



FOR SALE

Veranda Falls Outparcel Land

SE Becker Road

Port Saint Lucie, FL 34984

PROPERTY OVERVIEW

1.33 acre future outparcel available for \$1,450,000.00 sale or \$120,000.00 land lease.

OFFERING SUMMARY

Land Size:	1.33 Acres
Zoning:	MPUD
Future Land Use:	CG
Traffic Count:	12,700 car per day

SALE PRICE

\$1,450,000.00

JEFFREY D.
CHAMBERLIN

PRESIDENT/BROKER, CCIM,
SIOR

Mobile 772.528.6056

chamberlin@slcccommercial.com

TYLER RAYNES

ASSOCIATE

Mobile 772.418.1946

tyler@slcccommercial.com

JAIME CHAMBERLIN

ASSOCIATE

Mobile 772.486.3330

jaime@slcccommercial.com



SLC Commercial
Realty & Development

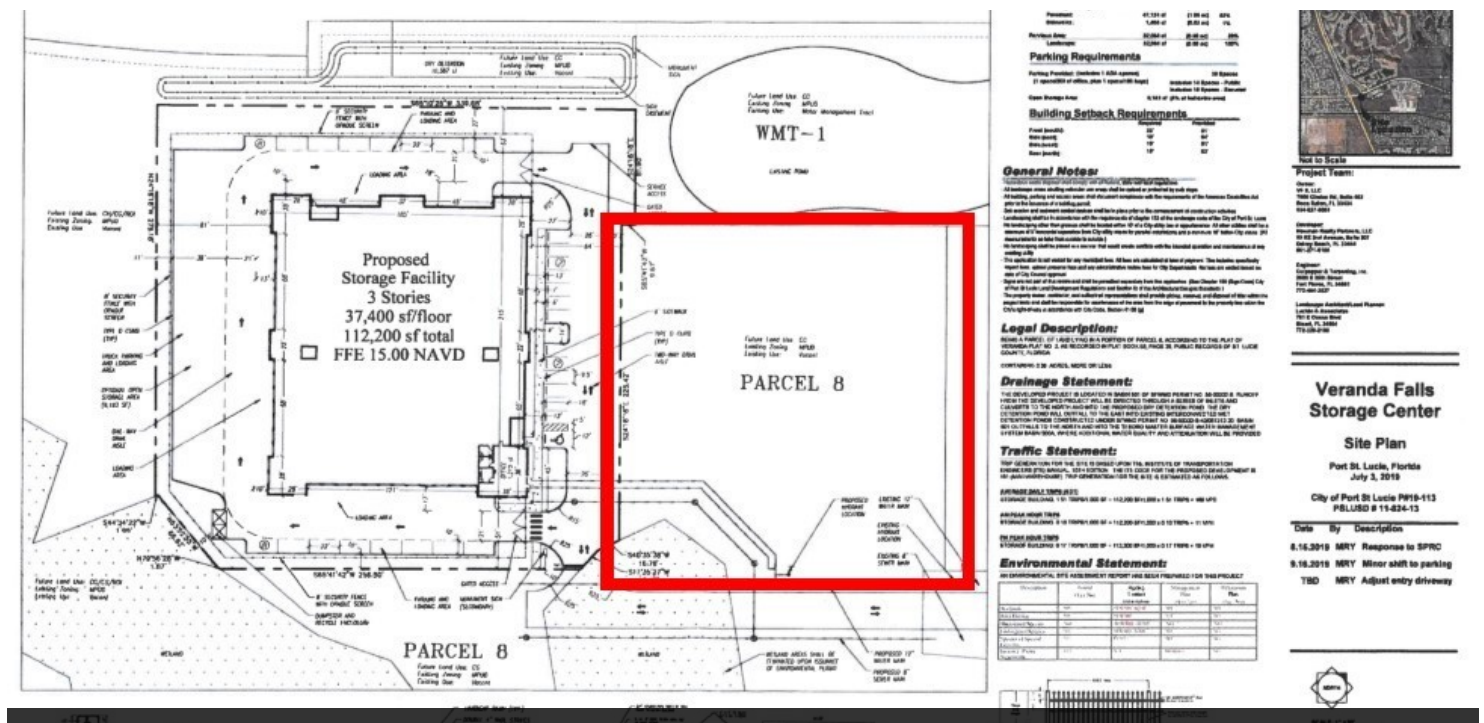
slcccommercial.com
772.220.4096

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Additional Photos

VERANDA FALLS OUTPARCEL LAND

FOR SALE



3. Acceptable Uses:

All permitted and special exception uses that are identified within the City of Port St. Lucie Zoning Code, Chapter 158, for the following zoning districts are acceptable;

