

42 AC RESIDENTIAL DEVELOPMENT LAND

US-1 / Oleander Ave. | Fort Pierce, FL
OFFERING MEMORANDUM

4.93 AC

9.73 AC

17.6 AC

10.1 AC

Oleander Ave

Ulrich Rd

Jeremiah Baron
& CO.
Commercial Real Estate, LLC

42 AC Residential Development Land

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Exclusively Marketed by:

Jeremiah Baron

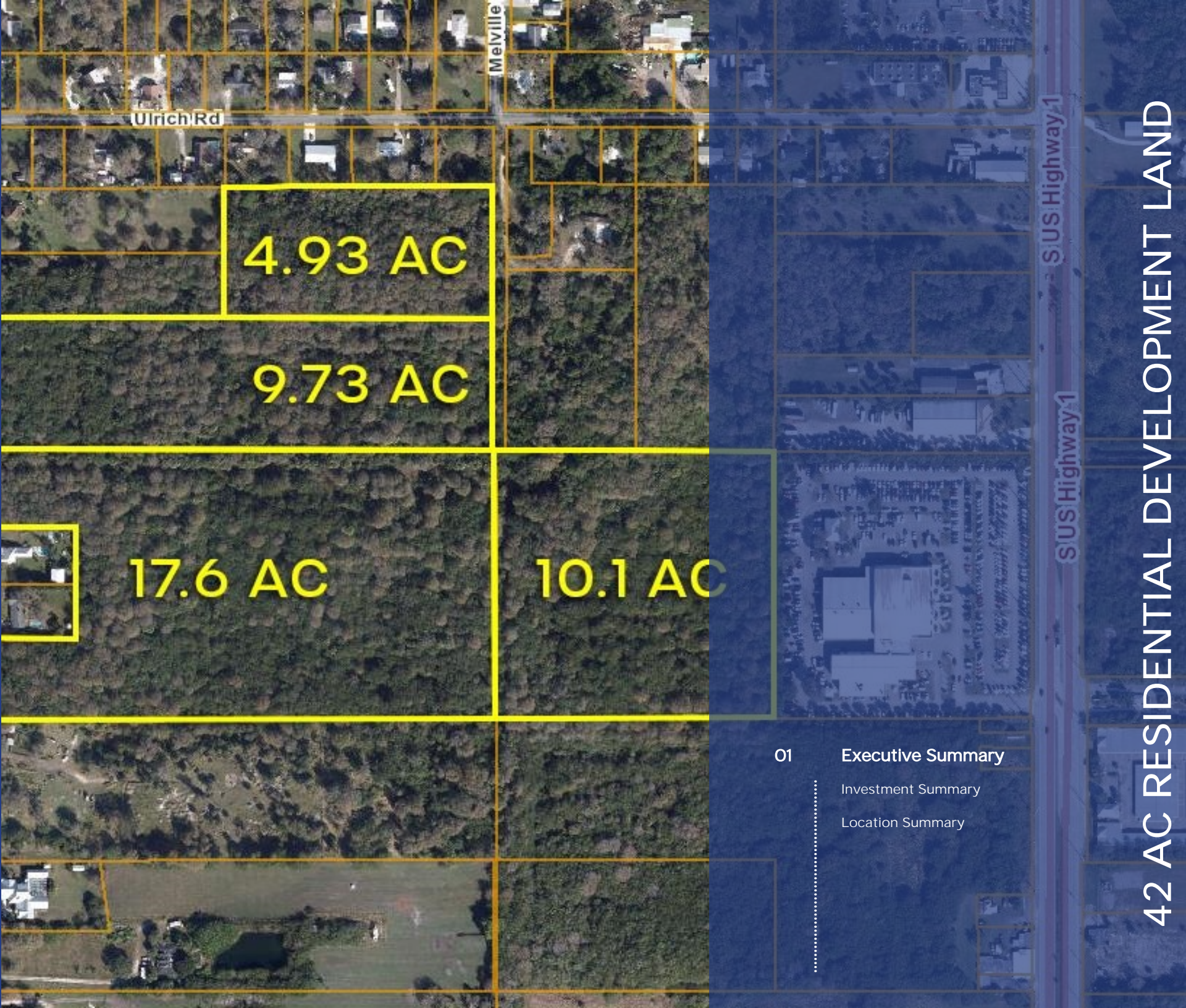
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Jeremiah Baron
& CO.

