

# 1.94 AC LAND WITH RAIL ACCESS

0 NE Dixie Highway, Jensen Beach FL 34957



**LAND LEASE** | Call For Pricing

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

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# PROPERTY OVERVIEW

- Excellent 1.94 acre vacant industrial land with huge potential!
- Can easily accommodate up to a 15,000 sf building with yard storage or can be fully utilized as storage.
- Huge advantage of having an established rail spur that connects to the Florida East Coast Railway.
- Property is situated in the growing industrial sector of Jensen Beach; 45 minutes away from the Palm Beach Airport, and only 90 minutes from Fort Lauderdale Airport.



<b>LEASE RATE</b>	Call For Pricing
<b>ACREAGE</b>	1.94 AC
<b>FRONTAGE</b>	173'
<b>TRAFFIC COUNT</b>	5,500 ADT
<b>ZONING</b>	Rio CRA
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	28-37-41-000-00053-3

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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,666	1 Mile	\$91,083	1 Mile	45.50
3 Mile	37,505	3 Mile	\$80,408	3 Mile	47.50
5 Mile	99,032	5 Mile	\$85,394	5 Mile	48.90

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,970	1 Mile	\$62,914	1 Mile	49.70
3 Mile	39,194	3 Mile	\$53,147	3 Mile	51.80
5 Mile	105,325	5 Mile	\$59,304	5 Mile	53.70

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# ZONING INFORMATION

## Sec. 12.3.03. Permitted uses.

Table R-4 identifies permitted uses in the Rio (R) Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table R-4 are described in Section 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.

a. "P" in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.

b. If "P" is not shown in a row, the use group is not permitted in that Subdistrict.

3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.

	Core	General	Waterfront	Corridor	Industrial
<b>Commercial &amp; Business Use Groups, see 12.1.03</b>					
Business & professional offices	P	P	P <sup>1</sup>	P	P
Construction services, limited	P	P	P <sup>1</sup>	P	P
Construction services, extensive	-	-	-	-	P
Convenience store with fuel	-	-	-	-	-
Drive-through facility	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-
Hotels, motels, resorts spas	P	P	P <sup>1</sup>	P	-
Marinas <sup>1</sup>	-	-	P <sup>1</sup>	-	-
Medical offices	P	P	-	P	P
Parking lots and garages	P	-	-	-	-
Restaurants	P	P	P <sup>1</sup>	P	P
Retail & services, limited impact	P	P	P <sup>1</sup>	P	P
Retail & services, general impact	-	-	-	P	P
Retail & services, extensive impact	-	-	-	-	P
Recreational vehicle parks	-	-	-	-	P
Vehicular service and maintenance	-	-	-	-	P
Wholesale trades and services	-	-	-	P	P
Working waterfront	-	-	P <sup>1</sup>	-	-
<b>Industrial Use Groups, see 12.1.03</b>					
Limited impact industries	-	-	P <sup>1</sup>	-	P
Extensive impact industrial industries	-	-	-	-	P

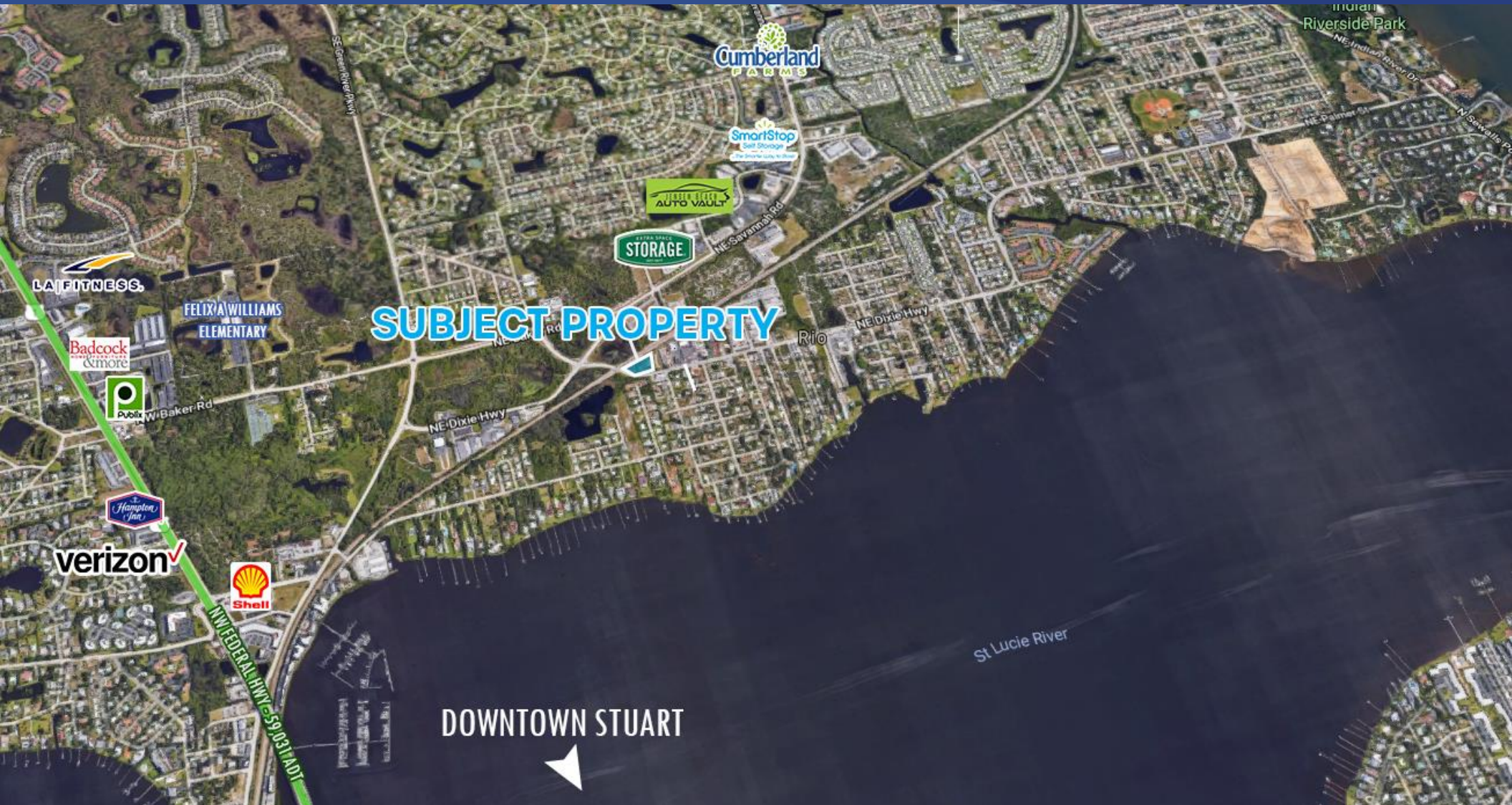
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# TRADE AREA MAP



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