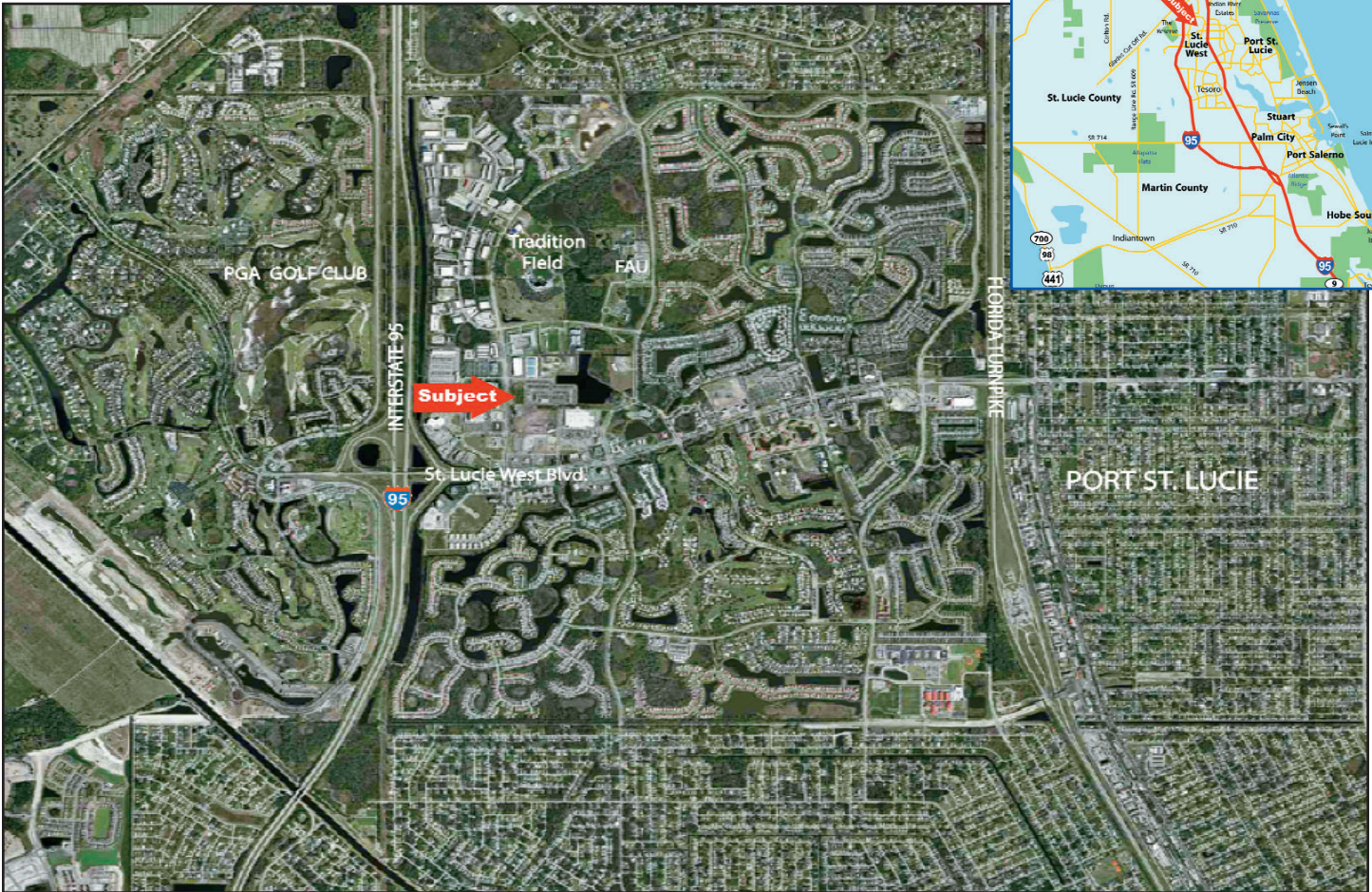


# FOR SALE

## COMMERCIAL LAND

### ST. LUCIE WEST, FLORIDA



**DESCRIPTION:** 4.34 acres located at the southeast corner of NW Peacock Blvd. & Lake Whitney Dr. which is a fully signalized intersection approximately one mile north of SW St. Lucie West Blvd., and just south of Tradition Field, (the New York Mets Spring Training Facility). This parcel represents one of the few remaining commercial land development opportunities along the Peacock Blvd. corridor.

**LEGAL:** Lot 15, University Park, St. Lucie West Plat No. 143, recorded in PB 41, P 29-29A. The Property is located within the Peacock Special Assessment District and St. Lucie West Commercial Association, Inc.

**ZONING:** CS designated Service Commercial which permits retail, restaurant, hotel, office, manufacturing, and warehouse. DRI restricted to a maximum of 70,000 sf of building area.

**UTILITIES:** Water, Sewer, Power & Natural Gas are available.

| REAL ESTATE TAXES: | 2010 Tax Assessment | 2010 Taxes | Folio Number        |
|--------------------|---------------------|------------|---------------------|
|                    | \$944,700           | \$30,085   | 3325-600-0018-000-8 |

**POA ASSESSMENTS:** \$1,106.05 semi-annually.

**OFFERING PRICE:** \$2,900,000 (\$15.35 psf)

**CONTACT:** Jay Romfh, Director of Investment Sales  
Brad Scherer, President

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. Printed by National Multiple Listing, Inc. www.GoNML.com 1-800-327-5770 NML 189500-W

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