

NAISouthcoast

Cashmere Blvd

Saint Lucie West, St. Lucie
County, Florida 34986

Sales Price For 9.08 Acres

\$1,100,000

LISTING AGENT

Nikolaus M. Schroth, CCIM

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www.naisouthcoast.com

FOR SALE

9.08 +/- Acres
Vacant Land



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Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

9.08 +/- Acres Vacant Land
Property Information

Location:

At the Corner of Peacock Boulevard and Cashmere Boulevard in St. Lucie West. St. Lucie County, FL

Site Size

9.08 ± Total Acres (395,655 SF)

Zoning

CG - PSL

Land Use

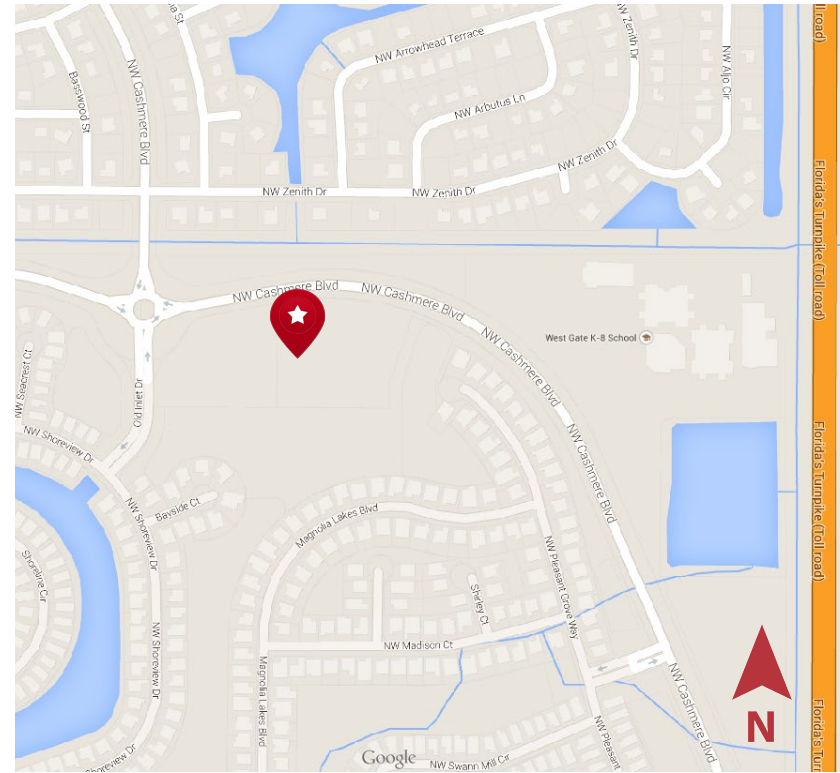
CG, Commercial General, City of Port St. Lucie (Potential for Residential or Institutional use)

Price

\$1,100,000

Comments

Neighborhood site in the prestigious St. Lucie West neighborhood of Port St. Lucie. Significant number of future rooftops north of this site in the Torino area. Homebuilding has once again begun in Port St. Lucie with strong signs of a recovering local economy.



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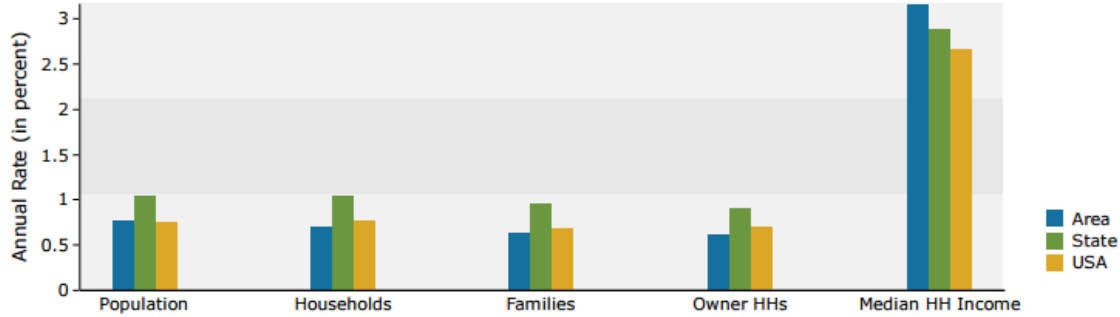
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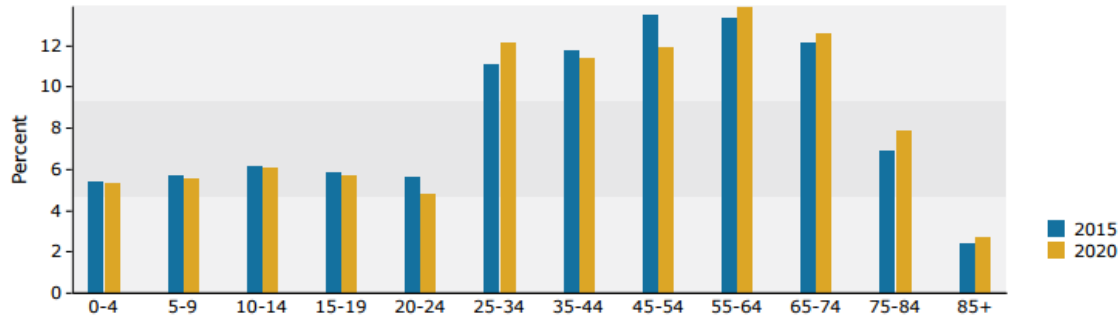
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9.08 +/- Acres Vacant Land Property Demographics

