

EXCLUSIVELY MARKETING BY

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

ENERGY LN

SEVILL RD

**TREASURE COAST
BUSINESS PARK**
ENERGY LANE, FORT PIERCE FL 34981

SIX LIGHT INDUSTRIAL LOTS | +/- 104 ACRES



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TREASURE COAST BUSINESS PARK

PRESENTED BY:

Matt Crady | Sales & Leasing Agent

P: 772-260-1655

E: mcrady@commercialrealestatellc.com

49 SW Flagler Ave. Suite 301

Stuart, FL 34994

772-286-5744

**Jeremiah Baron
& CO.**

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PROPERTY SUMMARY

- Exceptional purchase opportunity consisting of 6 vacant industrial lots totaling 103.93 acres.
- Property is fully platted for an industrial business park that includes improved roads, city water, city sewer, and electric.
- Zoned for light industrial which would allow for development of manufacturing, warehousing, or heavy commercial-type buildings.
- Sites currently have access roadways and turning lane improvements plus an established road with a roundabout, with easy accessibility from Selvitz Road.
- Minutes away from I-95 and Florida's Turnpike and surrounded by large corporate distribution centers, and adjacent to the Treasure Coast Energy Center.



PROPERTY DETAILS

OFFERING

PRICE	Call For Pricing
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PROPERTY SPECIFICATIONS

TOTAL ACREAGE	103.93 acres
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FRONTAGE	486.59' on Selvitz Road
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TRAFFIC COUNT	7,600 ADT from Selvitz Road
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ZONING	I-1 (Light industrial)
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LAND USE	Industrial
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2431-800-0002-000-0

2431-800-0003-000-7

2431-800-0004-000-4

2431-800-0005-000-1

2431-800-0007-000-5

2431-800-0006-000-8

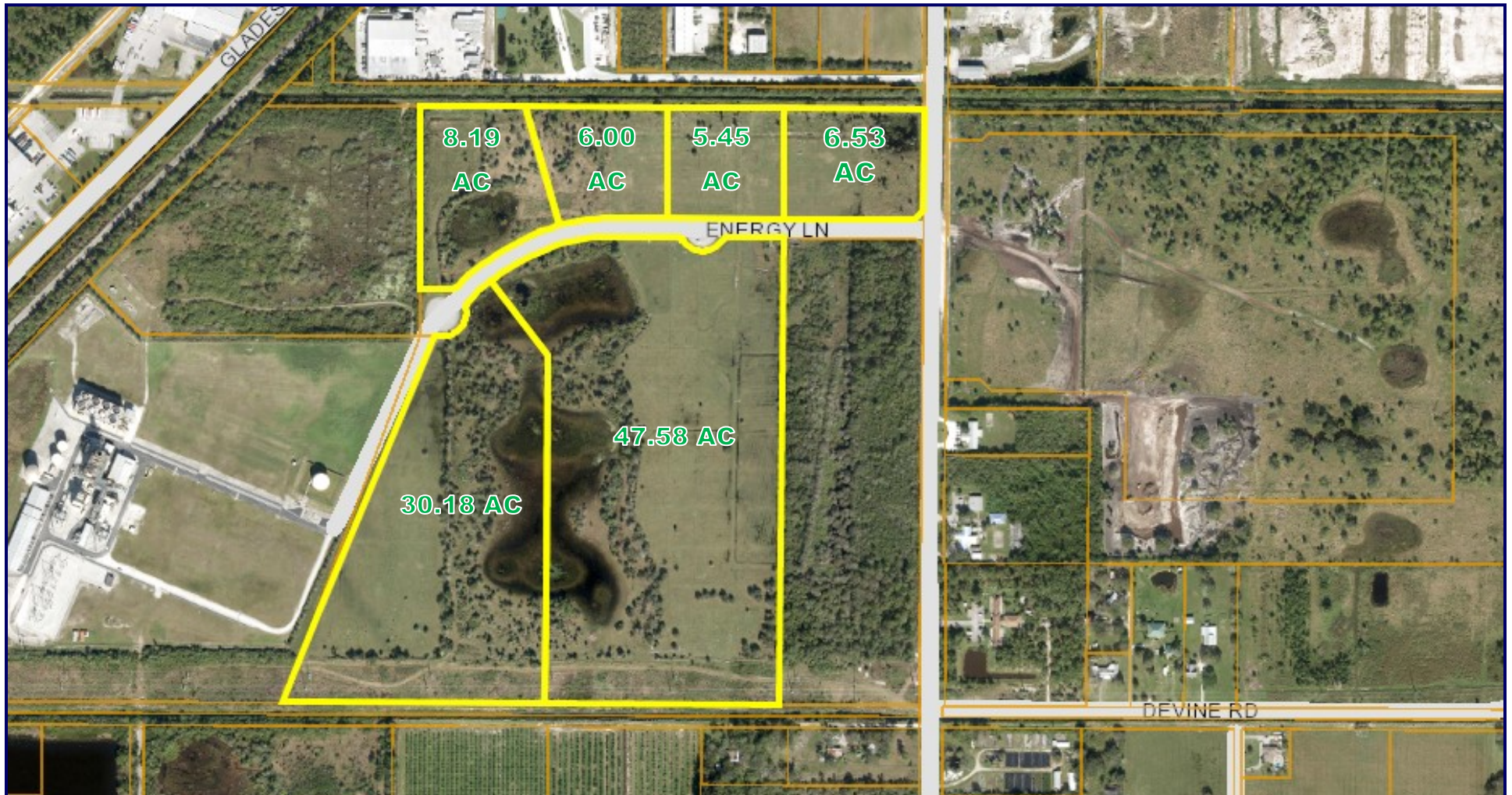
PARCEL ID	2431-800-0006-000-8
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UPLANDS/WETLANDS	+/- 18.2 acres wetlands
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IRRIGATION WELLS	(1) 4" well (1) 2" well
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SITE OVERVIEW



AREA MAP



ZONING INFORMATION

Sec. 22-34. - Light Industrial Zone (I-1).

(a) Purpose. The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

(b) Basic use standards. Uses in an I-1 zone 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 width shall be one hundred (100) feet.
- b. The minimum lot depth shall be one hundred (100) feet.

(2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.

(c) Other applicable use standards.

- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

AREA DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2019 Estimated Population		695	32,034	91,365
2024 Projected Population		782	35,232	100,913
2010 Census Population		536	29,627	81,982
2019 Estimated Households		232	11,349	34,005
2024 Projected Households		260	12,417	37,375
2010 Census Households		184	10,687	31,011
2019 Estimated White		518	22,427	64,533
2019 Estimated Black or African American		149	7,899	22,604
2019 Estimated Asian or Pacific Islander		9	701	1,439
2019 Estimated American Indian or Native Alaskan		1	151	666
2019 Estimated Other Races		18	808	2,022
2019 Estimated Average Household Income		\$52,707	\$57,176	\$52,123
2019 Estimated Median Household Income		\$29,999	\$40,794	\$37,688
Median Age		38.40	38.00	41.30
Average Age		38.50	38.00	41.00