

Lot For Sale North Hutchinson Island



RT COMMERCIAL
REAL ESTATE, LLC



Lot for Sale North Hutchinson Island

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.



PROPERTY DESCRIPTION

- ✓ Price - \$1.9 Million
- ✓ Land Size- 5.88 Acres
- ✓ Site: Alt A1A N. Hutchinson Island
- ✓ Proposed Use - Multifamily, Apartment Units - Condo
- ✓ Zoning- HIRD * Hutchinson Island Residential District



Beautiful piece of vacant property located on North Hutchinson Island in St. Lucie County, FL. This property could be used to Build out Multifamily units, apartments units or even condos. The possibilities are endless. You don't want to miss out on this Investment opportunity.

2019 Demographics

Number of Households in Hutchinson Island North

Total Households	4,048
Average People Per Household	2
Family Households	2,535
Non-family Households	1,513

Households with Children	174
Households without Children	3,874

Hutchinson Island North Population Demographics

Total Population	7,429
Male Population	3,465
Female Population	3,964

Median and Average Income in Hutchinson Island North

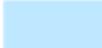
Average Household Income	\$91,250.00
Median Household Income	\$63,718.00
People below Poverty Level	580
People above Poverty Level	6,840

HIRD HUTCHINSON ISLAND RESIDENTIAL DISTRICT.

1. **Purpose.** The purpose of the Hutchinson Island Residential District (HIRD) is to provide a residential environment on North and South Hutchinson Island that is respectful of the natural resources and value of the barrier islands and can be supported by available public and private services. HIRD is intended to ensure that the intensity, location, and timing of new residential growth and development is of a character that can be served by adequate public and private facilities, and that protects, preserves and enhances the public health, safety, and welfare of the citizens of St. Lucie County. Hutchinson Island constitutes a unique and valuable public resource that plays a vital role in defining the County's economic and geographic character. HIRD is intended to facilitate growth and development of the barrier islands while conserving the natural and human values the islands represent. Given the environmentally sensitive nature of barrier islands, HIRD is designed to ensure that growth and development is clustered away from environmentally sensitive lands and is limited to the more tolerant upland portions of Hutchinson Island. HIRD is also intended to implement and be consistent with the St. Lucie County Comprehensive Plan.
2. **Intent of Application:**
 - a. It is the intent of the Board of County Commissioners that HIRD shall apply to all multi-family residential property in the unincorporated areas of North and South Hutchinson Island.
 - b. No application for an amendment to this Code, shall be accepted which proposes to change the zoning classification of any land on North or South Hutchinson Island to a classification other than to: Hutchinson Island Residential District (HIRD); Planned Unit Development (PUD); Planned Non-Residential Development (PNRD); Planned Mixed Use Development (PMUD); Utilities (U); Institutional (I); Religious Facilities (RF); any Residential, Estate (RE-1 or RE-2) or any Residential, Single-Family (RS-2, RS-3, RS-4) zoning district. Any residential development on North or South Hutchinson Island must be consistent with Paragraphs 4, 5, 6, 7, 8 and 9 of this Section.
3. **Subdistricts.** For the purposes of this District, lands located on North and South Hutchinson Island are hereby classified into the following subdistricts:
 - a. North Hutchinson Island Residential District (NHIRD), which includes those lands located on North Hutchinson Island in St. Lucie County;
 - b. South Hutchinson Island Residential District, North (SHIRD-N), which includes those lands located on South Hutchinson Island between the Florida Power and Light Company nuclear power plant and the city limits of the City of Fort Pierce; and
 - c. South Hutchinson Island Residential District, South (SHIRD-S), which includes those lands located on South Hutchinson Island between the Florida Power and Light Company nuclear power plant and Martin County.
4. **Environmental Zones.** For the purposes of this District, all lands located on North and South Hutchinson Island are classified into one (1) of the following environmental zones based on their geologic, hydrologic, topographic, and biologic character:
 - a. **Dune Preservation Zone**, which includes those lands lying between the mean high water line to the east and the western edge of the primary dune system, as defined by vegetation and elevation. The Dune Preservation Zone shall have the characteristics of the Beach and Dunelands environmental zone as described in Chapter VIII, Natural Environmental Analysis, of the St. Lucie County Barrier Island Study: Analysis of Growth Management Policy Plan (August, 1982). Where the western edge of the primary dune system cannot be ascertained, the Dune Preservation Zone shall be set by reference to a management/ restoration plan that has been prepared based on natural coastal dynamics.
 - b. **Uplands**, which include those lands lying west of the western edge of the primary dune system and which are not classified as wetlands as defined in paragraph (c) of this subsection.
 - c. **Wetlands**, which include those lands lying west of the western edge of the primary dune system that are above the elevation of mean high water and are included in the landward extent of waters of the state as defined in Rule 17-4.02(17), Florida Administrative Code, on the date of adoption of this Code.

Zoning Information



 HIRD, Hutchinson Island Residential Dist

Property Photos



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