

6.77 AC COMMERCIAL LAND ON US-1

C-3 Zoning | 743 ft of Frontage | 27,000 AADT

US Highway 1, Fort Pierce, FL

FOR SALE

\$1,995,000



6.7-AC
C-3 Zoned

IDEAL FOR

Retail Center / Outparcels

QSR, Fuel & Bank

Self-Storage / Flex

Auto Sales & Service

Medical / Office

Investment / Land Hold

CMB
CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

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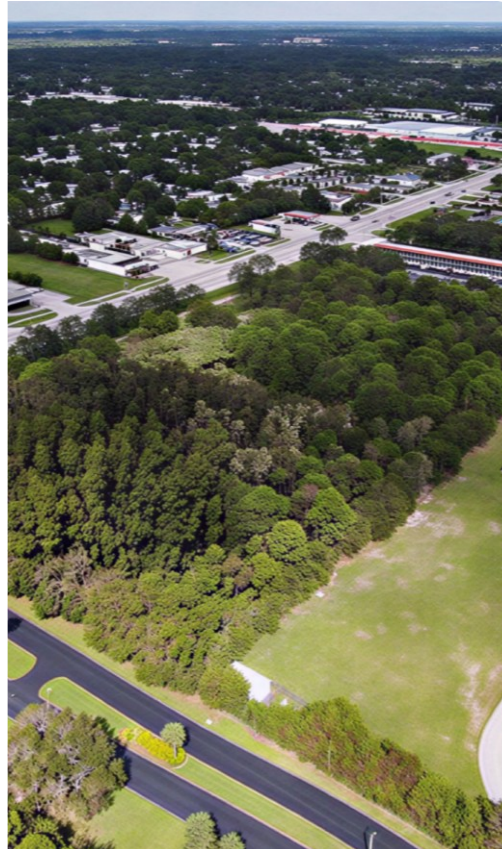
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PROPERTY OVERVIEW

Situated along US-1, Fort Pierce's primary north-south commercial corridor, this 6.77-acre development site offers 743± feet of frontage and exposure to approximately 27,000 vehicles per day. With C-3 zoning and General Commercial land use, the property offers flexibility for a variety of commercial projects, whether you envision multiple buildings with outparcels along US-1 and a larger pad in the rear, or a single large-scale commercial development.

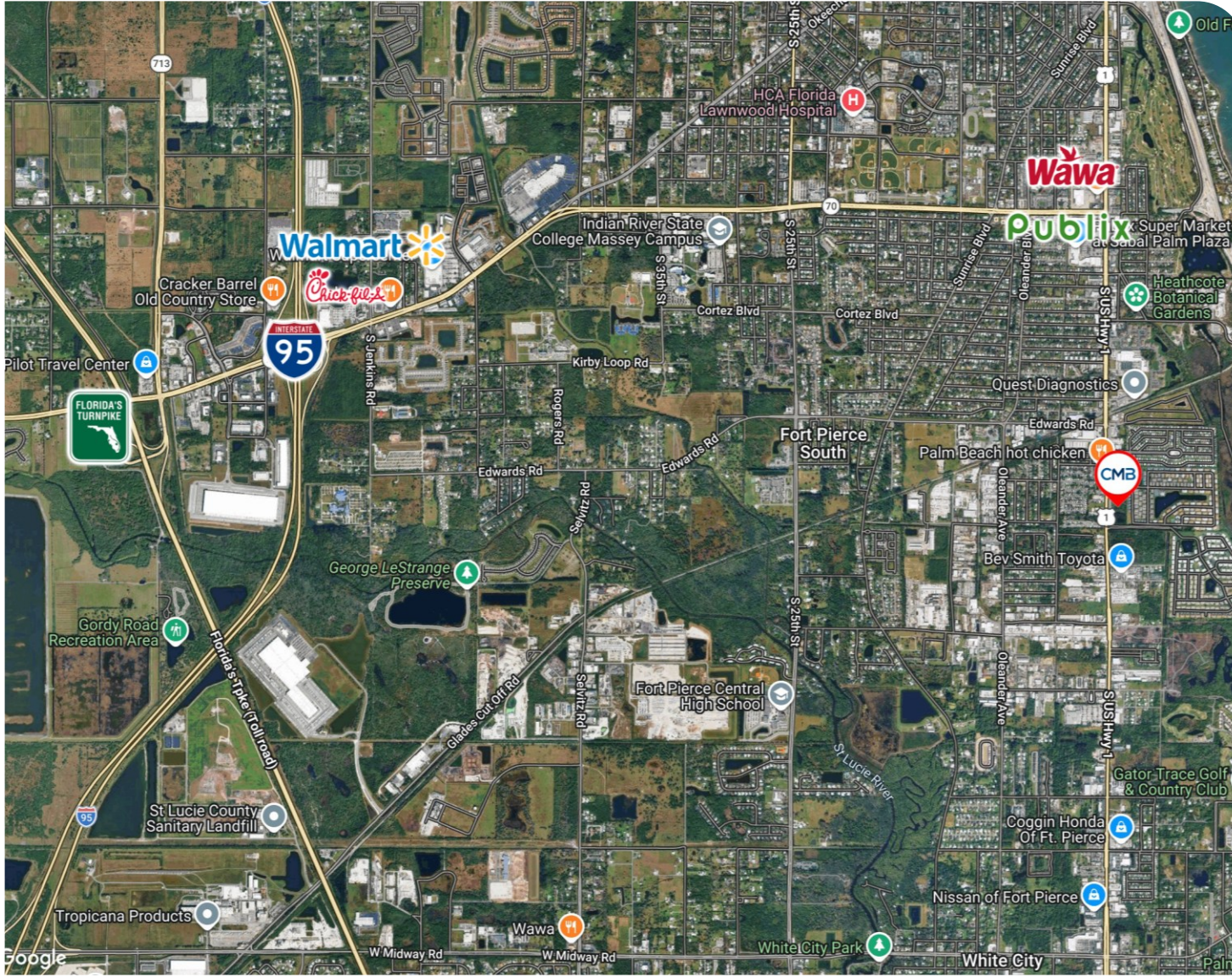
Property Highlights

- **Size and zoning:** 6.77-AC of C-3 land, a size rarely offered on the corridor
- **Major exposure:** 743± ft on US-1 at 27,000 AADT
- **Flexible layout:** frontage outparcels plus a rear pad, or one large user
- **City utilities:** served by FPUA
- **Growing market:** St. Lucie County population up 22% since 2020



