



REAL ESTATE SALE

**Prime 21.3± Acre Site Entitled for
Commercial Development**

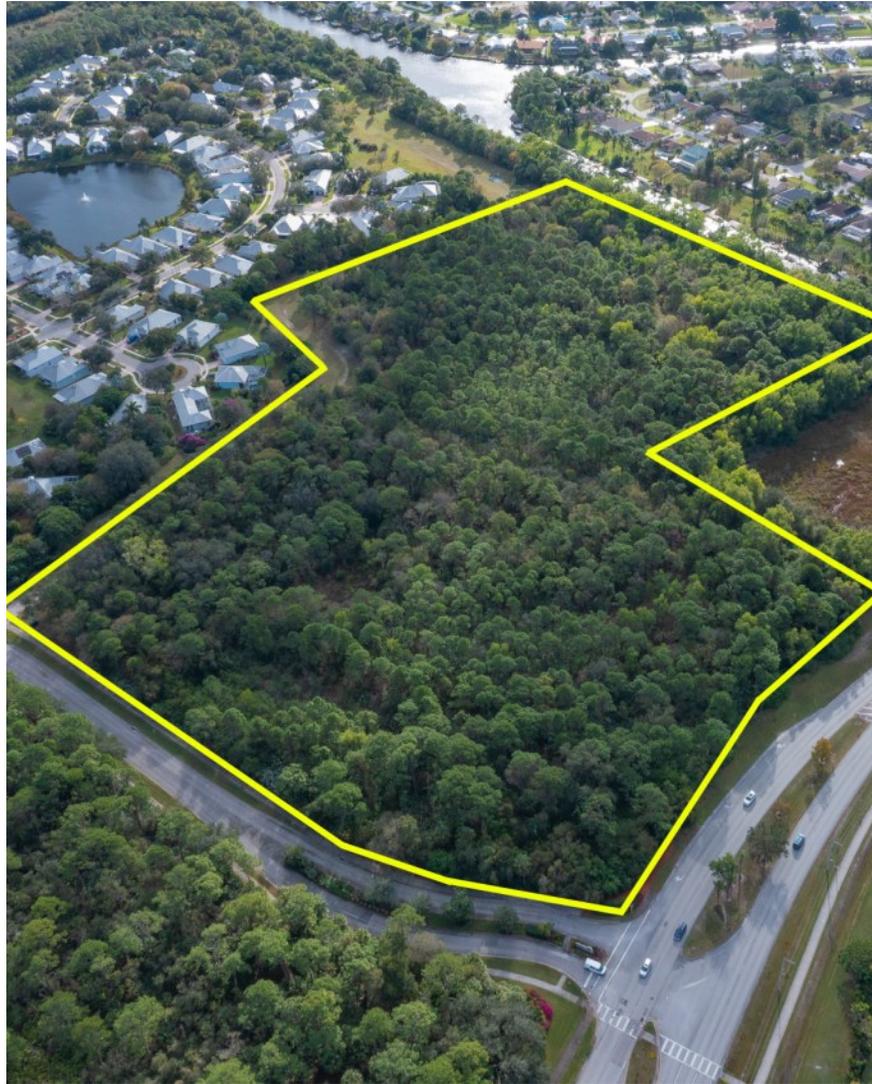
**NW Saint James Drive
Port Saint Lucie, Florida**

