

VACANT RESIDENTIAL WATERFRONT LAND

6209 S Indian River Dr. Fort Pierce FL 34982



FOR SALE | \$725,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

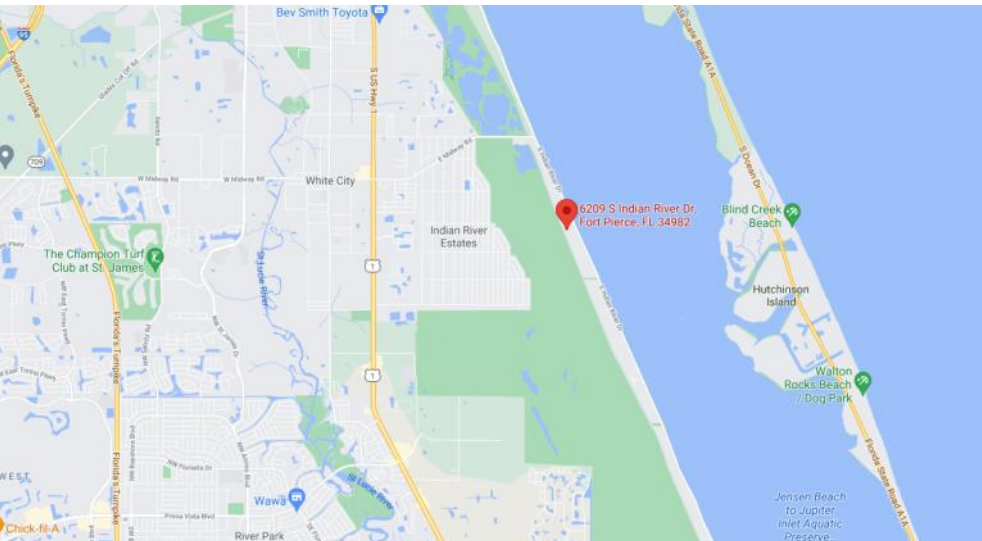
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PROPERTY OVERVIEW

- Ample 3.86 acre residential waterfront land overlooking the Jensen Beach/Jupiter inlet suitable for the ultimate dream home.
- Possible conditional uses would include a bed and breakfast residence or family residential homes within 1,000 ft. from one another.
- Located along S Indian River Drive and less than 2 miles away from Midway Road which quickly connects with US Highway 1.
- Less than 10 miles away from Downtown Jensen Beach, recreational parks and the causeway that leads to the beaches.



PRICE	\$725,000
ACREAGE	3.86 AC
FRONTAGE	200'
TRAFFIC COUNT	5,200 ADT
ZONING	RE-2 (SLC)
LAND USE	RS
PARCEL ID	3412-503-0003-000-9

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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	1,181	1 Mile	\$63,599	1 Mile	44.00
3 Mile	12,245	3 Mile	\$59,718	3 Mile	46.10
5 Mile	56,927	5 Mile	\$64,175	5 Mile	45.20

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	1,243	1 Mile	\$56,693	1 Mile	47.50
3 Mile	12,925	3 Mile	\$47,550	3 Mile	49.20
5 Mile	61,384	5 Mile	\$48,434	5 Mile	47.70

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ZONING INFORMATION

RE-2 RESIDENTIAL, ESTATE - 2.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum gross density of two (2) dwelling units per acre, together with such other uses as may be necessary for and compatible with low density residential 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. Family day care homes. (999)
- b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- c. Single-family detached dwellings. (999)

3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-Street Parking Requirements. Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Conditional Uses:

- a. Bed and breakfast residences - Subject to the requirements of Section 7.10.20. (999)
 - b. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
 - c. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
7. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00, and including the following:
- a. Guest house subject to the requirements of Section 7.10.04. (999)
 - b. Horses, subject to the requirements of Section 7.10.03. (999)
 - c. Solar energy systems, subject to the requirements of Section 7.10.28.

