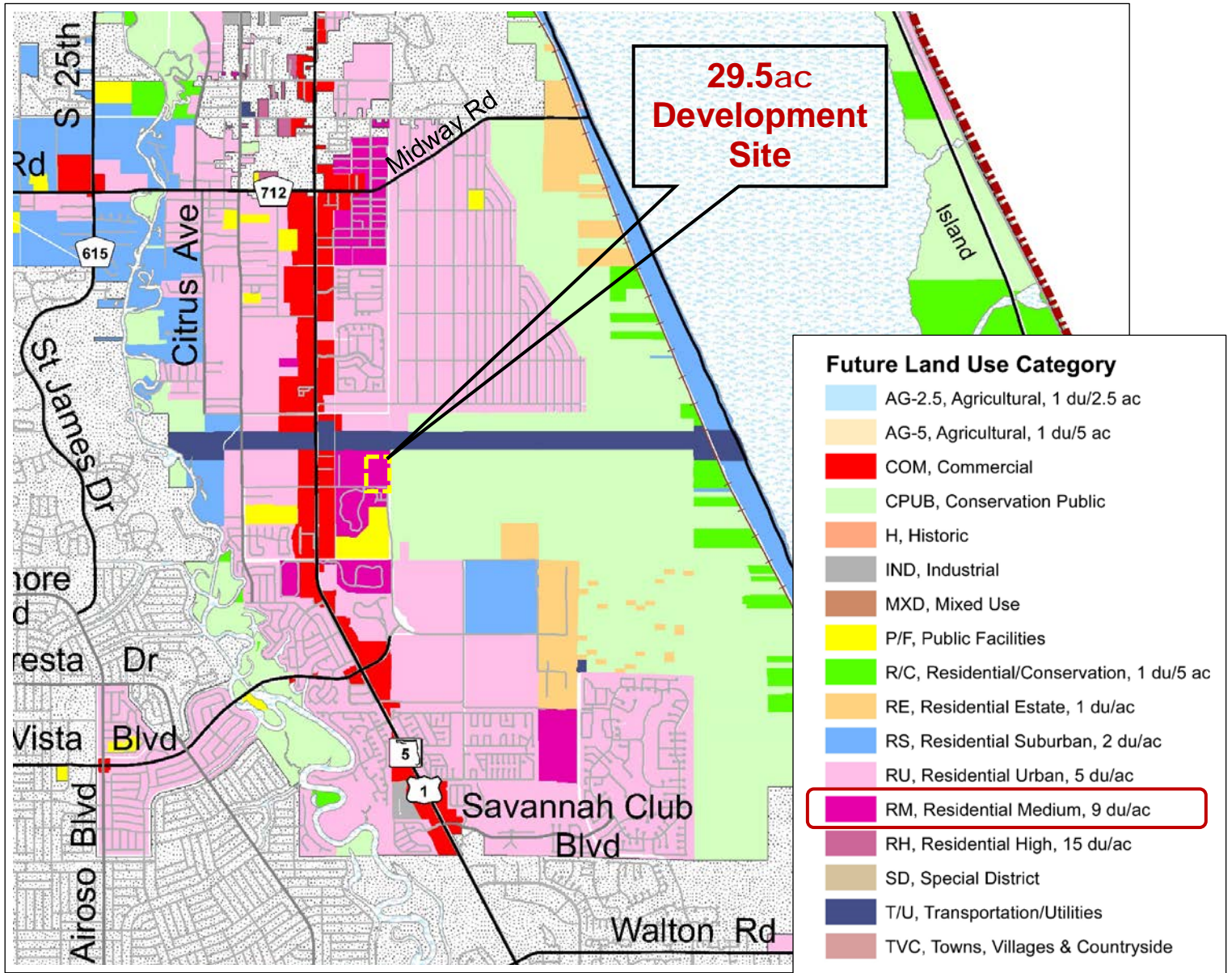
**Intersection 1.25 miles from property, Prima Vista Blvd & U.S. Highway 1:**



**AAD Traffic Counts:**  
 U.S. Highway 1 .....33,500  
 Prima Vista Blvd ....25,500

<b>Area Statistics:</b>	<b>1 mile Radius</b>	<b>5 mile Radius</b>	<b>10 mile Radius</b>
Population	2,565	103,233	273,104
Median Age	45.2	43.9	42.3
Median Household Income	\$43,563.	\$43,636.	\$46,790.
Total Housing Units	1,377	50,080	133,879
Occupied Housing Units	1,130	42,146	106,731
Owner Occupied	527	31,178	78,292
Renter Occupied	603	10,968	28,439

# FUTURE LAND USE and WETLANDS MAPS:



February 17, 2017



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