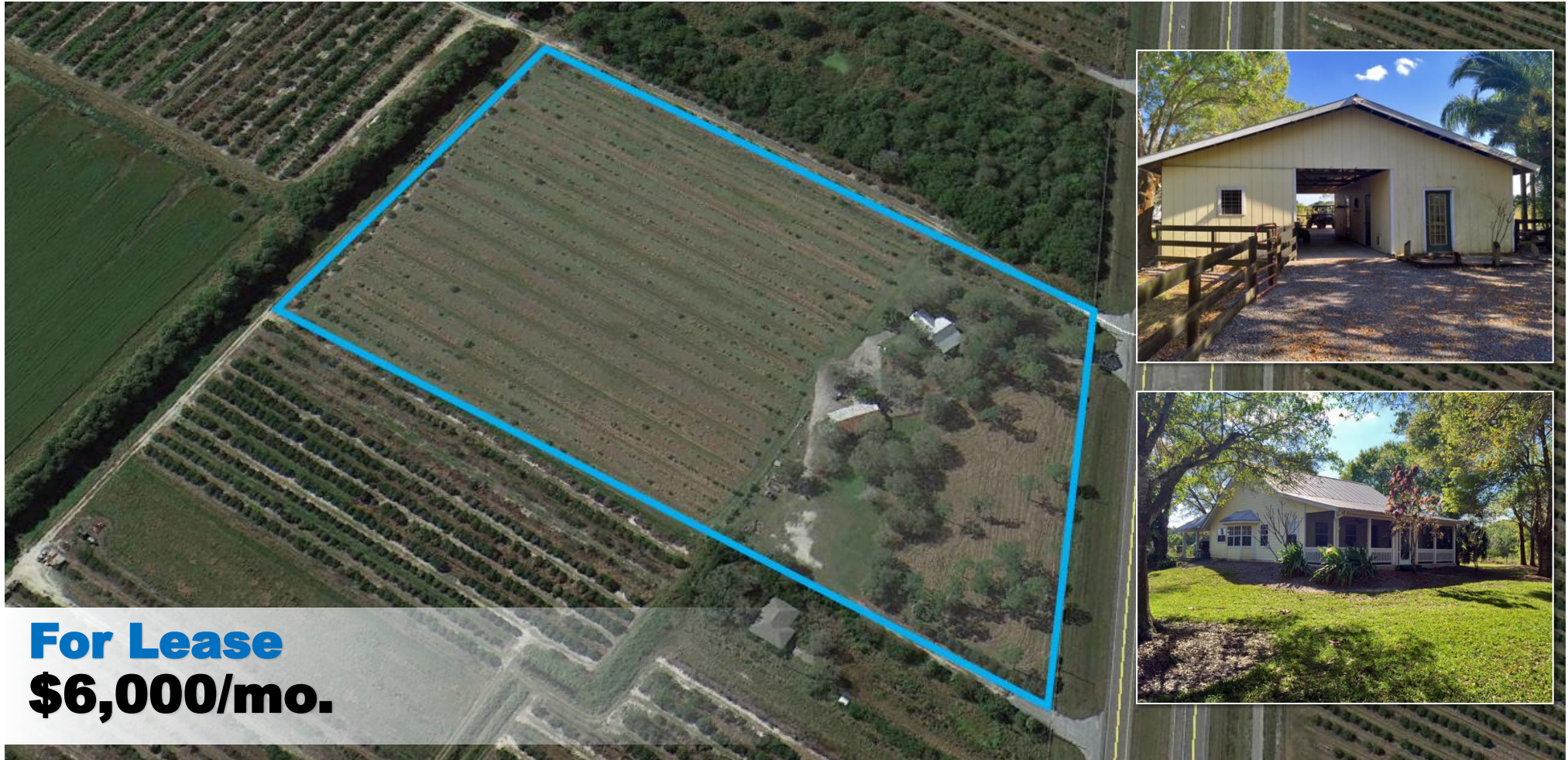


**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Commercial Agriculture

17505 Okeechobee Rd. Fort Pierce, FL 34945



For Lease
\$6,000/mo.