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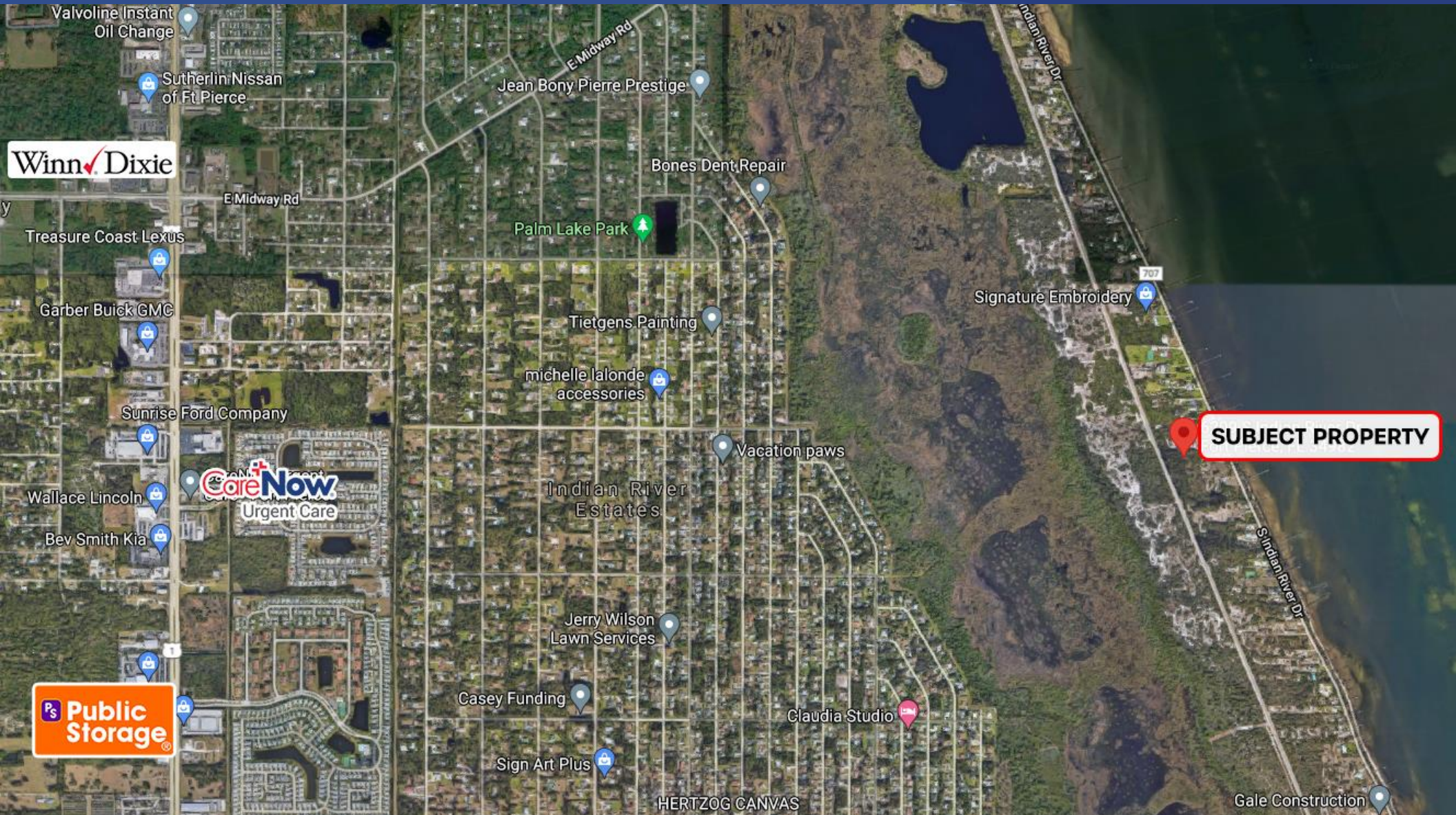
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TRADE AREA MAP



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