



FOR SALE

■ TBD SW California Blvd

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Port St. Lucie, FL 34986

PROPERTY OVERVIEW

Rare opportunity to acquire approximately 5± acres of vacant institutional land in the rapidly growing St. Lucie West market. Located along SW California Boulevard near the signalized intersections of SW Heatherwood Boulevard and SW Crosstown Parkway, the property offers excellent visibility, accessibility, and proximity to Interstate 95. Zoned Institutional with an Institutional Future Land Use designation, the site is ideal for religious, educational, medical, daycare, wellness, or community-oriented development. The property is being replatted at Seller's expense.

OFFERING SUMMARY

Land Size:	5.0 Acres
Front Feet:	300 +/- Ft
Land Use:	Institutional
Traffic Count:	13,000 AADT

[Click For Permitted Uses](#)

SALE PRICE

\$1,150,000



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SLC Commercial
Realty & Development

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Property Details & Highlights

PRIME CROSSTOWN DEVELOPMENT SITE

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Property Name:	Prime Crosstown Development Site
Property Address:	TBD SW California Blvd, Port St. Lucie, FL 34986
Property Type:	Land
APN:	3323-721-0001-000-2
Lot Size:	5.0 AC
Front Feet:	300 +/- Ft
Zoning:	I - Institutional
Cross Streets:	SW California Blvd & SW Heatherwood Blvd

LOCATION OVERVIEW

The property is located along the east side of California Boulevard just south of Heatherwood Blvd is surrounded by established neighborhoods, expanding retail development, healthcare facilities, and major transportation routes, the property benefits from strong demographics and continued area growth. The site offers convenient access to SW Crosstown Parkway, St. Lucie West, Tradition, and Interstate 95, making it an ideal location for institutional or community-focused development.

SALE HIGHLIGHTS

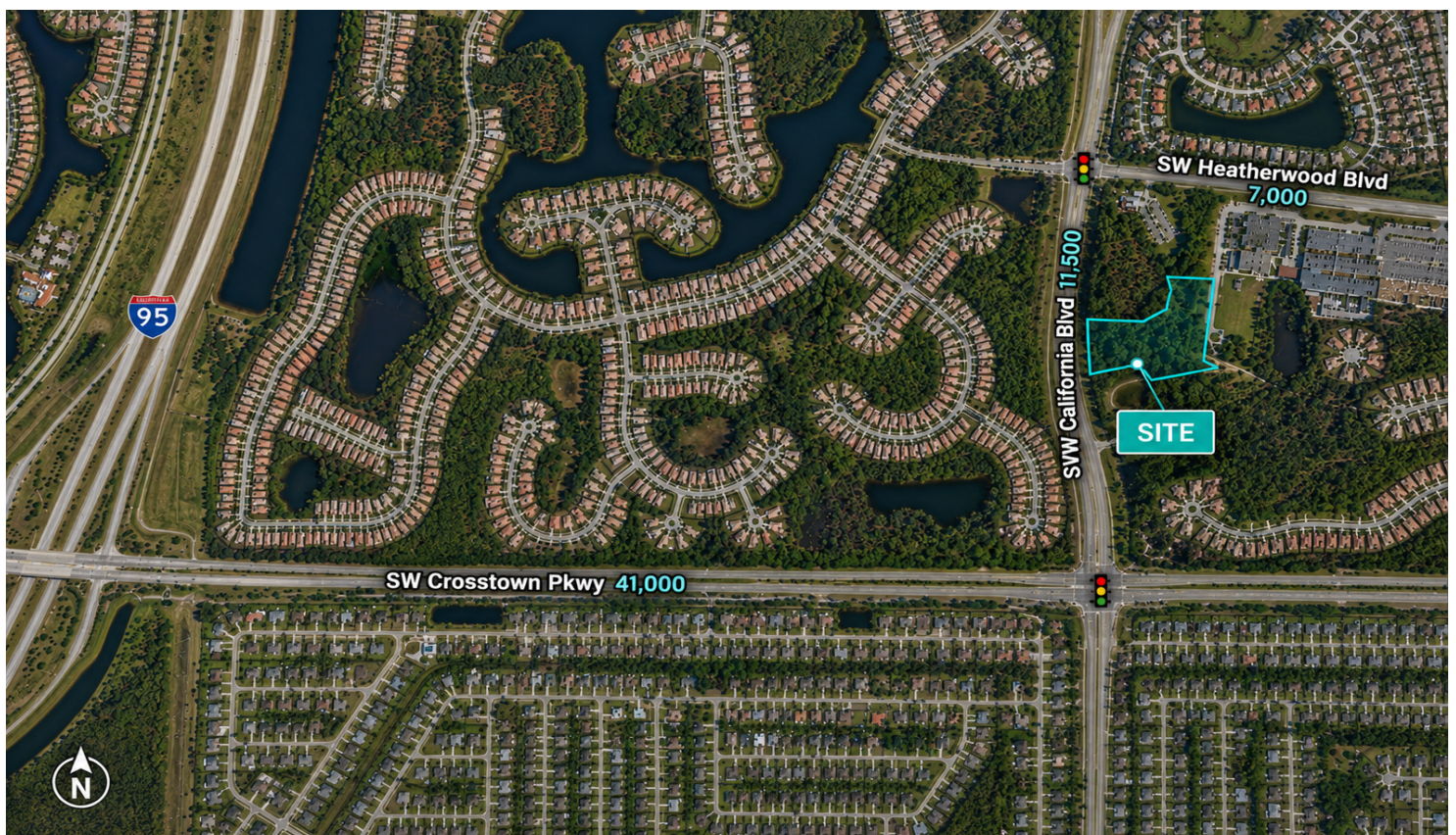
- ±5 Acres of Vacant Land with Institutional Zoning & Future Land Use
- Excellent Visibility Along SW California Blvd Located Near SW Crosstown Parkway & I-95
- Positioned Within Dense Residential Growth Corridor
- Ideal for Religious, Educational, Medical, Daycare, or Community Uses