Commercial Real Estate, LLC



01	Executive Summary
	Investment Summary
	Location Summary

OFFERING SUMMARY

ADDRESS	US-1 / Oleander Ave. Fort Pierce FL 34982
OFFERING PRICE	\$5,900,000
PRICE PSF	\$3.20
LAND SF	1,845,200 SF
LAND ACRES	42.36
ZONING TYPE	RS-2 (SLC)
# OF PARCELS	4

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	3,853	37,533	105,101
2021 Median HH Income	\$53,427	\$46,867	\$50,061
2021 Average HH Income	\$63,431	\$63,484	\$63,987

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2021 Population	3,853	37,533	105,101
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Summary

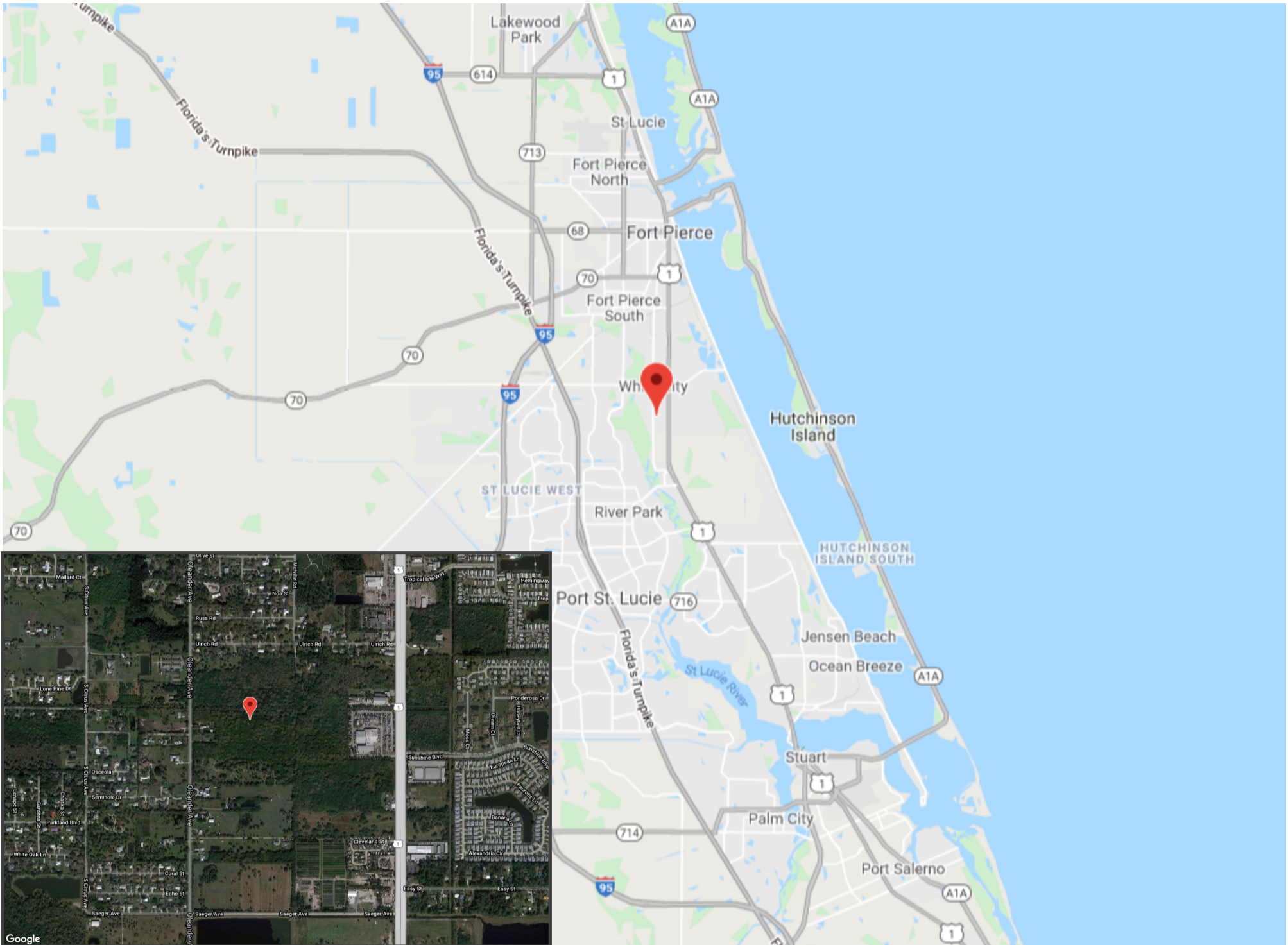
- A total of four (4) contiguous lots currently zoned for RS-2 which allows for single family-dwellings at a max density of two (2) dwelling units per gross acres.
- Rezoning to RM-5 would allow for five (5) dwelling units per gross acre.
- Sewer and water were previously brought under US-1 to the site.
- Located between Oleander Ave. and US-1; quick access to several points of interest. Only 15 minutes away from St. Lucie West which features a wide selection of retail, dining, and entertainment establishments. Less than 20 minutes from the I-95 access ramp and Florida's Turnpike. In close proximity to several recreational parks, beaches, and historical downtown areas.
- Proposed development in the immediate area include mixed use development of residential and commercial on 16 acres, RV resorts, and others.

