

FOR SALE

\$4,500,000

The Preserve - Development Land

Angle Road & Avenue I, Fort Pierce FL 34947



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Anthony Olivieri | 772-205-8306 | Aolivieri@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

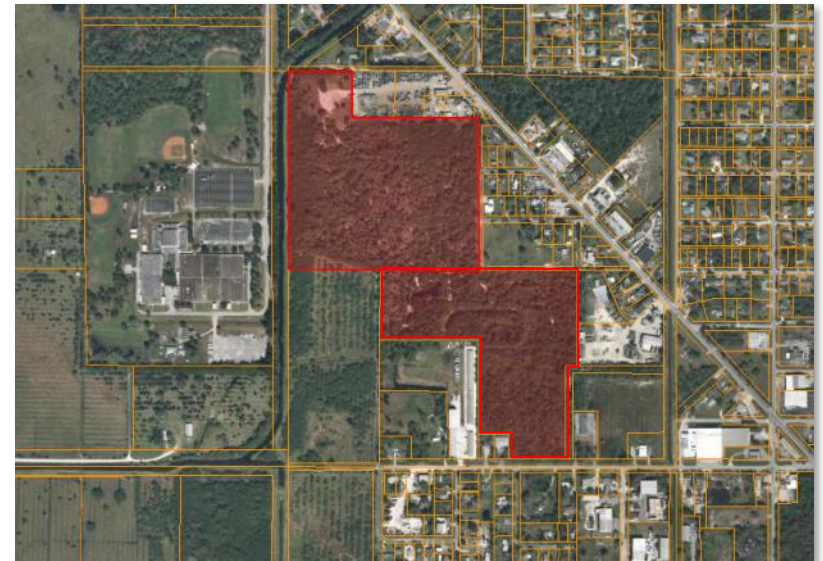
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PRICE	\$4,500,000
ACREAGE	+/- 57.28 AC
FRONTAGE	274.33' to Metzger Rd.
TRAFFIC COUNT	10,600 (from Angle Rd.)
YEAR BUILT	--
ZONING	IL (Light Industrial) - St. Lucie County
LAND USE	RH (Residential High) - St. Lucie County
JURISDICTION	Unincorporated St. Lucie County
TENTATIVE PUD SECTIONS	North Grove: 8 buildings / 192 condo units Meadows (Central): 33 buildings / 254 townhouse units East Grove: 7 buildings / 216 condo units

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Development opportunity of a lifetime! The Preserve is comprised of +/- 57.28 AC acres suited for multi-family or single-family residential, or light industrial uses. The existing future land use Residential allows up to (15) dwelling units per acre, which could potentially support over 800 dwelling units. The property is bordered by the Westwood High School and Canal 29 on the West; Angle road on the North and East; and Metzger Road on the South. Located just 2 miles from the I-95 interchange and approximately 5 miles from the Florida Turnpike.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	2,967	1 Mile	\$36,094	1 Mile	36.80
3 Mile	32,282	3 Mile	\$32,231	3 Mile	37.10
5 Mile	62,094	5 Mile	\$45,809	5 Mile	39.60

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Zoning Information

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IL - Light Industrial

1. Purpose. The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial surroundings. 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. Business services. (73)

b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)

c. Construction services:

(1) Building construction - general contractors. (15)

(2) Other construction - general contractors. (16)

(3) Construction - special trade contractors. (17)

d. Engineering, architectural and surveying services. (871)

e. Commercial fishing. (091)

f. Laundry, cleaning and garment services. (721)

g. Local and suburban transit. (41)

i. Marinas. (4493)

j. Millwork and structural wood members. (243)

k. Motion pictures. (78)

l. Motor freight transportation and warehousing. (42)

u. Mobile food vendors. (999)

v. Single-family detached dwelling units provided that the single-family dwelling unit is located on an existing lot or parcel or record, as further defined in this Code, that was existing on or before August 1, 1990. (999)

w. Kennels. Allowed as a permitted use only when the property is surrounded by industrial uses or zoning and is five hundred (500) feet or more from residential uses or zoning. All distance requirements shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed kennel.