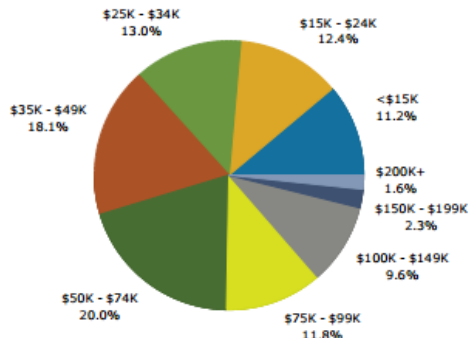
Trends 2015-2020



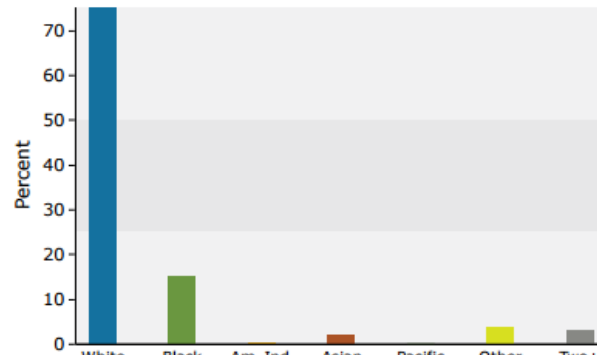
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 18.1%

2015 Demographics

Population

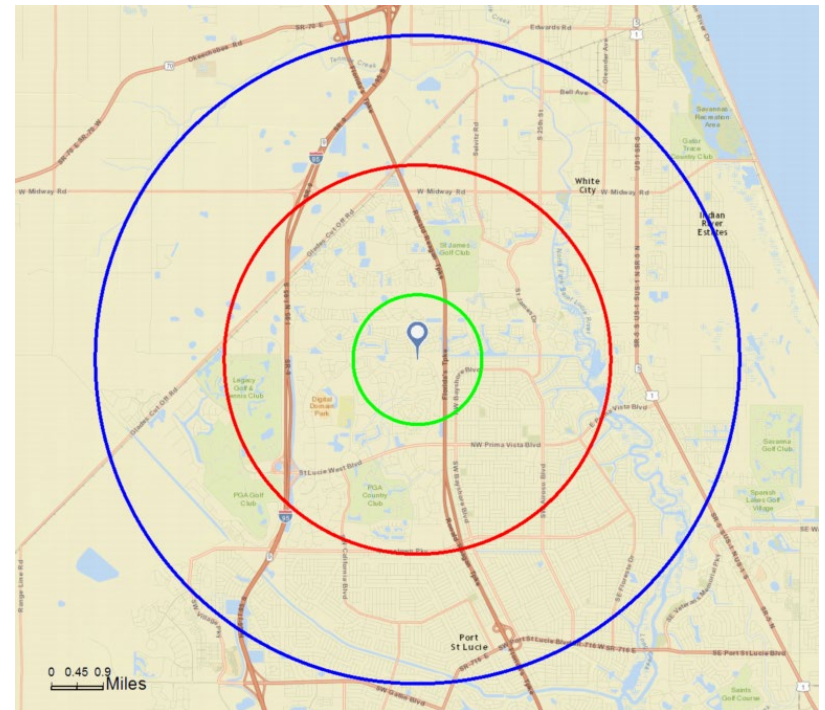
- 1 Mile: 8,441
- 3 Miles: 48,578
- 5 Miles: 111,053