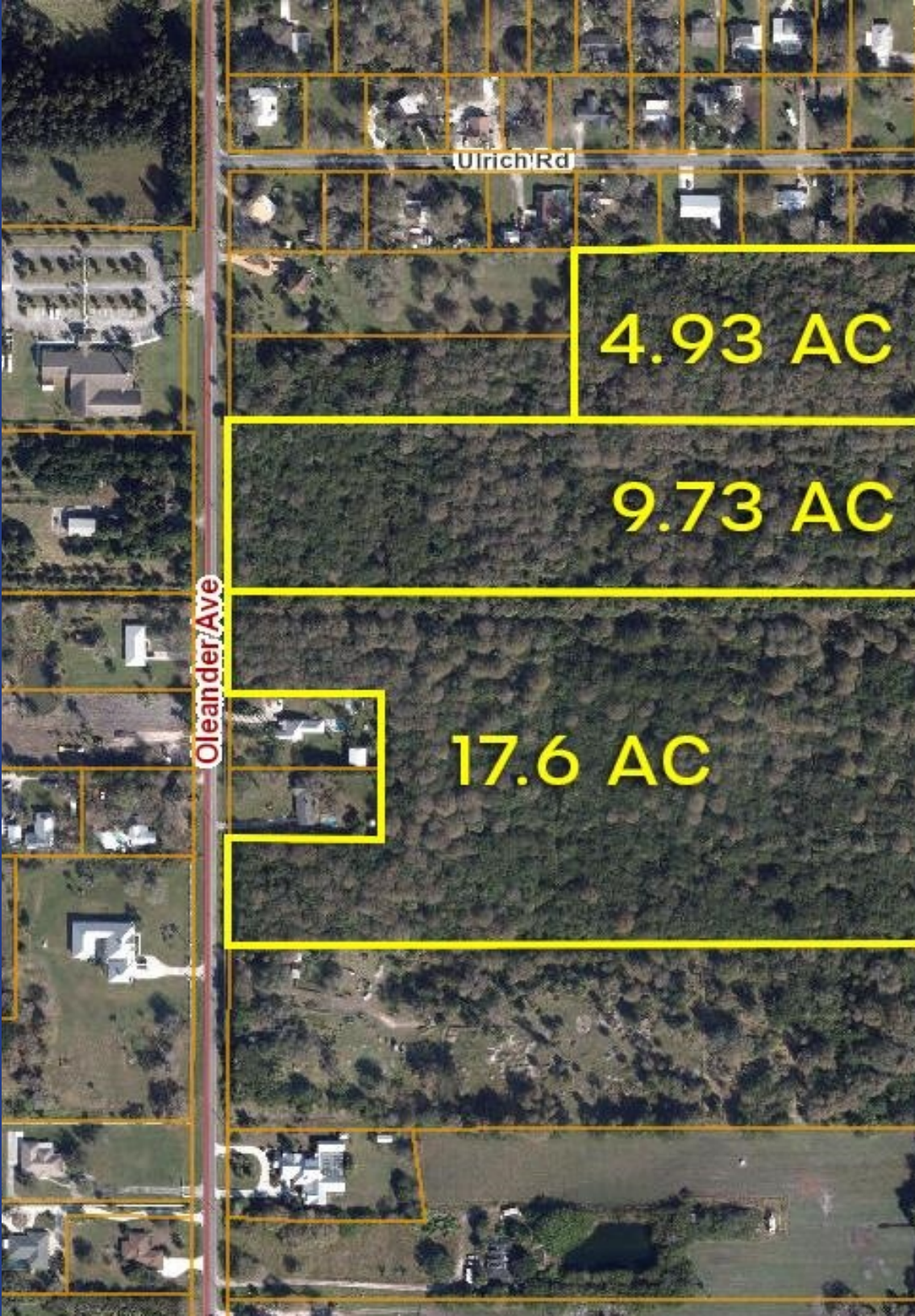


- Site was previously partially approved. Preliminary site plan shows the potential for a total of 104 units.

