



# FOR SALE

St. Lucie Gardens Apartments - Approved 81 Unit Multi-Family Site

322 Kitterman Road

Port Saint Lucie, FL 34952

## PROPERTY OVERVIEW

Residential development land, site plan approved for 81 low rise multifamily units. Features of the approved plan include: 8 two story buildings, with 68 2BR/2BA and 12 2BR/1BA units, a manager's apartment and an office & pool. 179 parking spaces. To be served by water & sewer from Port St. Lucie Utilities.

## LOCATION OVERVIEW

Conveniently located just off US1 and Kitterman Rd in Port St. Lucie, east of US1, in an area of single and multifamily residential, and with an elementary school nearby. Close to shopping and restaurants. Lennard Road provides an alternate north/south corridor to US1.

## OFFERING SUMMARY

Land Size:

9.75 Acres

Land Use:

RM - Residential Medium Density

Zoning:

RM-9 - St. Lucie County

SALE PRICE

\$2,800,000



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**SLC Commercial**  
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

# Property Details

ST. LUCIE GARDENS APARTMENTS - APPROVED 81 UNIT MULTI-FAMILY SITE

FOR SALE

SALE PRICE	\$2,800,000
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Location Information	
Building Name	St. Lucie Gardens Apartments - Approved 81 Unit Multi-Family Site
Street Address	322 Kitterman Road
City, State, Zip	Port Saint Lucie, FL 34952
County/Township	Saint Lucie County

Zoning / Land Use Details	
Zoning	RM-9 - St. Lucie County
Land Use	RM - Residential Medium Density
Permitted Use	See Below

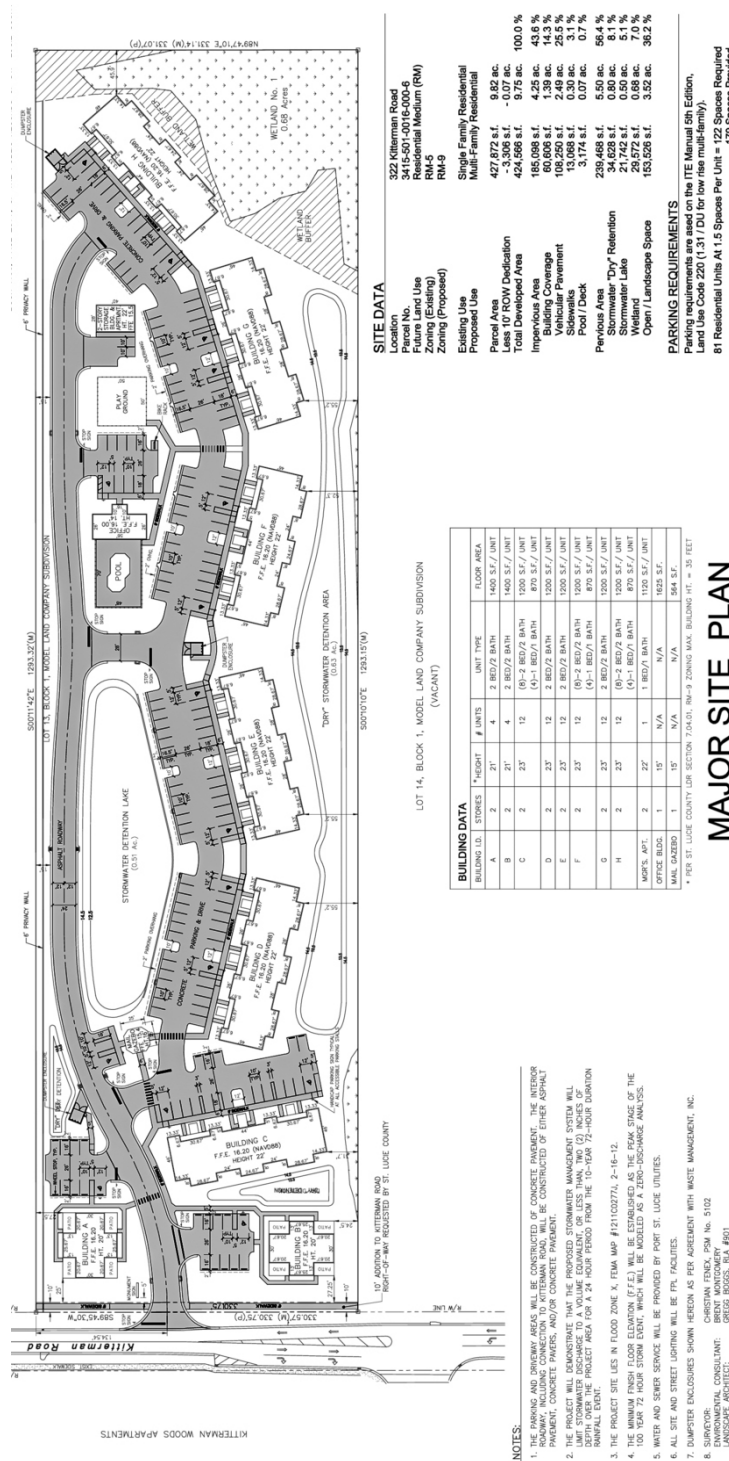
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Property Details	
Property Type	Land
Property Subtype	Multifamily
Lot Size	9.75 Acres
APN#	3415-501-0016-000-6
Corner Property	No
Waterfront	No

