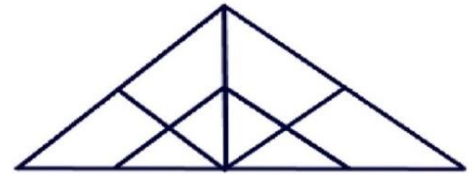


FOR SALE
1.29± ACRE
COMMERCIAL SITE
PORT ST. LUCIE, FL



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	1991 SW Hayworth Avenue Port St. Lucie, FL 34953 one-half mile West of I-95 Interchange
SIZE:	1.29± Acres
FRONTAGE:	315.05 feet on SW Hayworth Avenue 205 feet on SW Casella Street 176 feet on SW Fondura Road
ZONING:	Service Commercial Zoning District (CS)
LAND USE:	Commercial Service (CS)
TAXES:	\$9,069.40 (2016)
UTILITIES:	Water and Sewer available (Port St Lucie Utilities)
PRICE:	\$425,000.00
COMMENTS:	Good opportunity to open your own business in a high traffic area. Close to I-95. This is a great area for rental space as demand out paces supply. There are very few vacancies. Owner will consider financing for a qualified buyer.
CONTACT:	Ricou "Rick" Hartman

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.

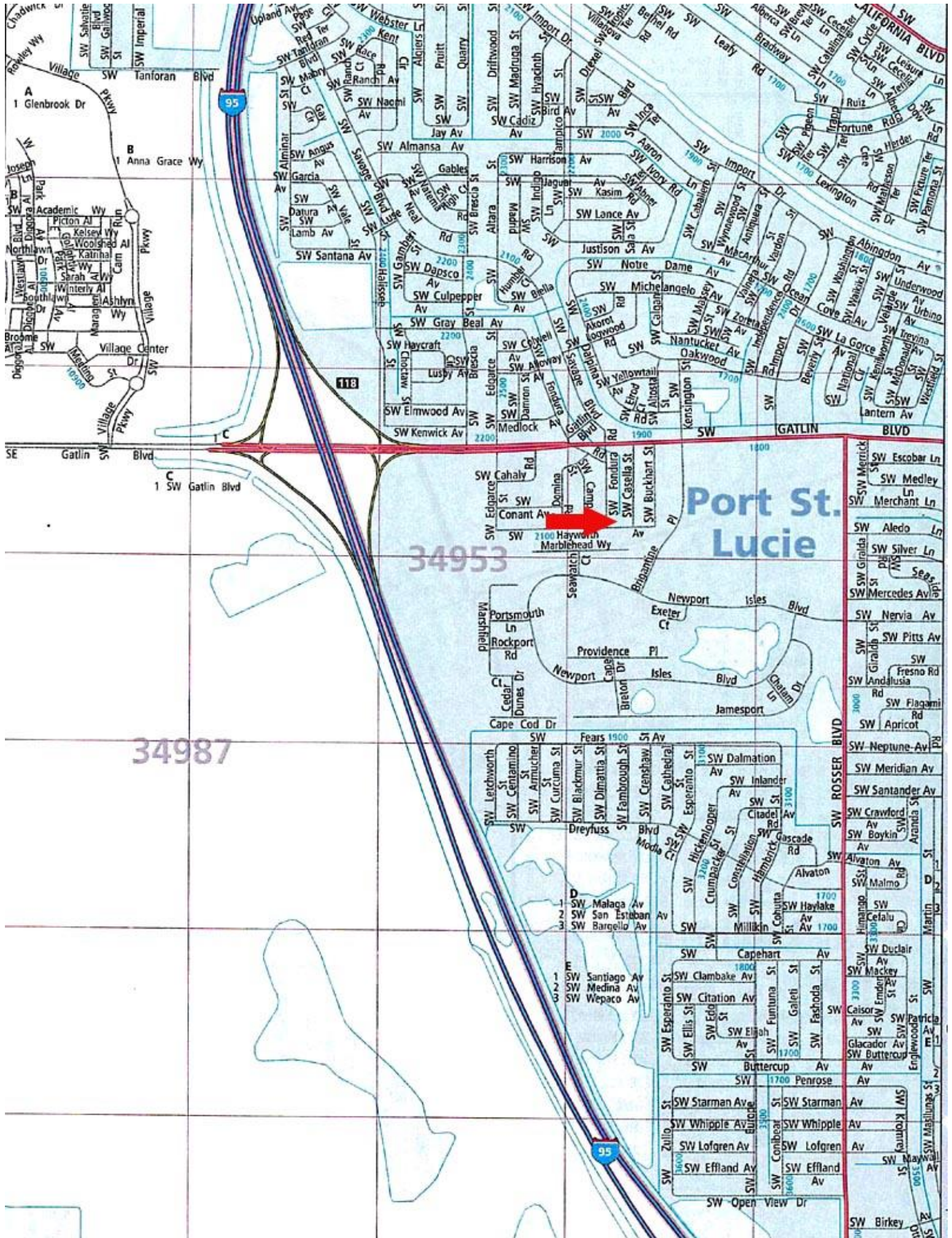


SW GATLIN BLVD

SW CASELLA ST

SW FONDURA RD

SW HAYWORTH AVE

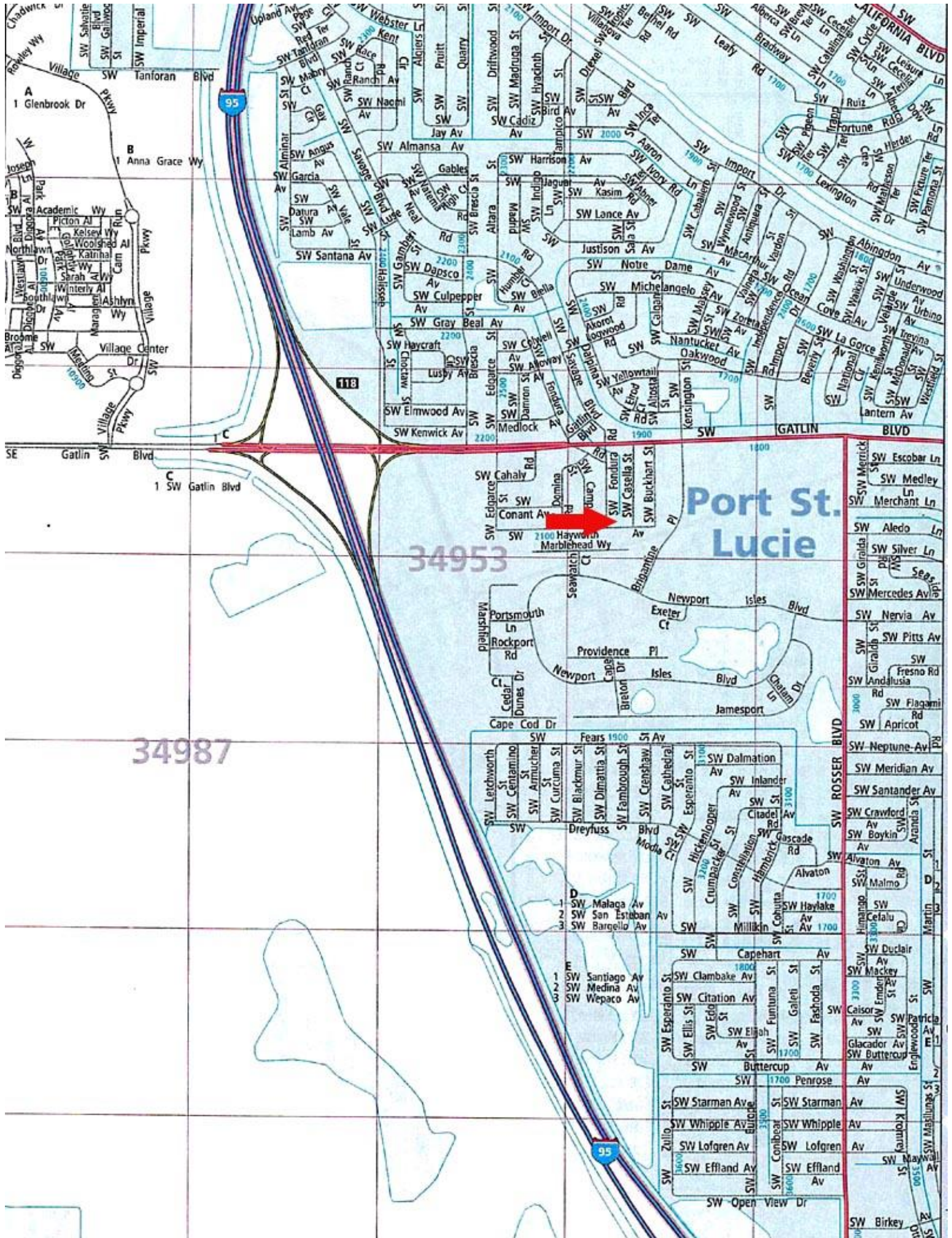


Port St. Lucie



34953

34987



Port St. Lucie



34953

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ZONING

Sec. 158.126. - Service Commercial Zoning District (CS).


- (A) **Purpose.** The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted provided that all businesses, services, manufacturing, or processing of materials are confined within a fully enclosed building with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:
- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
 - (2) Automotive, boat or truck repair.
 - (3) Building material sales.
 - (4) Cabinet shop.
 - (5) Contractor's shop.
 - (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
