

Live-Local Affordable Housing Opportunity 6285 US Hwy 1 St. Lucie County Fla
FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

6285 Old Dixie Highway, Saint Lucie, FL 34946

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For More Information:



Michael Dreyer, CCIM, ALC

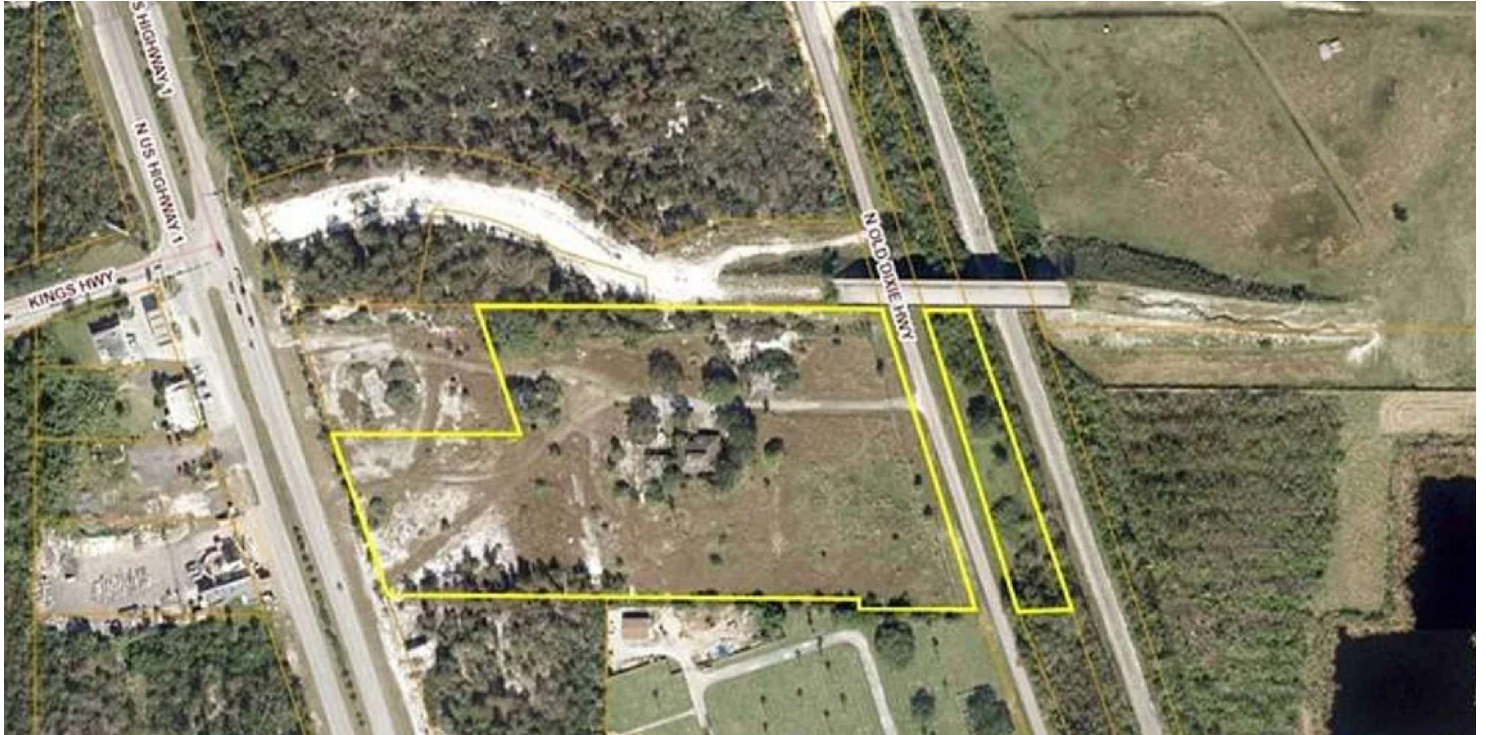
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Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