Parcel IDs

- 3410-234-0000-000-7
- 3410-233-0001-000-1
- 3403-502-0341-000-9
- 3403-502-0339-000-2





02	Property Description
	Property Features
	Aerial Map
	Parcel Map
	Additional Maps
	Pictures with Captions

PROPERTY FEATURES

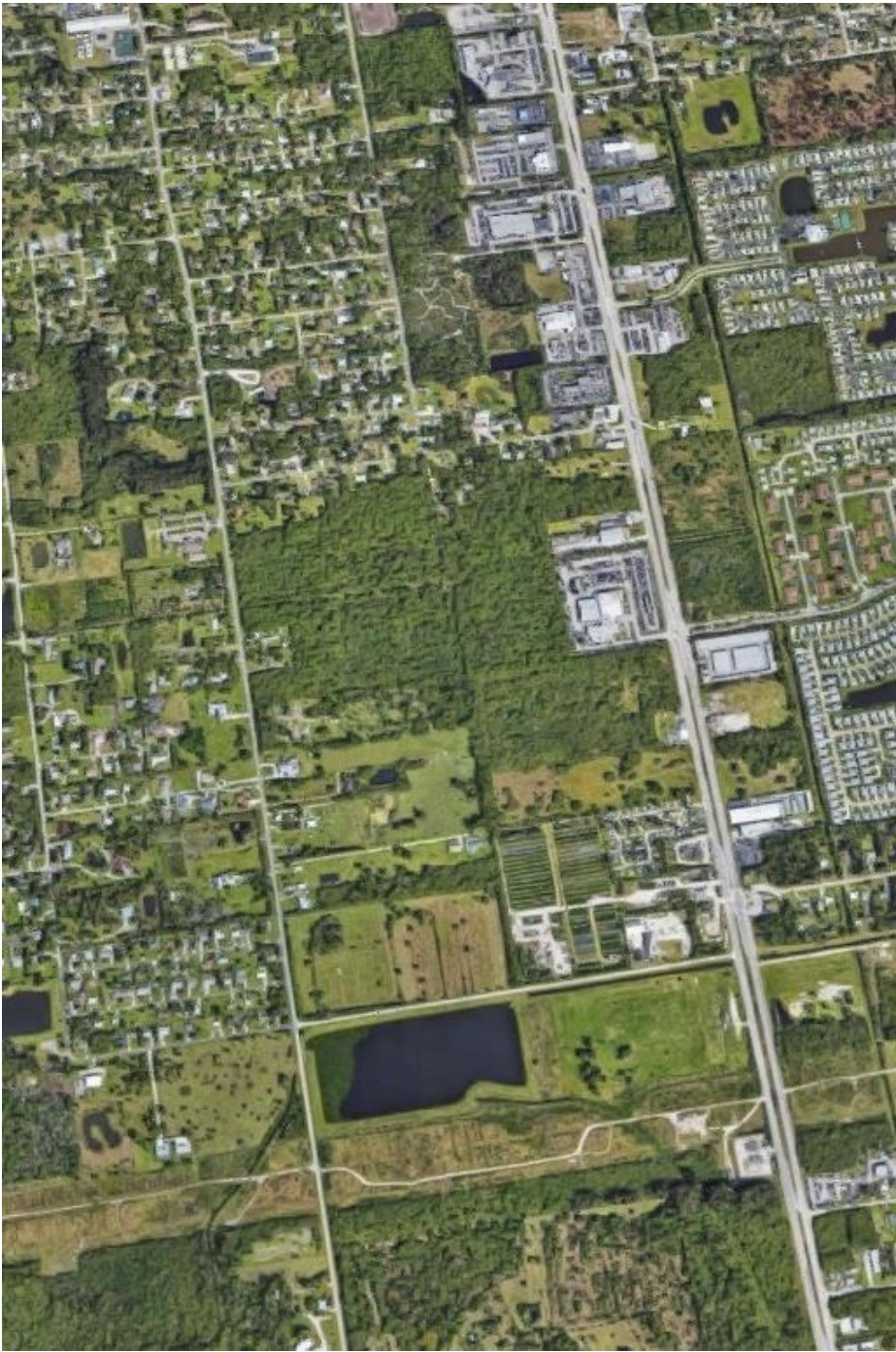
LAND SF	1,845,200
LAND ACRES	42.36
# OF PARCELS	4
ZONING TYPE	RS-2 (SLC)
TOPOGRAPHY	Flat
LAND USE	RU
FRONTAGE	713'

