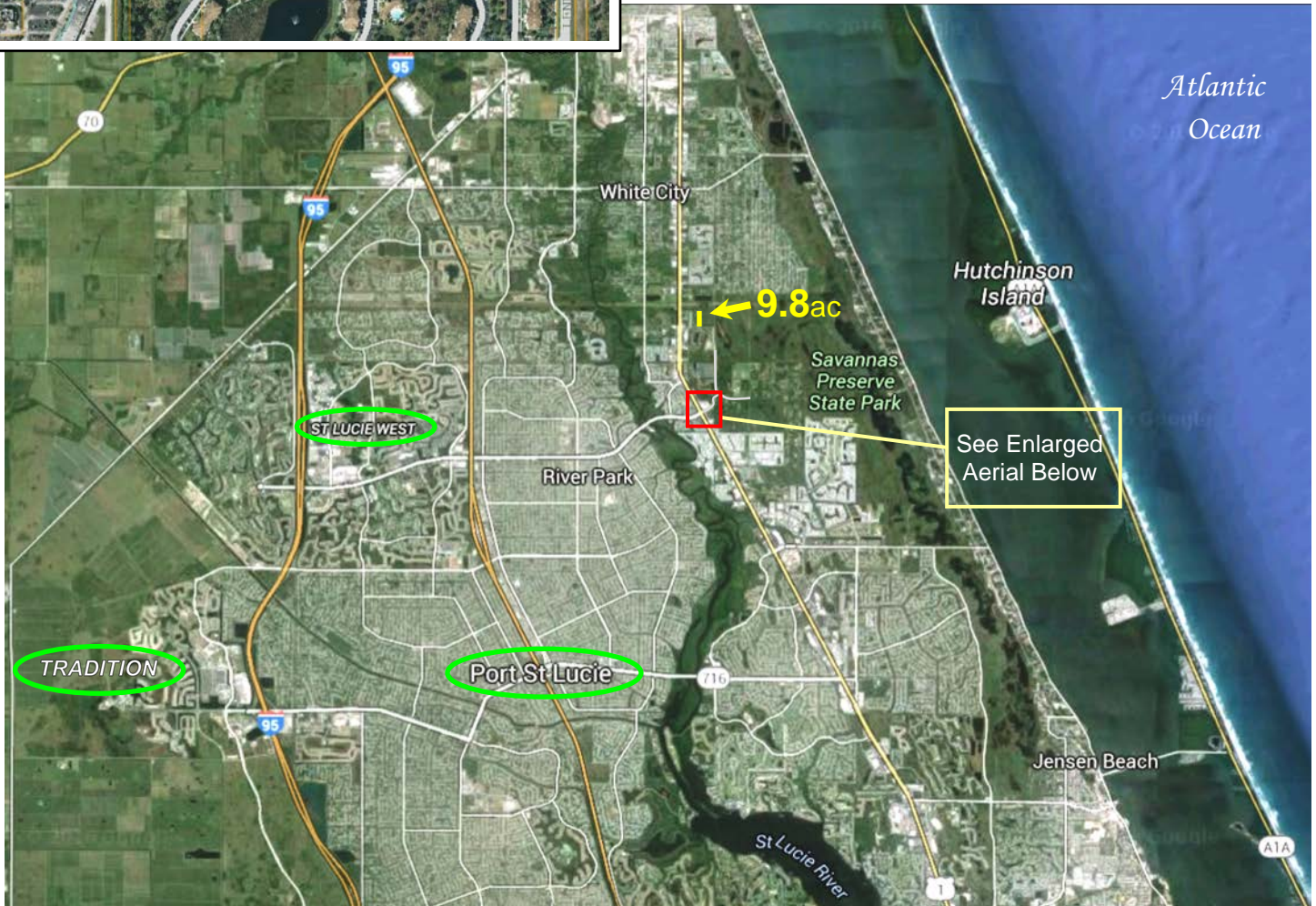


# 9.8±ac Residential Development Site



## ***Kitterman Road Saint Lucie County, FL***

- Land Use: RM - Res. Medium, 9 du/acre
  - Public Water & Sewer Available
  - 330ft Paved Frontage on Kitterman Rd
  - Close to Banks, Shopping & Restaurants
  - ¼ mile to Savanna Ridge Elementary School
- Adjacent Parcel: 29.5ac, same zoning, 977ft Frontage**



- ¼ mile to US Hwy 1 and 1.25 miles to Publix anchored Shopping Center & Ace Hardware
  - Nearby 6,000ac Savannas Preserve State Park offers Camping, Hiking, Canoeing, Equestrian Trails
  - State Preserve info - [www.floridastateparks.org/park/Savannas](http://www.floridastateparks.org/park/Savannas)
  - Saint Lucie County PID# 3415-501-0016-000-6; MLS# RX-10322780
- \$600,000.**