**ACCEPTING
OFFERS**

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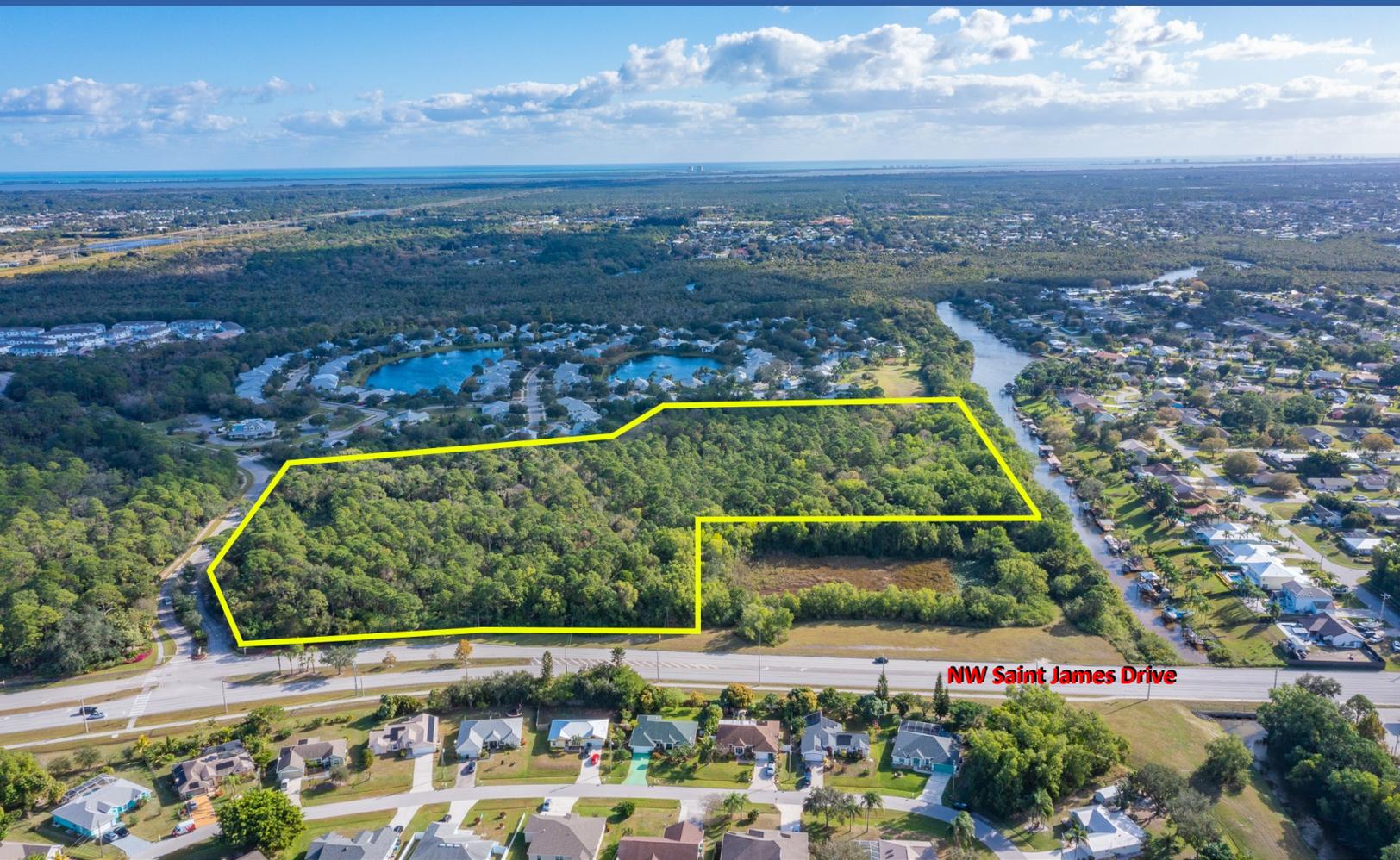
OVERVIEW

REAL ESTATE SALE

Fisher Auction Company is pleased to present a Prime 21.3± Acre Fully Entitled Commercial Development Site in the Heart of the Treasure Coast in Port Saint Lucie, Florida.

PROPERTY HIGHLIGHTS

- Prime Location just East of I-95 and the Florida Turnpike between Saint Lucie W Boulevard and W Midway Road
- Large 21.3± Acre Site Fully Entitled for a 150,000± Square Foot Commercial Development within the Prestigious River Place on the Saint Lucie PUD
- Within Minutes to Port Saint Lucie, Stuart, Fort Pierce, Vero Beach and Treasure Coast International Airport
- Rare Investment Opportunity to acquire a Large Entitled Commercial Site near Major Residential Development
- Close proximity to I-95 and Florida Turnpike Access, World Class Golf and Fishing and Area Venues
- Water, Sewer and Electric Utilities available to Site