Utilities	
Water & Sewer	Yes

Location Overview	
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# Area Map

ST. LUCIE GARDENS APARTMENTS - APPROVED 81 UNIT MULTI-FAMILY SITE

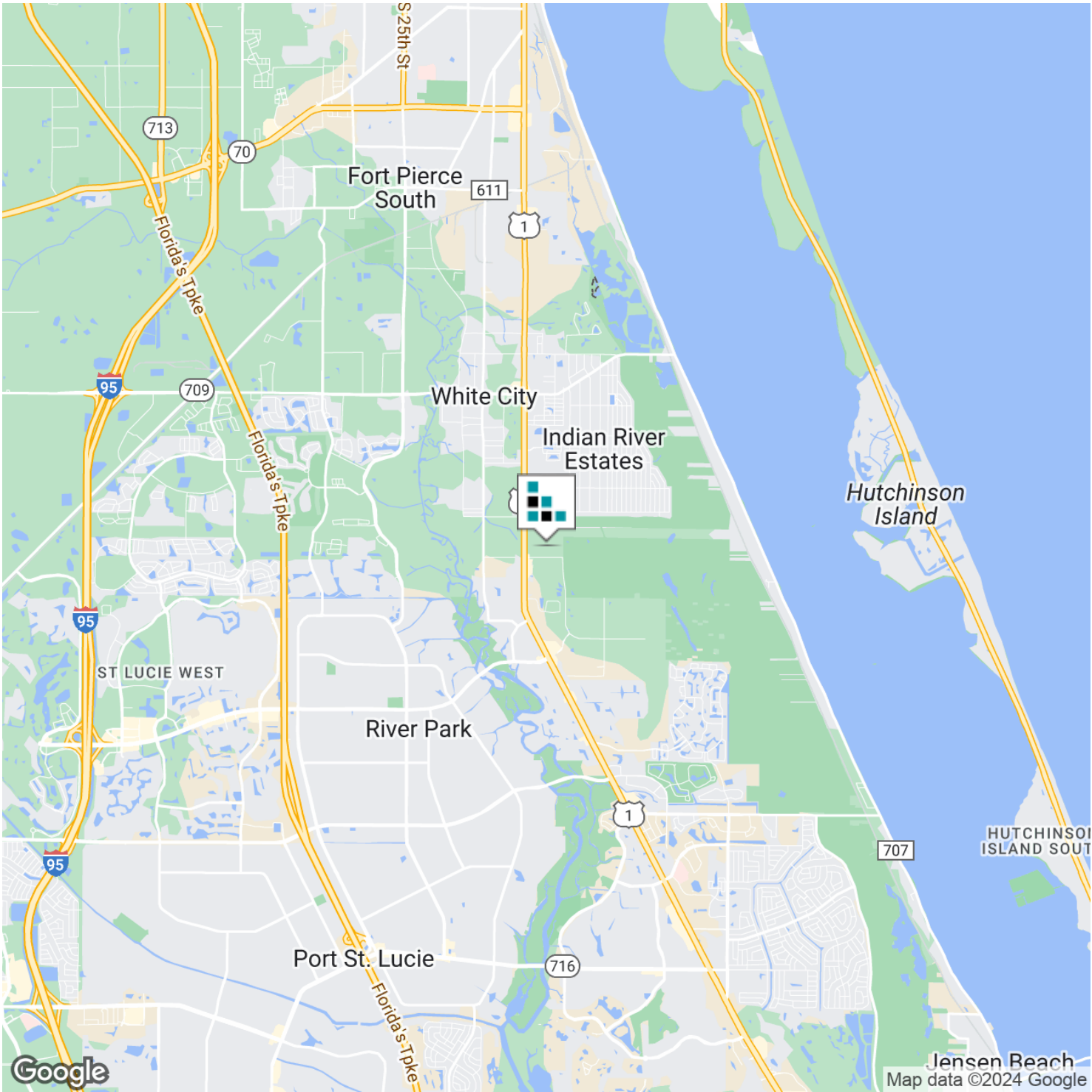
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# Location Map