x. Landscape and horticultural services. (078)

y. Personal services. (72)



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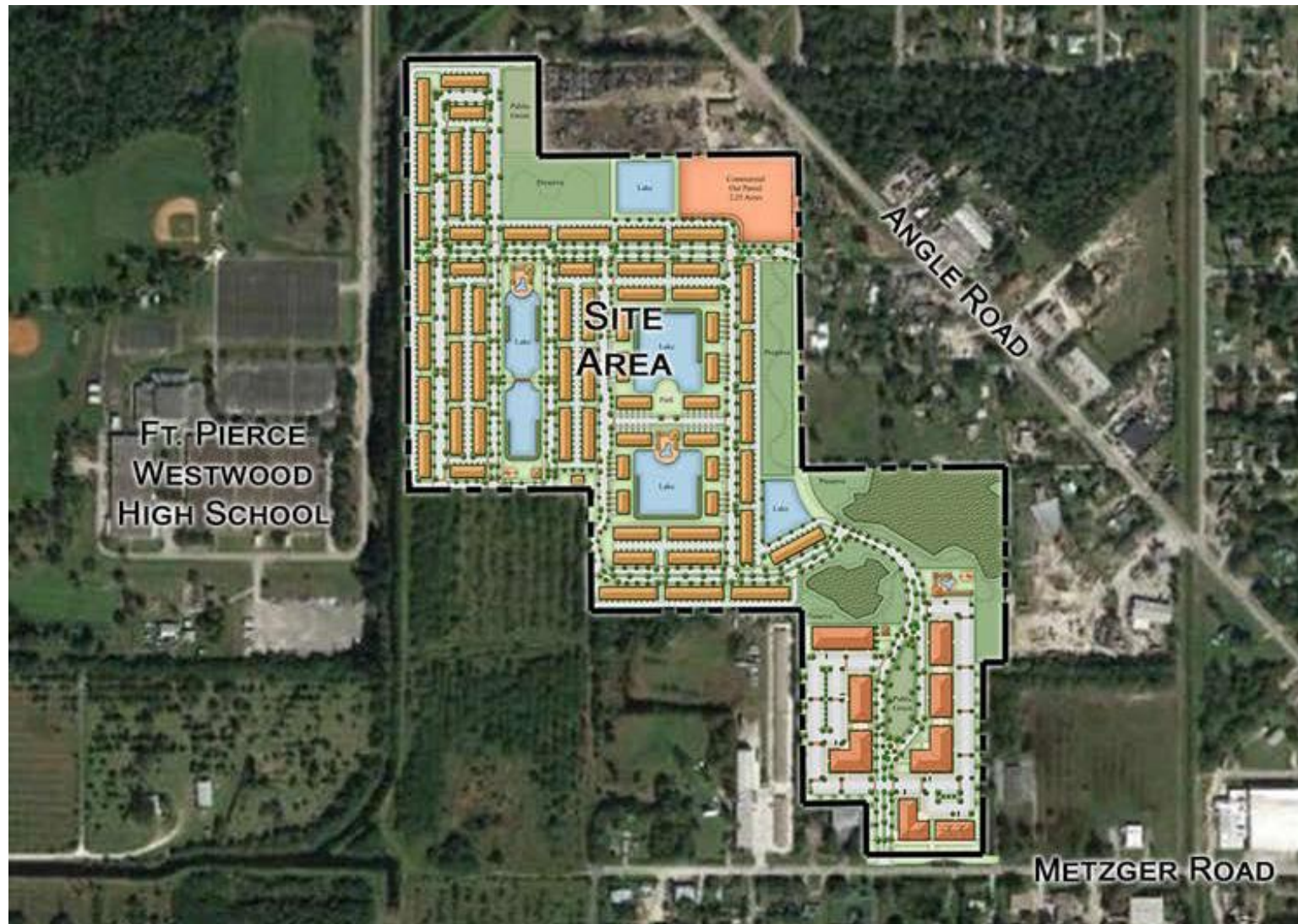
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Conceptual Site Plan

