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Listing
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Prime Commercial location



Juan Alarcon | Agent
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1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952





Vacant Commercial Lots
1738 - 1744 - 1750 S.W. Bayshore Blvd,
Port St. Lucie, FL 34952

For Sale: \$500K

PRESENTED BY:

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller always reserves the right 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 those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right 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.



Lot #1

Individual Price: \$**233,000**

1738 SW Bayshore BLVD

Parcel ID - 3420-560-2319-000-3

Land Size (acres):0.23

Land Size (SF):10,000

Zoning - General Co

Lot #2

Individual Price: \$**233,000**

1744 SW Bayshore BLVD

Parcel ID - 3323-680-0018-200-2

Land Size (acres):0.23

Land Size (SF):10,000

Zoning - General Co

Lot #3

Individual Price: \$**233,000**

1750 SW Bayshore BLVD

Parcel ID - 3420-560-2319-000-3

Land Size (acres):0.23

Land Size (SF):10,000

Zoning - General Co



Location

West Street

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Port St. Lucie Household Types

CSV JSON

Type	Owner ▲	Renter
Male	59.1%	40.9%
Female	62.4%	37.6%
Non Family	73.9%	26.1%
All	76.9%	23.1%
Married	83.2%	16.8%

76.9% Rate of Home Ownership

\$ Median Income 2019

Name	Median	Mean
Households	\$60,587	\$74,355
Families	\$65,716	\$81,405
Married Families	\$74,836	\$88,294
Non Families	\$39,906	\$49,362

Port St. Lucie Median Age

42.5 41.7 43.3



Total



Male



Female

Port St. Lucie Adults

There are 147,855 adults, (38,874 of whom are seniors) in Port St. Lucie.

Population 2020

With 204,851 people, Port St. Lucie is the 7th most populated city in the state of Florida out of 919 cities. But watch out, Port St. Lucie, because [Cape Coral](#) with 194,016 people and [Tallahassee](#) with 196,169 people are right behind you.

Race & Ethnicity 2020

The largest Port St. Lucie racial/ethnic groups are White (52.7%) followed by Hispanic (21.7%) and Black (17.8%).

General Notes

- All signs shall meet Saint Lucie County Land Development Regulations.
- All Invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
- There is to be an irrigation system installed to ensure continued growth of all planting areas.
Source of irrigation water to be potable water.
- The applicant will notify the County for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
- Barricades must be constructed in the following manner:
 - Rope: 1/4" diameter min, nylon or poly, yellow or orange
 - Rope must be a minimum of four (4) feet off the ground.
 - Rope may not be attached to vegetation
 - Surveyor ribbon is not acceptable
 - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
 - Lathe strips are not acceptable.
 - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
- All Barricades must be maintained intact for the duration of construction.
- Storage of construction materials in preserve areas is not permitted.
- Fill is not allowed to encroach into preserve areas.
- Barricades must be offset at least ten (10) feet outside the preserve area or placed at the dripline of the canopy trees in any area for which clearing is proposed.
- Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
- Advisory or warning signs must be provided.
- Preserve areas are not to be altered without written permission of the Saint Lucie County Board of County Commissioners.
- During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
- Any proposed lighting will be directed away from any residential units or adjacent roadways.
- No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
- No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
- All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
- Soil stabilization shall be completed within thirty (30) days of vegetation removal.
- Proposed timetable for construction: "all building permits shall be obtained and all construction completed within time frame consistent with county ordinances."
- Contractor shall verify all existing conditions and layout dimensions in the field. report all discrepancies immediately to the landscape architect for decision before construction.
- Refer to the architectural drawings for all building dimensions.
- Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect for decision.
- New earthwork shall blend smoothly into existing grade.
- All paved areas must pitch to drain at min. of 1/8" per foot. any discrepancies not allowing this to occur shall be reported to the landscape architect prior to continuing work.
- Contractor shall provide irrigation to, and drainage from all planters.
- Remove all road base, shellrock, marl, coral rock, and rubble 30" min. below finish grade from all new planting areas and tree pits. backfill with suitable soil as approved by landscape architect. maintain existing grade at existing trees.

Drainage Notes

- Match all existing grades along property lines.
- Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements.
- Contractor shall provide drainage from all planters.