OVERVIEW

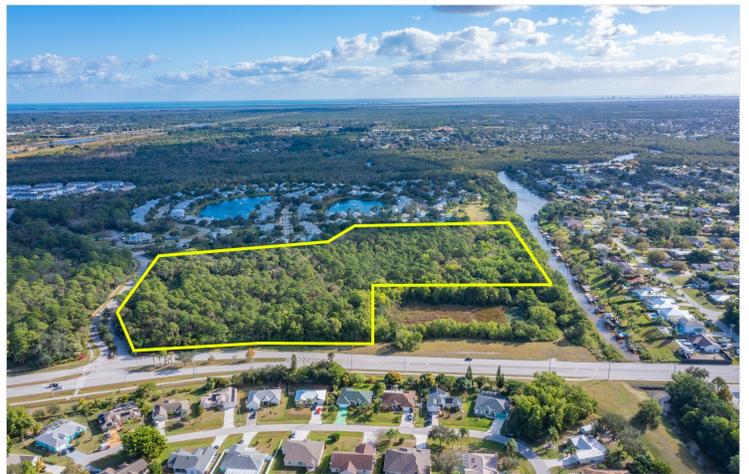
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PROPERTY DETAILS

- **Address:** NW Saint James Drive, Port Saint Lucie, Florida 34983
- **Location:** SE Corner of NW Saint James Drive and NE Lazy River Parkway
- **Directions:** From I-95 Exit # 121– St. Lucie W Blvd. Go East to Airoso Blvd. Turn left and go to NE St. James Drive. Turn right and go to location
- **Zoning:** PUD. 150,000± SF Shopping Plaza or Office have been approved within the PUD. See Data Room Zoning Section
- **Land Size:** Total of 21.3± Acres / 927,828± SF
- **Taxes:** 2025- \$74,879.74
- **Parcel ID No.** 3416-675-0034-000-7
- **Flood Zone:** Zone X - Panel No. 12111C0278K
- **Utilities:** Water, Sewer, and Electric available to site
- **Access:** NW Saint James Drive and NE Lazy River Parkway
- **Frontage:** 500± Feet along NW St James Drive / 800± Feet along NE Lazy River Parkway
- **Legal Description:** RIVER PLACE ON THE ST LUCIE TRACT N (21.30 AC) (OR 4085-186)