General Commercial	(CG)
Highway Commercial	(CH)
Service Commercial	(CS)
Warehouse Industrial	(WI)
Professional	(P)
Residential Districts	(RE) (RS1-RS-3) (RM5-RM-11)

In addition to these uses listed above:

- A helicopter landing area may be permitted, provided a site plan is approved which demonstrates adequate safety measures and compliance with all local, state and federal regulations.
- Outdoor dining areas as accessory use to restaurants provided that pedestrian and handicapped access is available.
- Veterinary Clinic: A place maintained by a licensed Veterinarian where animals are given medical care and boarding is limited to short term care.
- Dry Cleaning: Modern facilities with solvent recovery systems, closed loop air circulation systems, and vapor recovery filters. Any hazardous waste project by such operations will be disposed of in accordance with applicable regulations.

4. Unacceptable Uses:

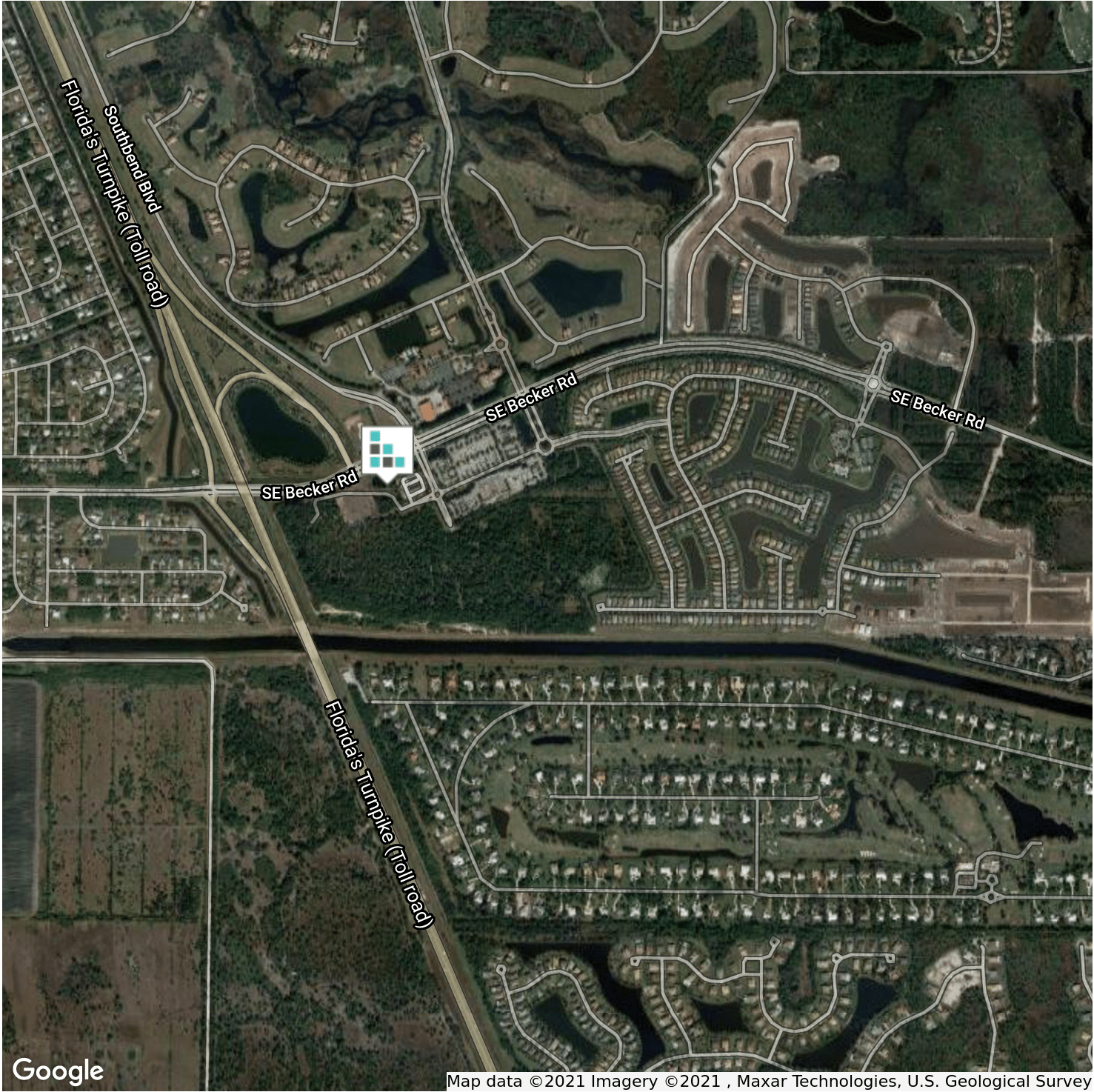
| The following uses shall not be permitted within the St. Lucie Lands ~~Plat No. 1~~ P.U.D.

