

# Jeremiah Baron & CO.

Commercial Real Estate, LLC

5.35 AC Land

Virginia Ave. Fort Pierce, FL



**For Sale**  
**\$499,000**

Listing Agent:  
**Jeremiah Baron**  
772-528-0506  
jbaron@commercialrealestatellc.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

<b>Location:</b>	Virginia Ave. Fort Pierce, FL
<b>Price:</b>	\$499,000
<b>Total Land Size:</b>	233,045 SF
<b>Acreage:</b>	5.35 AC
<b>Frontage:</b>	961.80' combined
<b>Traffic Count:</b>	24,087 average daily traffic
<b>Zoning:</b>	R-4
<b>Land Use:</b>	Residential
<b>Utilities:</b>	Undisclosed

Land with great potential! Three combined parcels at a total of 5.35 acres. Great for a multifamily development and other types of dwellings. Just across the street from the Indian River State College, and also in close proximity to I-95.



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**Property Demographics**

2015 Demographics

**Total Population**

1 mile	5,332
3 mile	41,763
5 mile	68,251

**Median Household Income**

1 mile	\$22,019
3 mile	\$22,843
5 mile	\$28,235

**Average Age**

1 mile	33.50
3 mile	35.70
5 mile	39.10

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## Zoning & Future Land Use Map

### R4 - Medium Density Residential Zone

(a) **Purpose.** The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

(b) **Basic use standards.** Uses in an R-4 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

- a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.
- b. The minimum lot area for a duplex, triplex or a quadraplex shall be four thousand (4,000) square feet per unit.
- c. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.
- d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed ten (10) units per acre.
- e. The minimum lot width for duplexes, triplexes, quadraplexes, and multifamily housing development shall be seventy-five (75) feet.
- f. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.
- g. The minimum lot width for other uses will be sixty (60) feet.
- h. The minimum lot depth for duplexes, triplexes, quadraplexes, townhomes and multifamily housing development shall be ninety (90) feet.

i. The minimum lot depth for other uses will be seventy (70) feet.

(2) Yards.

a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.

b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.

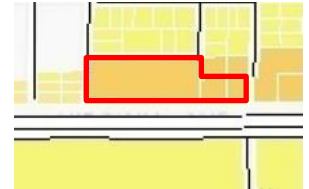
d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily developments.

f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.

g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.



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Property Aerial



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