ST. LUCIE GARDENS APARTMENTS - APPROVED 81 UNIT MULTI-FAMILY SITE

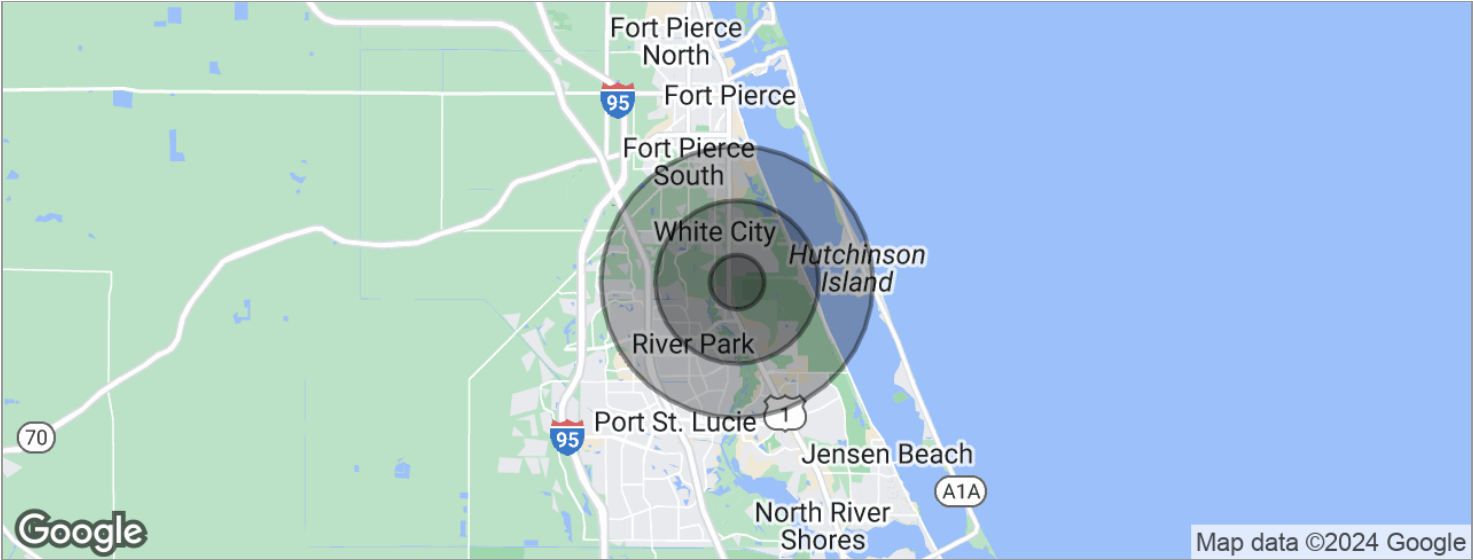


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# Demographics Map

ST. LUCIE GARDENS APARTMENTS - APPROVED 81 UNIT MULTI-FAMILY SITE

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,426	40,911	114,752
Median age	52.6	48.9	46.2
Median age (Male)	50.8	46.5	44.8
Median age (Female)	54.6	49.5	46.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,075	17,708	49,700
# of persons per HH	2.1	2.3	2.3
Average HH income	\$63,987	\$60,182	\$59,220
Average house value	\$193,748	\$185,652	\$192,025

\* Demographic data derived from 2020 ACS - US Census

# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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