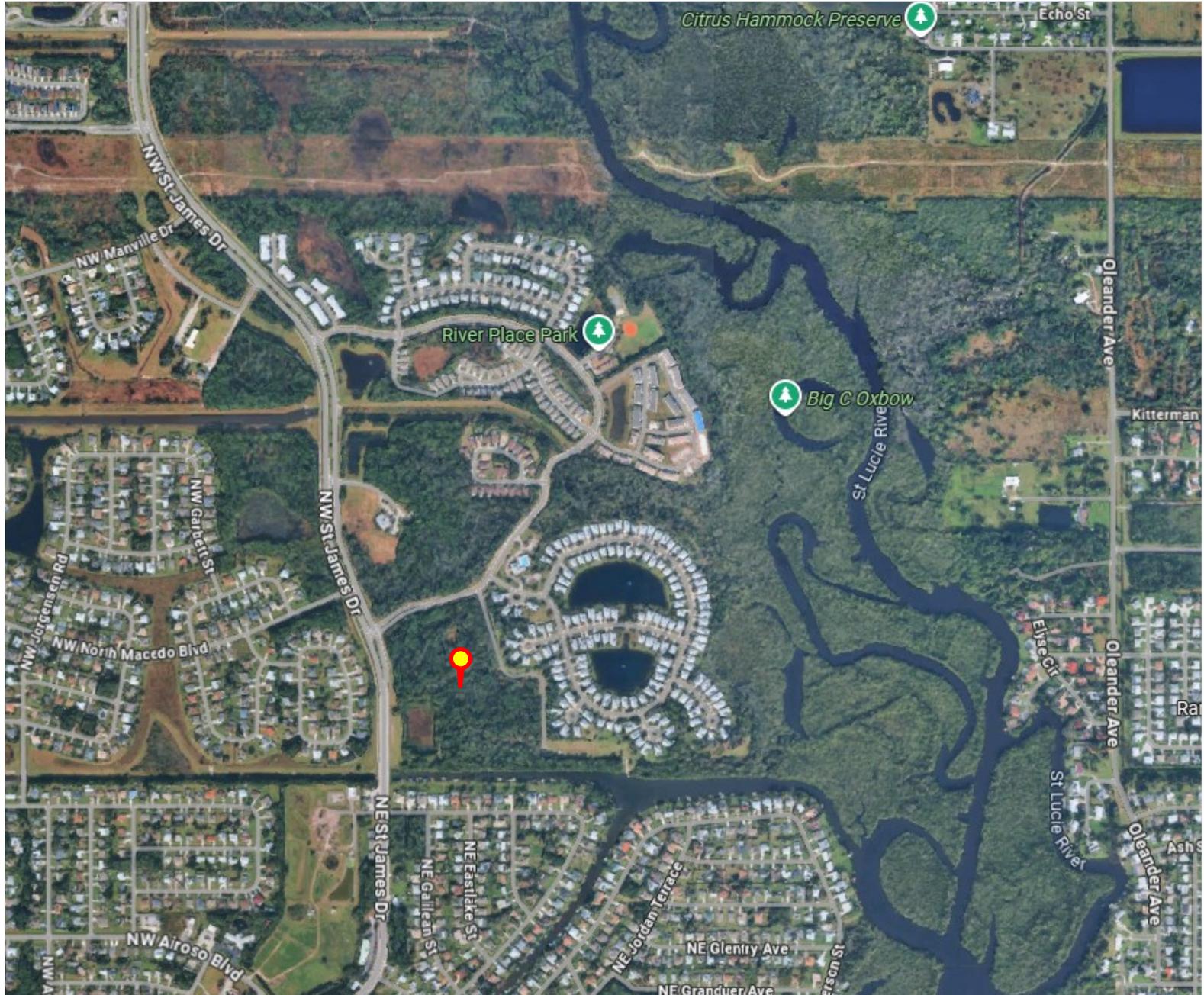


PHOTOGRAPHS



LOCATION MAP

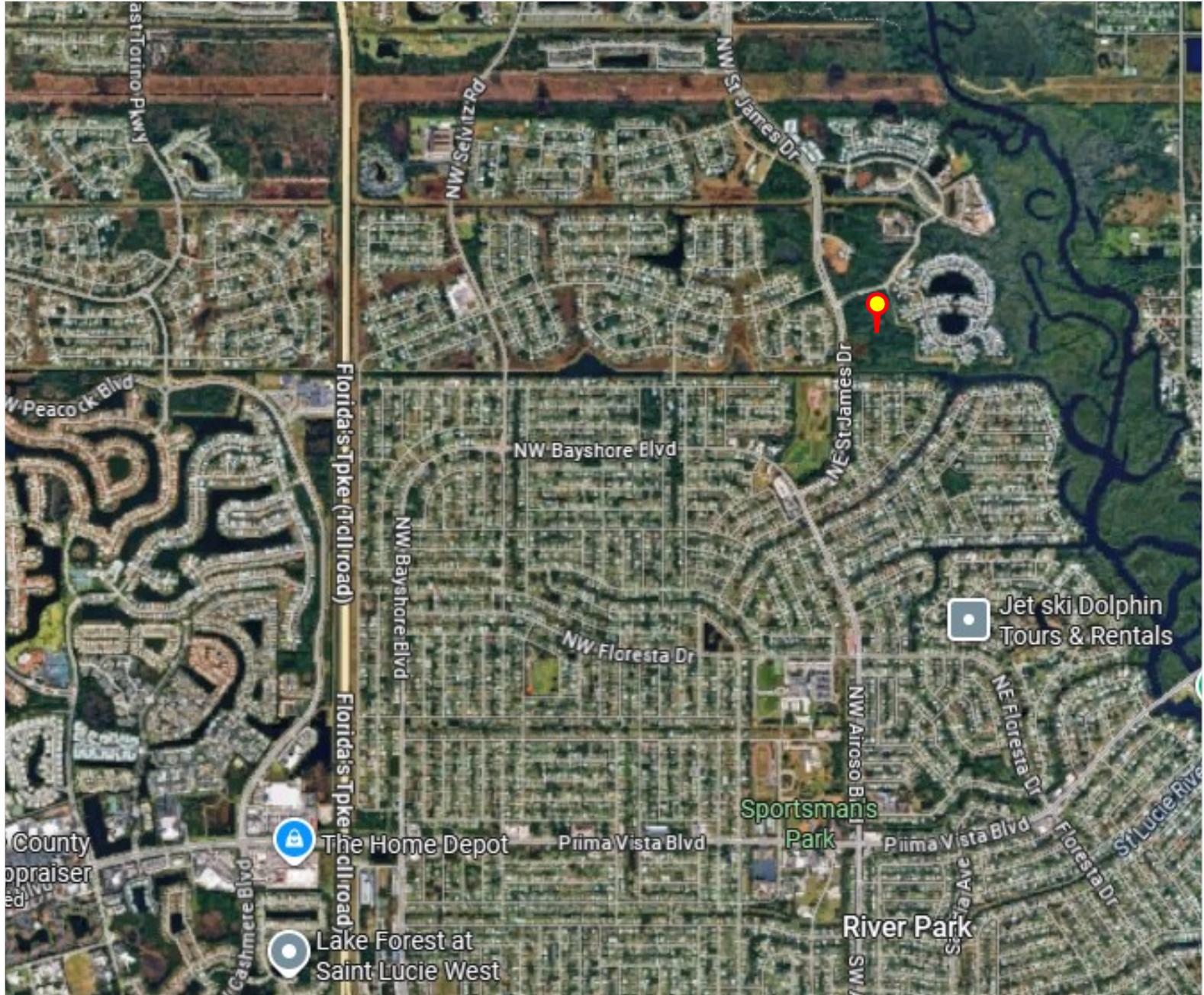
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 Properties Location