 - (7) Sign company.
 - (8) Public facility or semi-public facility or use.
 - (9) Trade shop (roofing, plumbing, electrical, and the like).
 - (10) Wholesale establishment.
 - (11) Food processing facility.
 - (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
 - (13) Television and broadcasting station.
 - (14) Analytical laboratory.
 - (15) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
 - (16) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
 - (17) Kennel, enclosed.
- (C) **Principal uses.** The following principal uses which need not be fully enclosed in a building or structure are permitted, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall:
- (1) Public or semi-public facility use.
 - (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.
 - (3) Automotive, boat or truck sales.
 - (4) Lumber yard.
 - (5) Material or vehicle storage yard.

LAND USE

A large undeveloped tract of land is located near existing commercially developed Darwin Square (Port St. Lucie Boulevard) and provides opportunity for an expanded community commercial center. Existing commercial land uses at the Becker Road and Port St. Lucie Boulevard area is expected to be a future commercial node when this road is bridged over the C-23 canal connecting the City to Martin County. Another change in this plan is at the Gatlin Boulevard and Savona Boulevard intersection to allow for a community commercial center.

In the southwest corner of the City is the River Trace area which contains a land use designation to allow a mixed use commercial center which would be developed at some time in the future. In addition, the future land use map provides for numerous neighborhood commercial centers. See existing and adjacent land use maps (Figures 3,4).

The following are the Future Land Use Categories for Commercial Development:

- CL - Commercial Limited. Commercial Sites on major thoroughfares near residential neighborhoods. Intended for essential household services in high visibility residential areas. It restricts development with high impact on residential neighborhoods - such as gasoline service stations and fast food. It is not intended for large scale retail.
- CG - Commercial General. To provide general retail sales and services adjacent to major or minor arterials including shopping centers, but not intended for wholesale, warehousing or extensive outside storage.
-  CS - Commercial Service. This is intended to accommodate the most intensive commercial development within the City. It includes wholesaling, warehousing, vehicle sales and rentals. Attention to buffering, fencing and screening should be considered in site development. It is often mixed with light industrial land use areas of the City.
- CH - Commercial Highway. This land use is reserved for strategically located sites adjacent to major arterials with sufficient size, area and depth and with adequate vehicle circulation. It permits highway oriented service stations which exclude auto body repair. It allows for hotels, motels and restaurants to serve the traveling public. It is primarily located at major interchanges.
- ROI Residential, Office, Institutional. The ROI land use designation is a mixed use land use designed to accommodate residential, offices and institutional uses. It is located along major transportation corridors and helps separate and buffer more intensive commercial areas.