Average Household Income

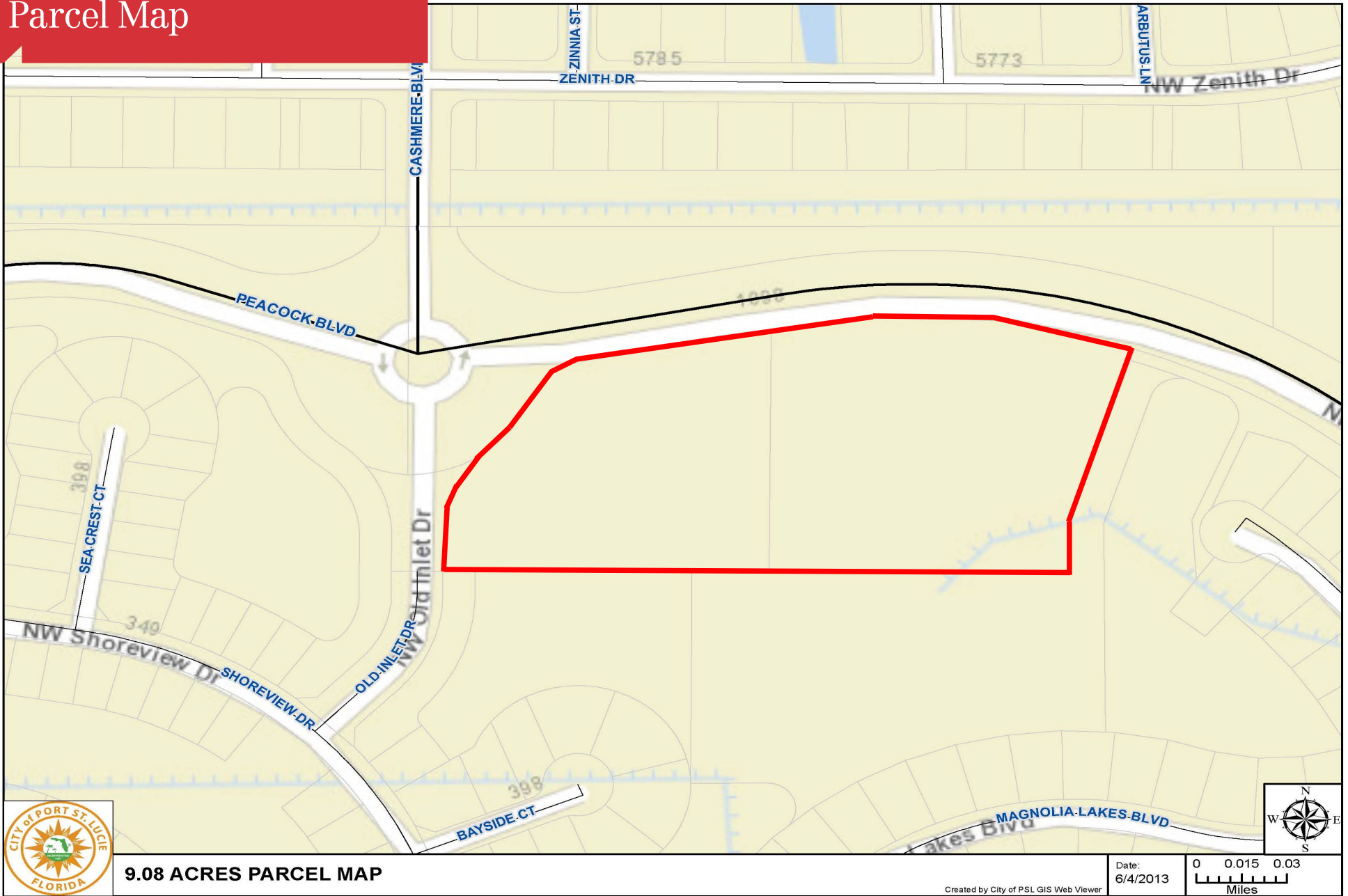
- 1 Mile: \$ 61,439
- 3 Miles: \$ 61,227
- 5 Miles: \$ 58,079