**mark walters  
& company**  
real estate brokers & auctioneers

Office: (772) 468-8306  
Mark's Cell: (772) 201-5650  
Email: [mark@waltersco.com](mailto:mark@waltersco.com)  
[www.waltersco.com](http://www.waltersco.com)

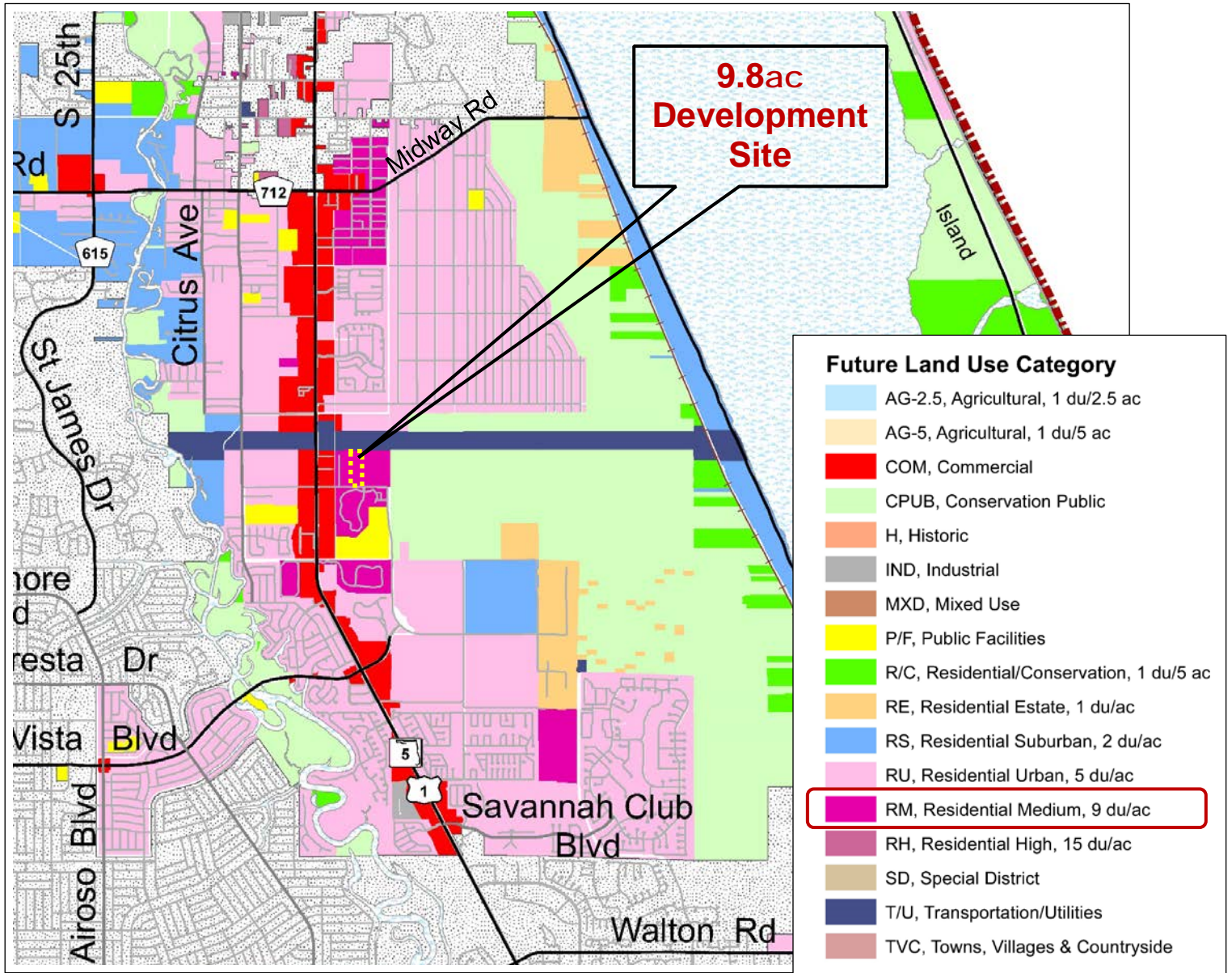
**Intersection 1.25 miles from property, Prima Vista Blvd & U.S. Highway 1:**



**AAD Traffic Counts:**  
 U.S. Highway 1 .....33,500  
 Prima Vista Blvd ....25,500

<b>Area Statistics:</b>	<b>1 mile Radius</b>	<b>5 mile Radius</b>	<b>10 mile Radius</b>
Population	2,565	103,233	273,104
Median Age	45.2	43.9	42.3
Median Household Income	\$43,563.	\$43,636.	\$46,790.
Total Housing Units	1,377	50,080	133,879
Occupied Housing Units	1,130	42,146	106,731
Owner Occupied	527	31,178	78,292
Renter Occupied	603	10,968	28,439

# FUTURE LAND USE and WETLANDS MAPS:



February 17, 2017

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



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Email: [mark@waltersco.com](mailto:mark@waltersco.com)

[www.waltersco.com](http://www.waltersco.com)