Listing Agent:

Alex Rodriguez-Torres

772-353-0638

rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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Property Details

Location:	17505 Okeechobee Rd. Fort Pierce, FL 34945
Lease Rate:	\$6,000/mo.
Building Size:	2,160 SF Barn 2,082 SF Home
Building Type:	B34 / HC
Acreage:	13.37 AC
Frontage:	576.38'
Traffic Count:	6,600 average daily traffic
Year Built:	1987 (barn) / 1997 (home)
Construction Type:	Wood/Sheath
Zoning:	AG-5 - Agriculture
Land Use:	Agriculture
Utilities:	Undisclosed

Great location for potential vet office or polo/horse training center. 13 acres on Highway 70/Okeechobee Road features horse stalls, 2 bed / 3 bath home with metal roof and 9.06 acres of open pasture.



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Zoning & Future Land Use Map

AG-5 Agricultural

1. **Purpose.** The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one (1) dwelling unit per five (5) gross acres. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

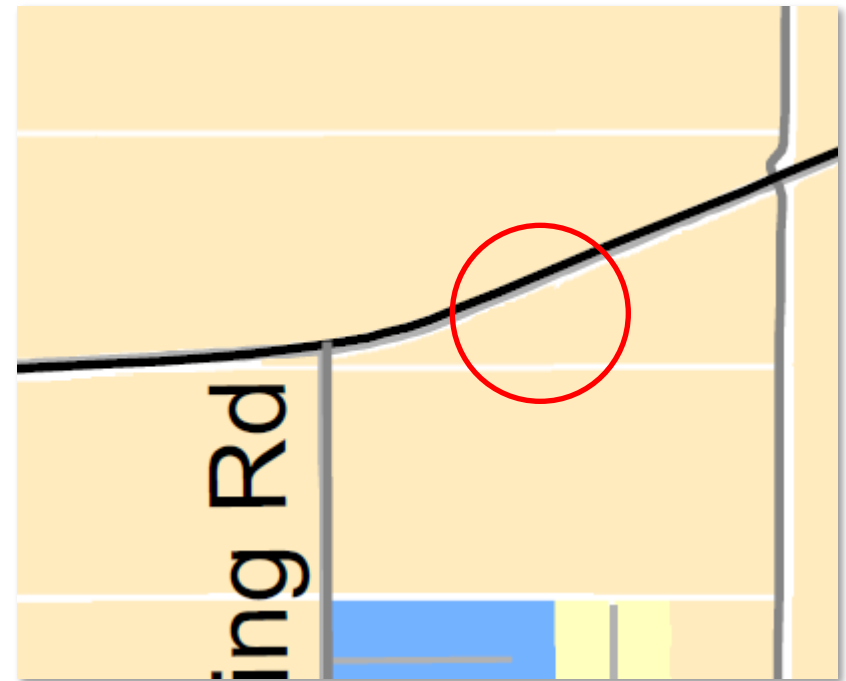
2. **Permitted Uses:**

- a. Agricultural production - crops. (01)
 - b. Agricultural production - livestock and animal specialties. (02)
 - c. Agricultural services. (07)
 - d. Family day care homes. (999)
 - e. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - f. Fishing, hunting and trapping. (09)
 - g. Forestry. (08)
 - h. Kennels. (0752)
 - i. Research facilities, noncommercial. (8733)
 - j. Riding stables. (7999)
 - k. Single-family detached dwellings. (999)
 - l. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
3. **Lot Size Requirements.** Lot size requirements shall be in accordance with Section 7.04.00.

4. **Dimensional Regulations.** Dimensional requirements shall be in accordance with Section 7.04.00.

5. **Off-Street Parking and Loading Requirements.** Off-street parking and loading requirements are subject to Section 7.06.00.

6. **Landscaping Requirements.** Landscaping Requirements are subject to Section 7.09.00.