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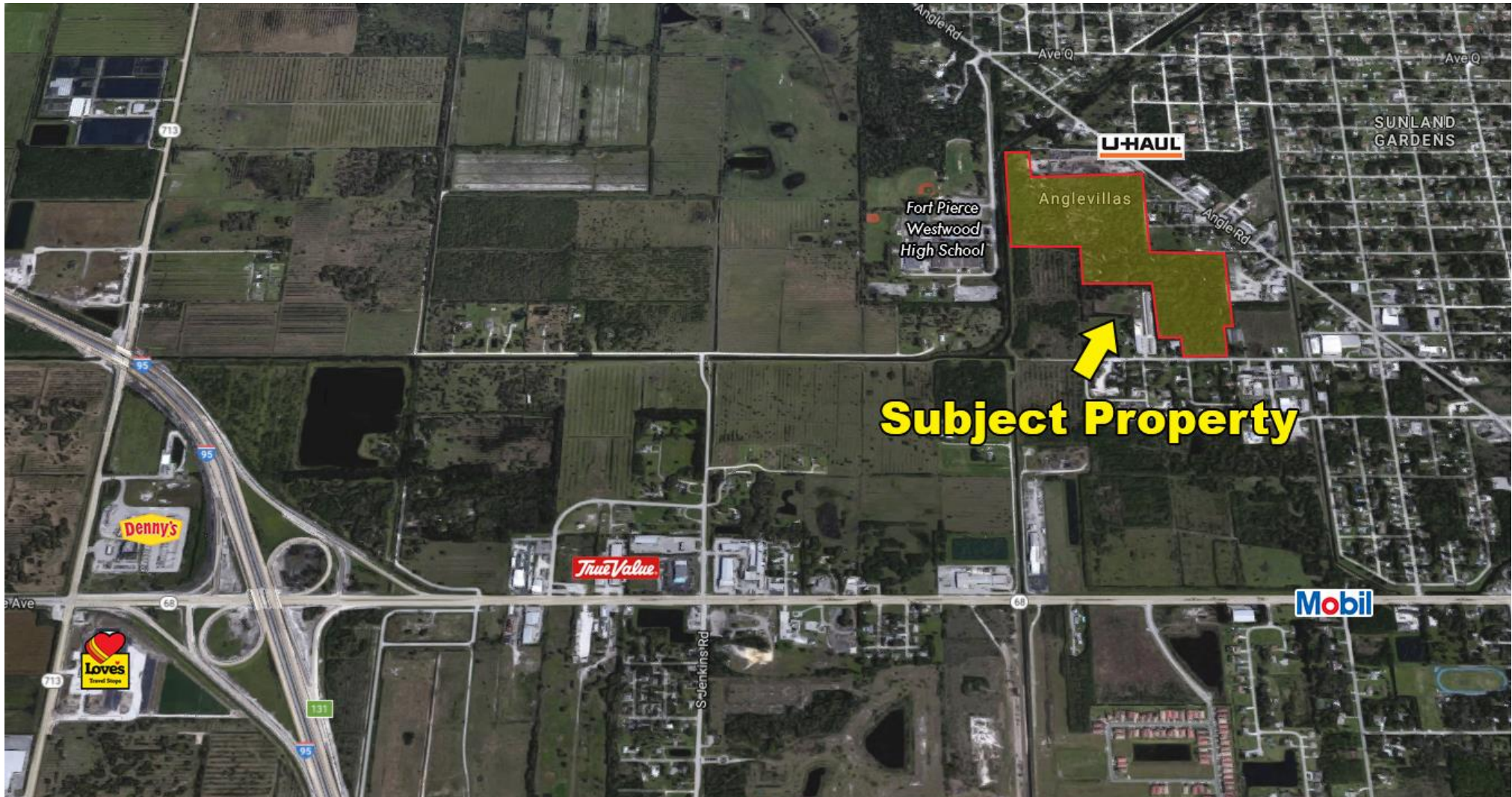
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Property Aerial

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