Median Age

- 1 Mile: 52.6
- 3 Miles: 44.6
- 5 Miles: 43.6



9.08 +/- Acres Vacant Land
Parcel Map



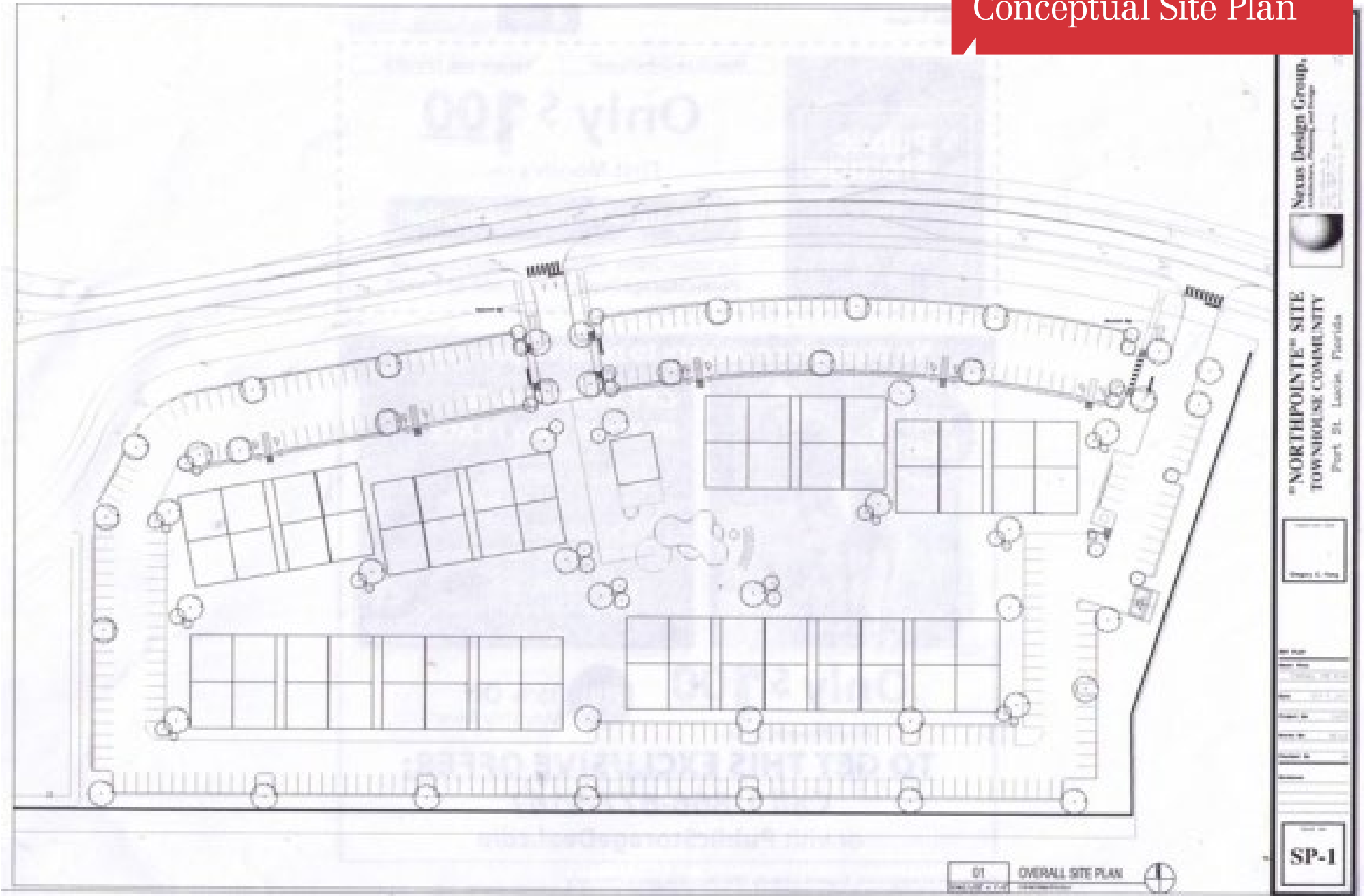
9.08 ACRES PARCEL MAP

Created by City of PSL GIS Web Viewer

Date:
6/4/2013

0 0.015 0.03
Miles

9.08 +/- Acres Vacant Land
Conceptual Site Plan



ST. LUCIE WEST PLAT NO. 178

A REPLAT OF A PORTION OF PARCEL 7 AS SHOWN ON ST. LUCIE WEST PLAT NO. 81, RECORDED IN PLAT BOOK 34, PAGES 25F, AND A PORTION OF PARCEL 7A AS SHOWN ON ST. LUCIE WEST PLAT NO. 112, RECORDED IN PLAT BOOK 37, PAGES 21A, 21A, BOTH RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN SECTION 24, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 19, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 2 MARCH, 2005



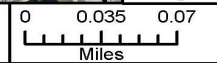
9.08 +/- Acres Vacant Land
Property Aerial



9.08 ACRES AERIAL PARCEL MAP

Created by City of PSL GIS Web Viewer

Date:
6/4/2013



9.08 +/- Acres Vacant Land
Conceptual Site Plan



9.08 +/- Acres Vacant Land
Location & Aerial Map



9.08 +/- Acres Vacant Land
Photos



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