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FOR SALE



LOCATION DESCRIPTION

Located at **6285 N Old Dixie Hwy in St. Lucie County Florida**, this prime **9.98-acre** parcel presents an exceptional opportunity for **multifamily development** under the "Live Local Act." The property is strategically positioned at the **high-traffic intersection of Kings Hwy and US 1**, providing excellent visibility and to intercoastal / river view. **Adjacent to the Lennar Homes "Seagrove" development (formerly known as Coconut Cove)**, which is planned for **750 dwelling units**, this site is surrounded by emerging communities, making it an ideal location for the **proposed construction of 149 apartments**. The development plan includes **five three-story buildings and one four-story building, with a density of 15 dwelling units per acre**, catering to the growing demand for housing in North St. Lucie County.

The sale price for this investment opportunity is **\$2,980,000**, and the property is zoned **CG (Commercial General)**, allowing for a variety of commercial uses in addition to the multifamily development potential. This cash sale comes with terms and is positioned as a **redevelopment project**, making it suitable for both investors and owner-users. With its prime location at a **high-impact intersection and close proximity to planned communities**, this property is well-positioned to **capitalize on the increasing demand for housing in the area**. The combination of strategic location, approved development plans, and favorable zoning makes this an attractive opportunity for developers looking to make a significant impact.

CONCEPTUAL SITE PLAN : <https://shorturl.at/YDNJD>

PLAN CORRECTION REPORT: <https://shorturl.at/VR2gC>

Listed with James McGlone.

OFFERING SUMMARY

Sale Price:	\$2,980,000
Lot Size:	9.98 Acres
Utilities Water and Sewer:	Available to the site

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	62	435
Total Population	13	158	979
Average HH Income	\$71,637	\$71,637	\$72,181



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PROPERTY DESCRIPTION

This prime **9.98-acre** parcel located at **6285 N Old Dixie Hwy in St. Lucie County, Florida**, offers a unique investment opportunity for **multifamily and commercial development** under the "**Live Local Act.**" The property is strategically positioned at the high-traffic intersection of Kings Hwy and US 1, providing accessibility with 266 feet of frontage on US 1 and 505 feet on Old Dixie Hwy. The site is zoned CG (Commercial General) and is equipped with public water and sanitary sewer, making it ready for development.

The Conceptual plan has received a preliminary approval for **149 units**. **St. Lucie County** is poised for significant growth, particularly in its **unincorporated areas outside of the established cities**. With **construction on the highly anticipated Buc-ee's mega-travel center expected to begin in 2025**, the county is set to attract even more visitors and residents. As of 2022, the population of St. Lucie County was approximately 335,000, reflecting a steady increase over the past 12 years, with an **average growth rate of 2.1% per year** since 2010. The Port St. Lucie metro area, which includes St. Lucie County and neighboring Martin County, has consistently **ranked among the fastest-growing regions** in the country, contributing to a **vibrant and expanding community**.