Price	\$1,995,000
Price / Acre	\$294,682
Price / SF	\$6.76
Acreage	6.77 AC (294,901± SF)
Frontage	743± ft on US-1
Traffic Count	27,000 AADT (FDOT 2025)
Zoning	C-3 (City of Fort Pierce)
Future Land Use	GC (General Commercial)
Utilities	FPUA
Sec / Twn / Rng	27 / 35S / 40E
Parcel ID	2427-132-0001-000-0

LOCATION & ACCESS



Access Highlights

1 US-1 Frontage

743± ft on Fort Pierce's main north-south commercial corridor, carrying 27,000 vehicles a day.

2 Regional Connections

About 4 miles to I-95 (Exit 129) and 5 miles to Florida's Turnpike (Exit 152) via SR-70.

3 Demand Drivers

Downtown Fort Pierce 3 miles north; Indian River State College, HCA Florida Lawnwood Hospital and US-1 hotels bring daily traffic.

DEVELOPMENT POTENTIAL

C-3 land with US-1 frontage can take retail, service and automotive users, either as one project or split into frontage outparcels with a larger pad behind.



For illustration purposes only

Retail / Commercial Center

Frontage outparcels for QSR, bank or fuel users, with in-line retail or service space behind.

Self-Storage / Flex

The site's depth suits climate-controlled storage or flex space behind the US-1 frontage pads (conditional use in C-3).

Automotive Sales & Service

Visible, high-traffic frontage fits a display lot with a service building on the rear acreage.

Medical / Office

Medical office or urgent care serving Fort Pierce neighborhoods, with room for surface parking.

Uses are subject to C-3 zoning, FDOT access permitting and buyer due diligence (survey, Phase I ESA, wetlands, flood zone, FPUA utility availability).

ZONING INFORMATION

C-3 General Commercial Zone (City of Fort Pierce). Intended for a broad variety of business activities, including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment uses, and suited to uses requiring a high degree of accessibility to vehicular traffic. Future land use: GC (General Commercial).

Permitted Uses (P)

Retail sales & service

Grocery / convenience

Fast-food & sit-down restaurants

Fueling station

Automobile & boat sales / rentals

Vehicle repair, limited

Professional & medical office

Medical & dental clinic

Hotel / motel

Indoor entertainment

Veterinary (no outdoor runs)

Vertical mixed-use building

Conditional Uses (C)

Self-service storage

Warehouse & freight

Wholesale trade

Vehicle repair, general

Vehicle storage

Contractors (off-site services)

Light industrial service

Multi-dwelling building

Day care / childcare

Hospital / nursing home

Outdoor entertainment

Conditional uses require City Commission approval after a public hearing. Selected uses shown; buyer to verify all uses and standards with the City of Fort Pierce.

Development Standards

Min. Lot Area 10,000 SF

Min. Lot Width 70 ft

Min. Lot Depth 90 ft

Front Yard 25 ft

Side / Rear 15 ft where abutting ROW or residential

Lot Coverage 60% max.

Max. Height 65 ft

Street Frontage 50 ft min. per lot

Site Plan Review required

DEMOGRAPHICS & TRAFFIC

30,959

US-1: Farmers Market Rd – Edwards Rd

28,117

US-1: Edwards Rd – Savannah Rd

18,402

Virginia Ave (SR 70) at US-1

1-Mile Radius

Population	8,191
Households	3,524
Median HH Income	\$45,157
Median Age	42.4

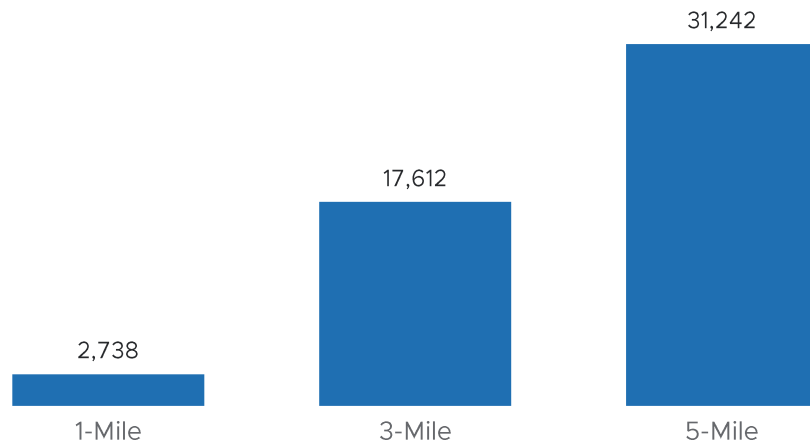
3-Mile Radius

Population	38,554
Households	14,787
Median HH Income	\$60,680
Median Age	38.9

5-Mile Radius

Population	90,225
Households	35,609
Median HH Income	\$65,935
Median Age	40.2

Employees by Radius



5-Year Population Growth