Location to I95

PRIME CROSSTOWN DEVELOPMENT SITE

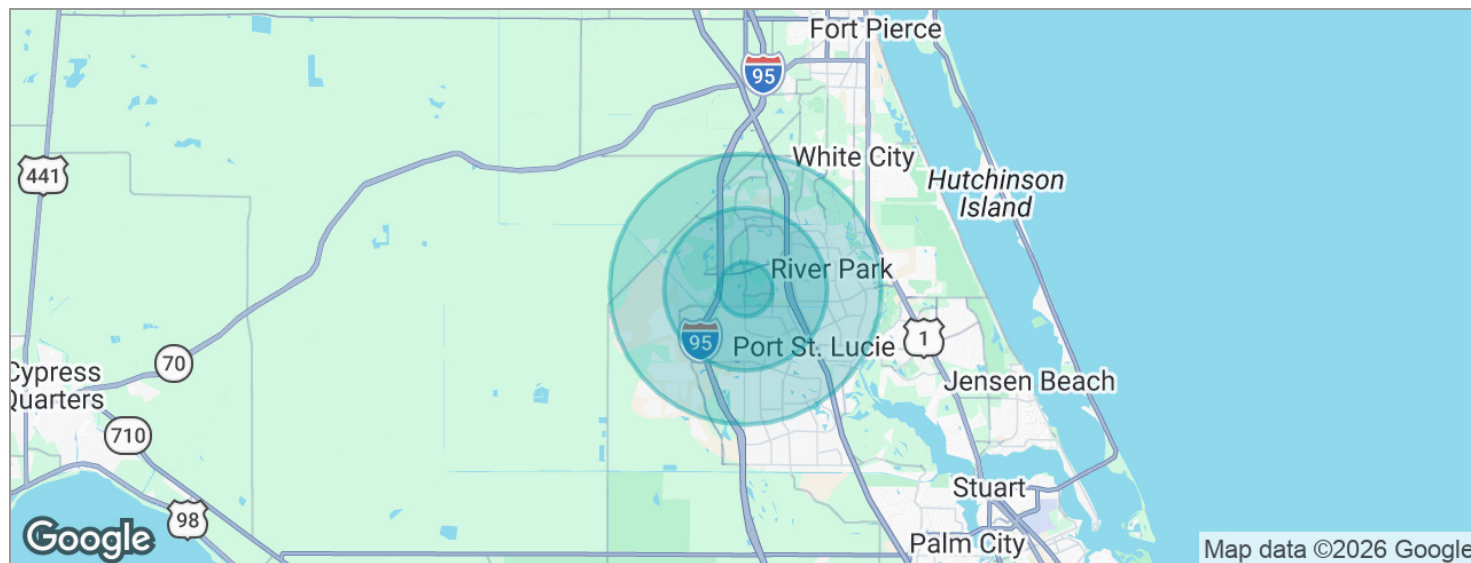
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Demographics Map

PRIME CROSSTOWN DEVELOPMENT SITE

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,780	65,033	157,093
Median age	54.8	46.6	43.7
Median age (Male)	54.9	47.3	43.9
Median age (Female)	55.2	45.8	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,639	24,318	56,698
# of persons per HH	2.2	2.7	2.8
Average HH income	\$109,116	\$97,843	\$97,346
Average house value	\$395,237	\$342,717	\$338,373

* 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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