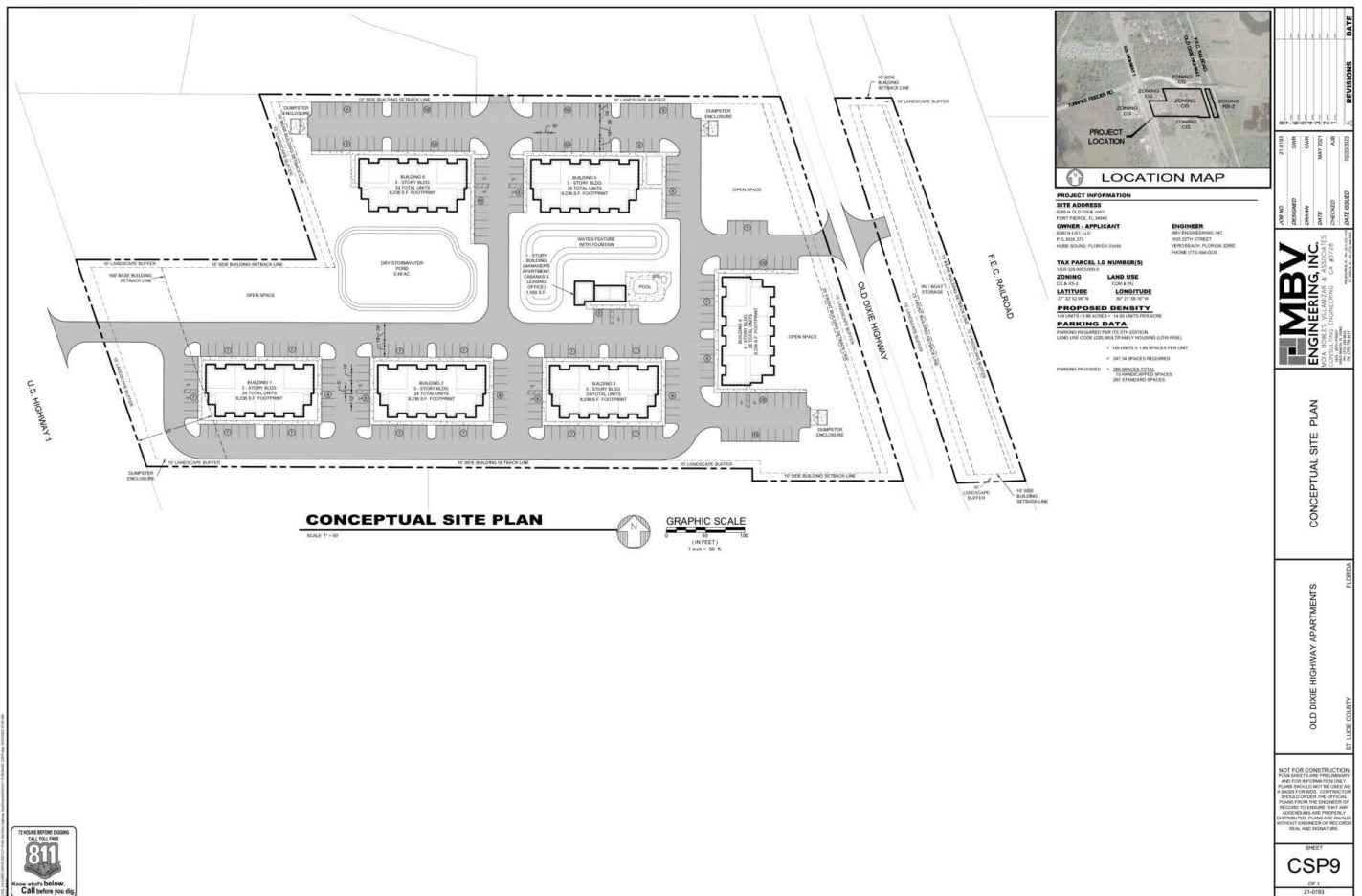
The county's diverse racial makeup further enriches its cultural landscape, with the largest ethnic group being White (Non-Hispanic), comprising around 180,000 individuals in 2022. Black or African American residents accounted for approximately 66,200 people, while White (Hispanic) individuals made up about 31,300 of the population. With a population density of 575.9 people per square mile as of 2020, St. Lucie County is home to several key cities, including Port St. Lucie, and St. Lucie Village. This dynamic and growing county presents an ideal environment for investment and development, making it a prime location for businesses and residential projects alike. As St. Lucie County continues to evolve, it offers ample opportunities for those looking to be part of its promising