AG-5, Agricultural, 1 du/5 ac

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Property Photos



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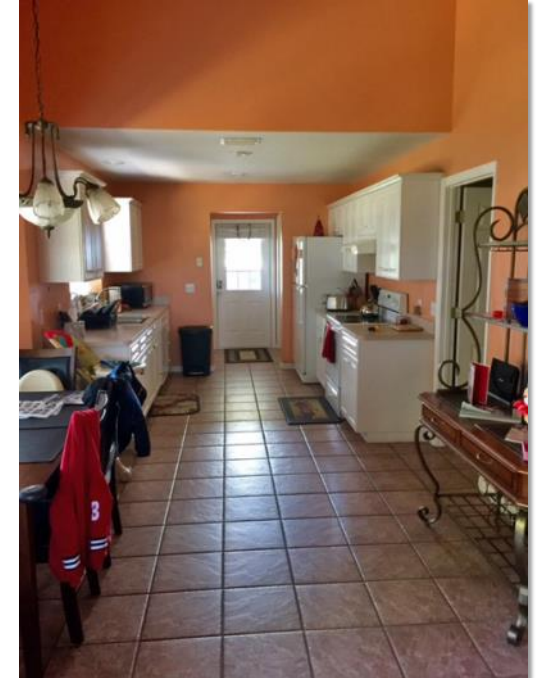
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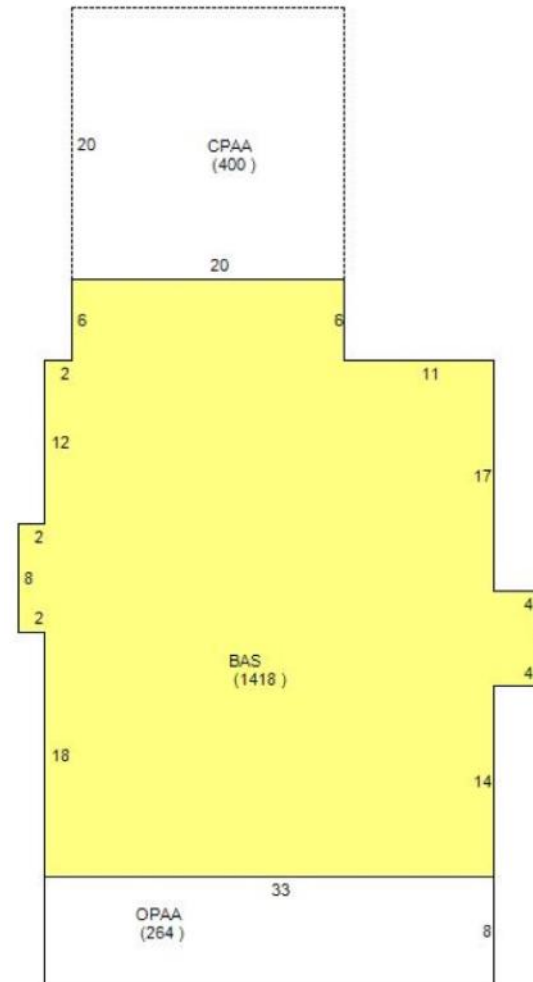
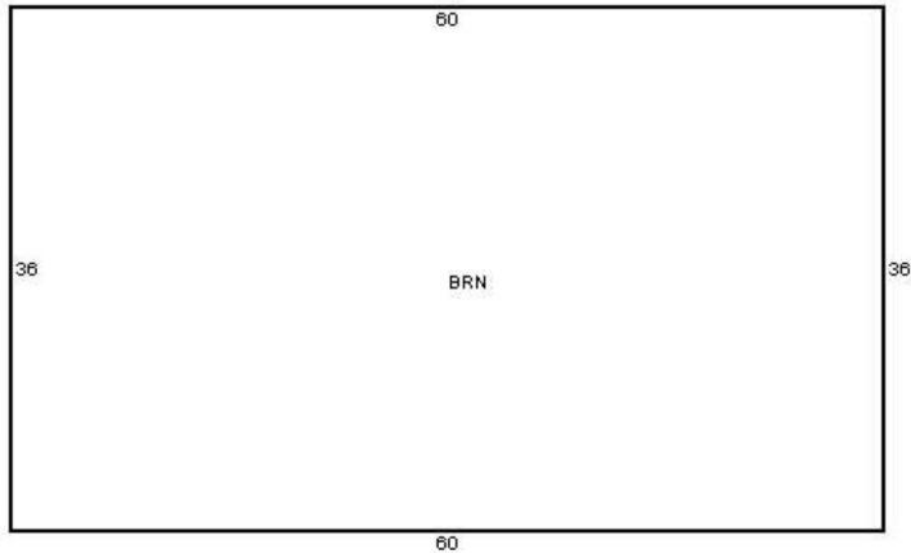
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Floor Plan



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Property Aerial



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