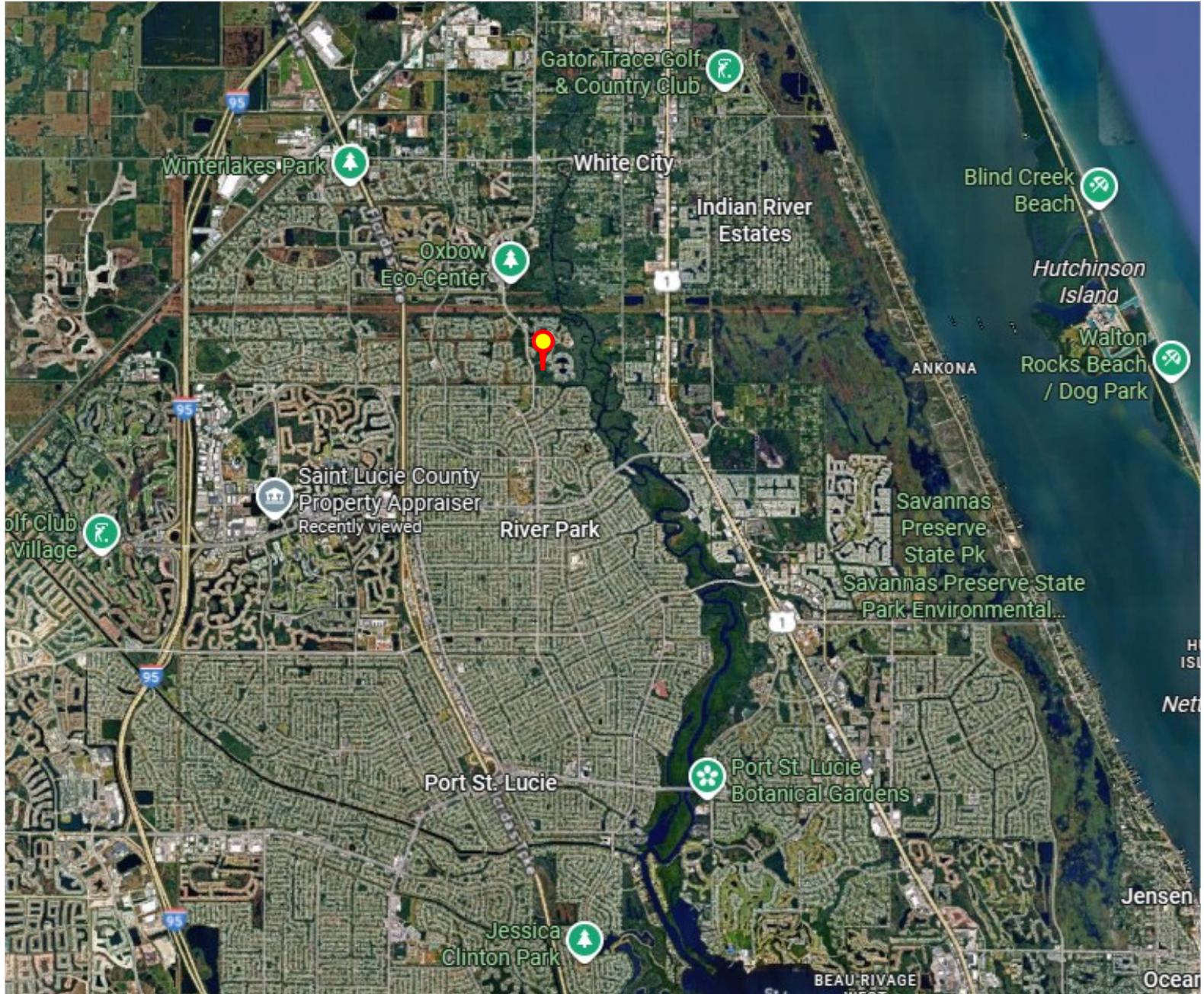
LOCATION MAP

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LOCATION MAP

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 Properties Location

AREA OVERVIEW

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Located on Florida's Central East Coast just south of Fort Pierce, Port St. Lucie is a destination where visitors can find world-class golf courses, Major League Baseball, stellar restaurants, and a host of parks and nature preserves to explore. Experience Port St. Lucie's unbeatable golf scene all year long with 54 holes of championship golf at PGA Village and the scenic greens of The Saints Golf Course. Baseball fans won't want to miss a trip to Clover Park, the spring training home of the New York Mets and summer home of the St. Lucie Mets.

Family-friendly entertainment takes many forms here, from concerts, festivals, and art exhibitions at MIDFLORIDA Credit Union Event Center to the exciting activities at Urban Air Adventure Park and DEFY trampoline park. Outdoors, kayak and paddleboard the scenic waterways to spot wildlife and learn about the area's natural ecosystems. The 225-acre Oxbow Eco-Center & Preserve, located along the North Fork of the St. Lucie River, is open 365 days a year and offers a variety of kid-friendly features and events. At Savannas Preserve State Park, visitors can hike and bike the 15 miles of multi-use trails, fish from the accessible boardwalk, and paddle through the freshwater marsh.

When it's time for some retail therapy, stay close to the PGA and Mets action at the many shops and restaurants of St. Lucie West or head to the 600,000-square-foot shopping center at The Landing at Tradition, where visitors can find a host of national retailers.

*INFORMATION AND PHOTO OBTAINED FROM <https://www.visitflorida.com/places-to-go/central-east/port-st-lucie/>

DEMOGRAPHIC

	PORT ST. LUCIE, FL	FORT PIERCE, FL	ST. LUCIE COUNTY, FL
POPULATION	220,453	48,094	346,237
MEDIAN HH INCOME	\$78,137	\$46,745	\$69,027
MEDIAN AGE	43.7	38	45.3
MEDIAN PROPERTY VALUE	\$327,700	\$220,500	\$305,800

*INFORMATION OBTAINED FROM DATAUSA.IO



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Port Saint Lucie, Florida



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