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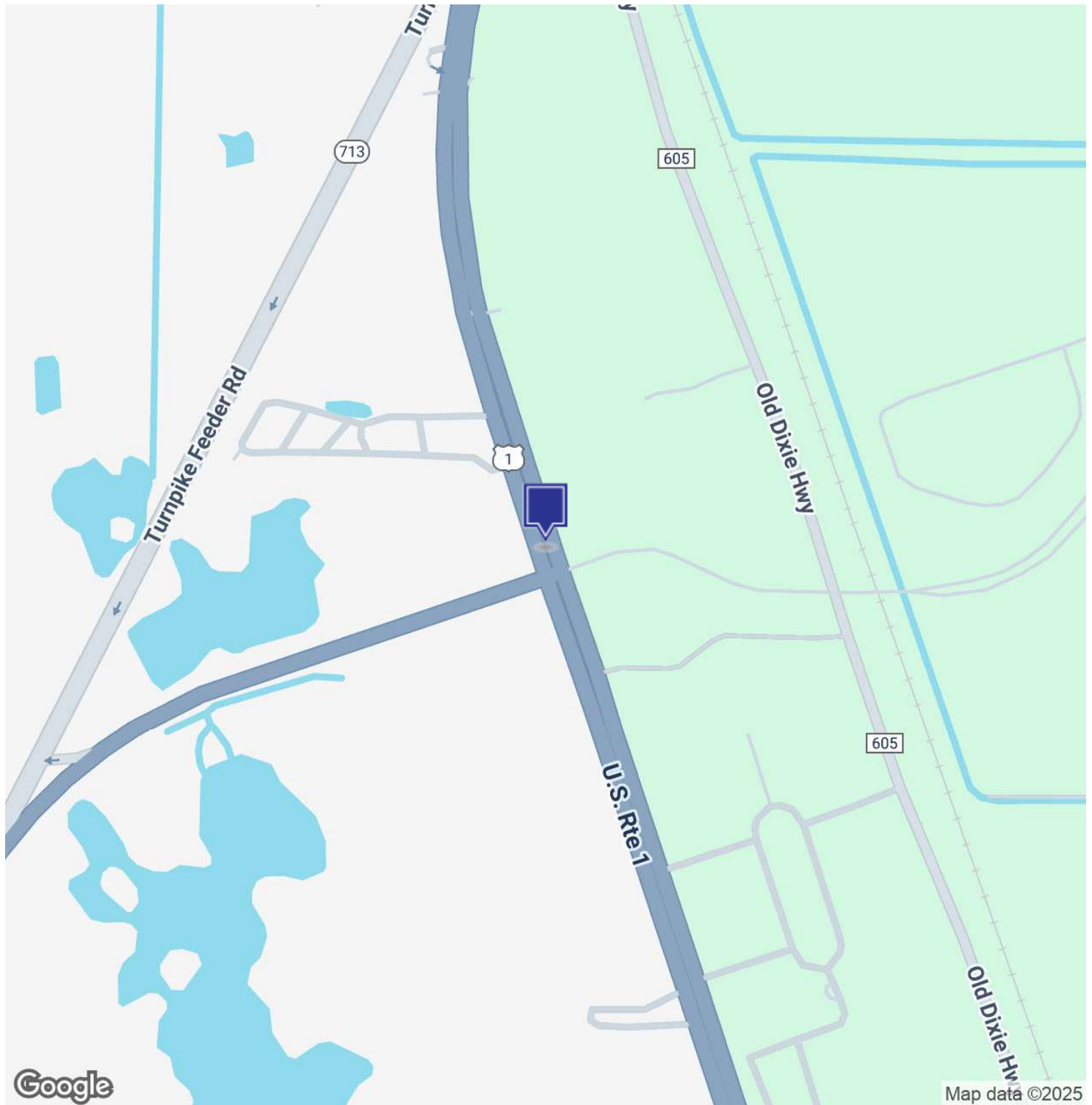
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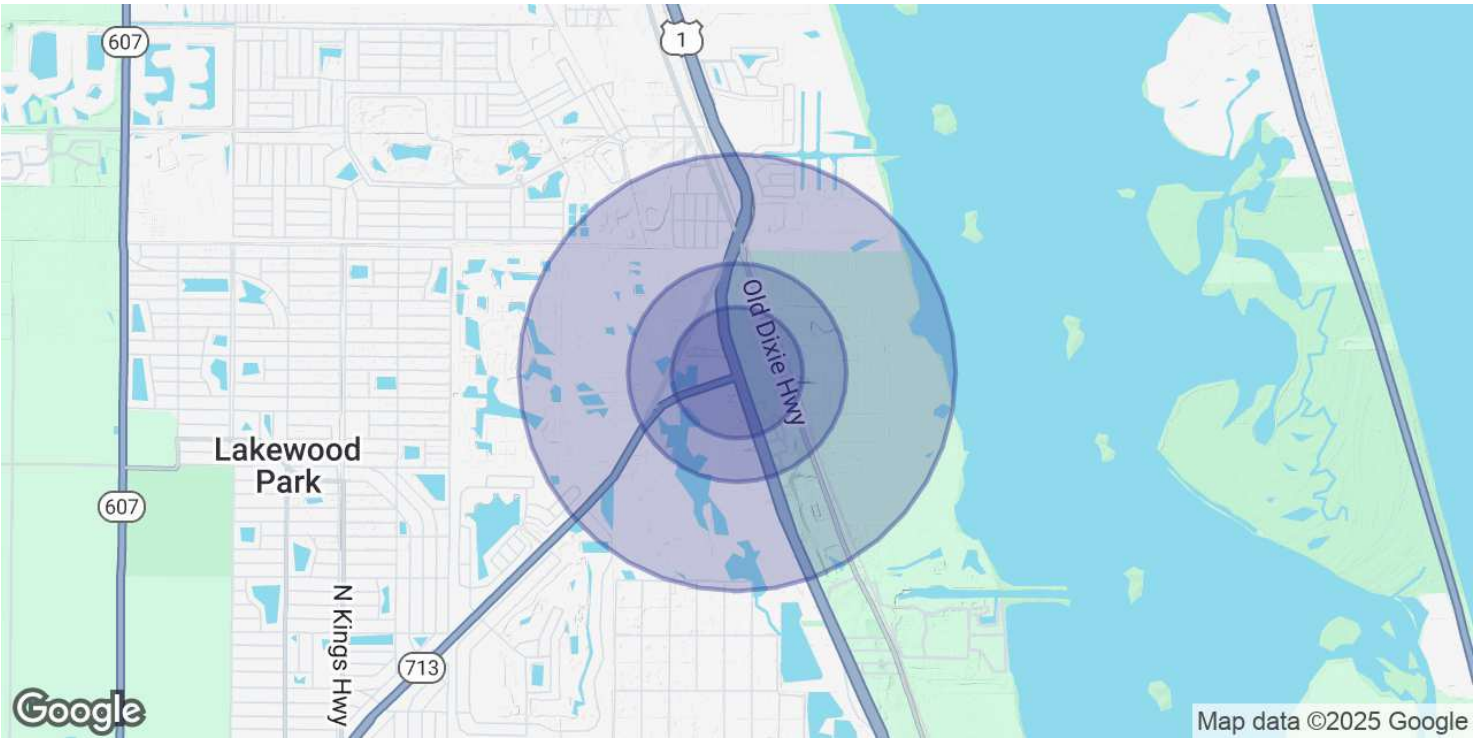


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13	158	979
Average Age	40	40	51
Average Age (Male)	40	40	50
Average Age (Female)	42	42	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	62	435
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$71,637	\$71,637	\$72,181
Average House Value	\$228,621	\$228,621	\$234,394

Demographics data derived from AlphaMap



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ADVISOR BIO



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NON DISCLOSURE AGREEMENT

The information has been obtained from sources believed reliable, While we do not doubt its accuracy, it is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates uses are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to change without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes



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