- 1) Automotive, Boat or Truck Sales
- 2) Stand Alone Car Washes
- 3) Kennels
- 4) Bingo Halls
- 5) Disposal & Recycling Facilities

Location Maps

VERANDA FALLS OUTPARCEL LAND

FOR SALE



Google

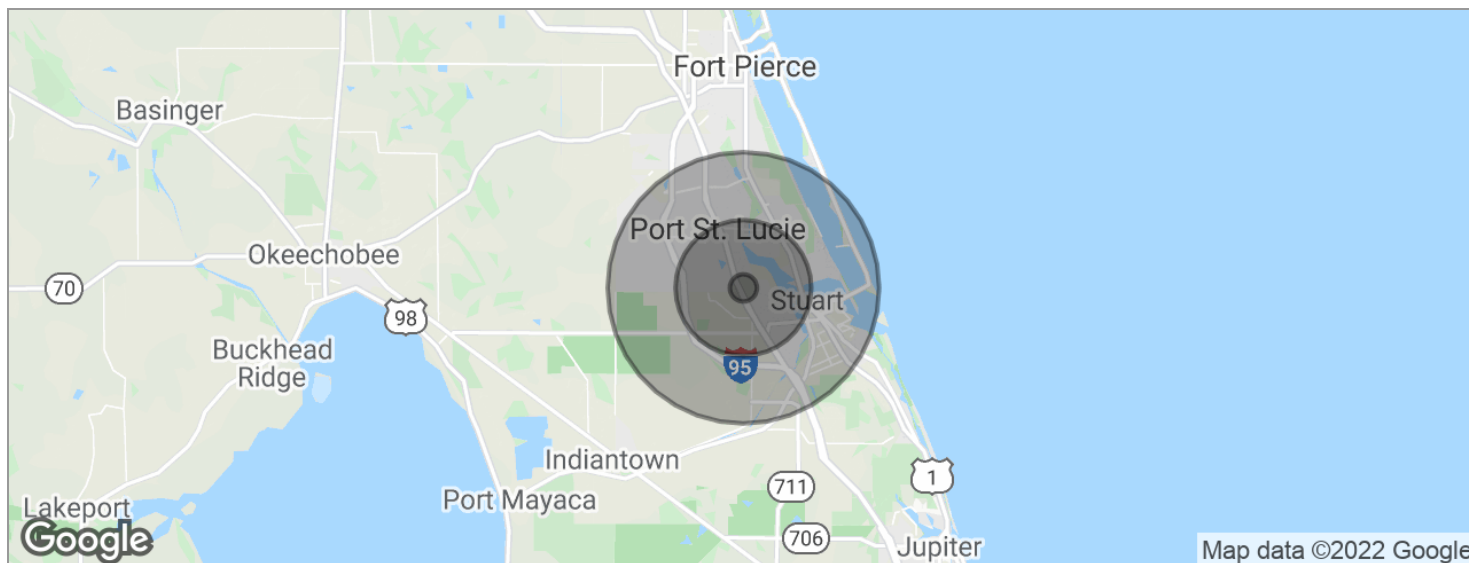
Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Demographics Map

VERANDA FALLS OUTPARCEL LAND

FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,703	84,078	279,257
Median age	42.5	42.9	43.9
Median age (male)	42.0	41.9	42.3
Median age (Female)	43.1	43.9	45.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	995	32,009	109,325
# of persons per HH	2.7	2.6	2.6
Average HH income	\$81,914	\$73,176	\$68,456
Average house value	\$210,023	\$267,736	\$245,512

* Demographic data derived from 2010 US Census

Disclaimer

VERANDA FALLS OUTPARCEL LAND

FOR SALE

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.