NEIGHBORING PROPERTIES

NORTH	Residential / Commercial
SOUTH	Land / Residential
EAST	Residential / Commercial
WEST	Residential

UTILITIES

WATER	Yes
SEWER	Yes





SUBJECT PROPERTY

Wallace
LINCOLN

CareNow
Urgent Care

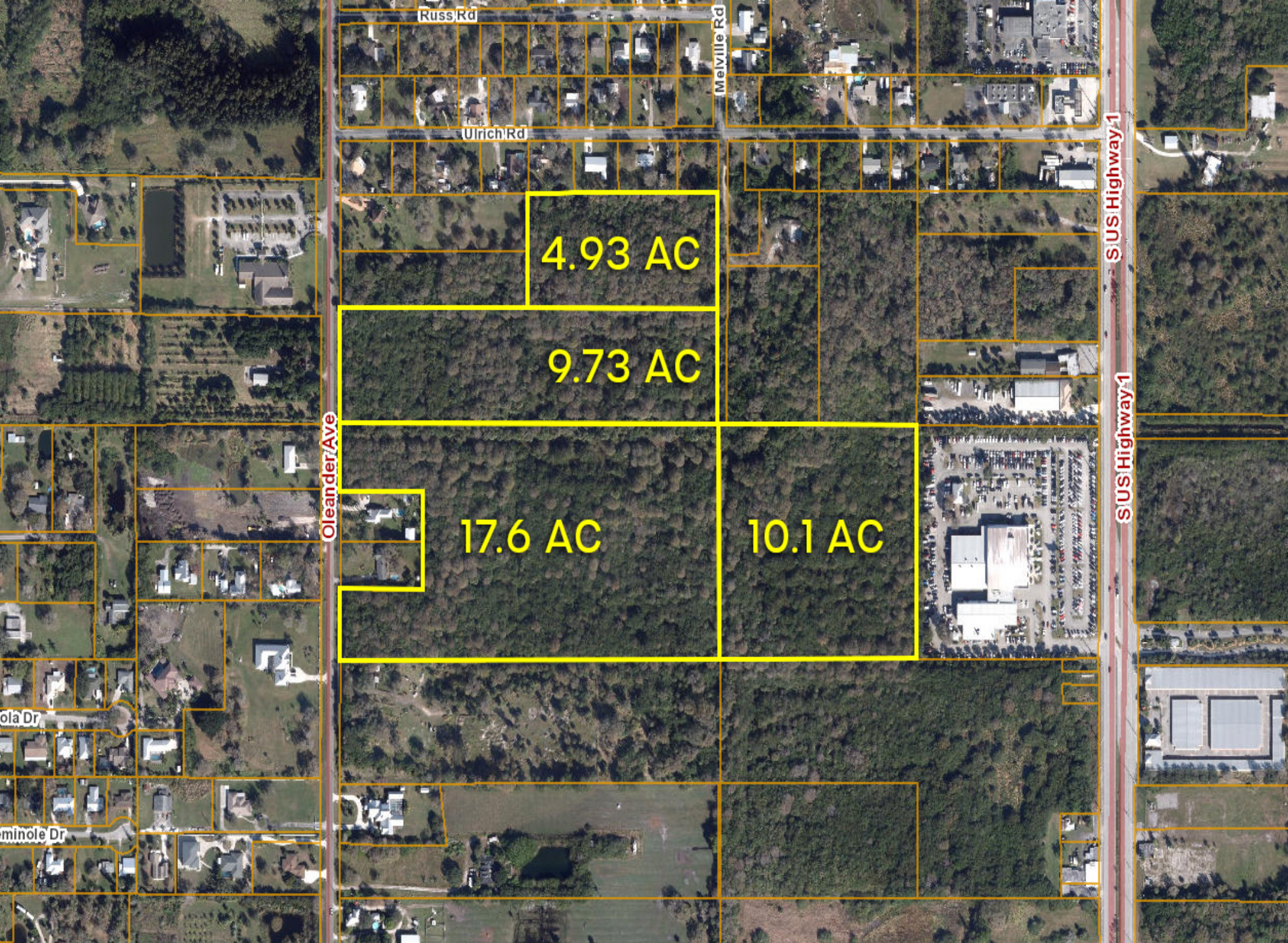


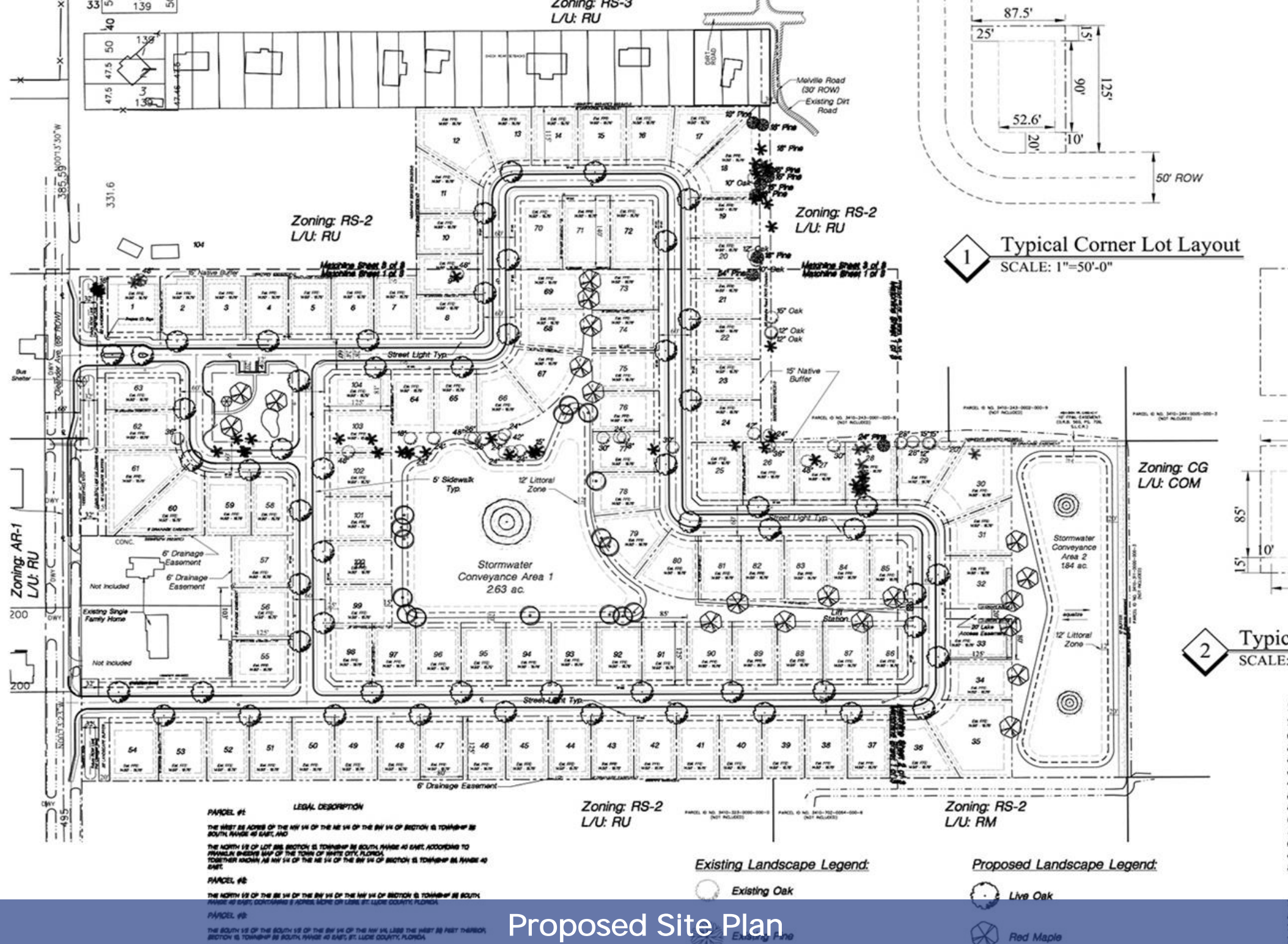
ARRIGO
FT. PIERCE

Public
Storage

THE GROVE &
PALM GROVE
COMMUNITY

GATOR STATE
STORAGE



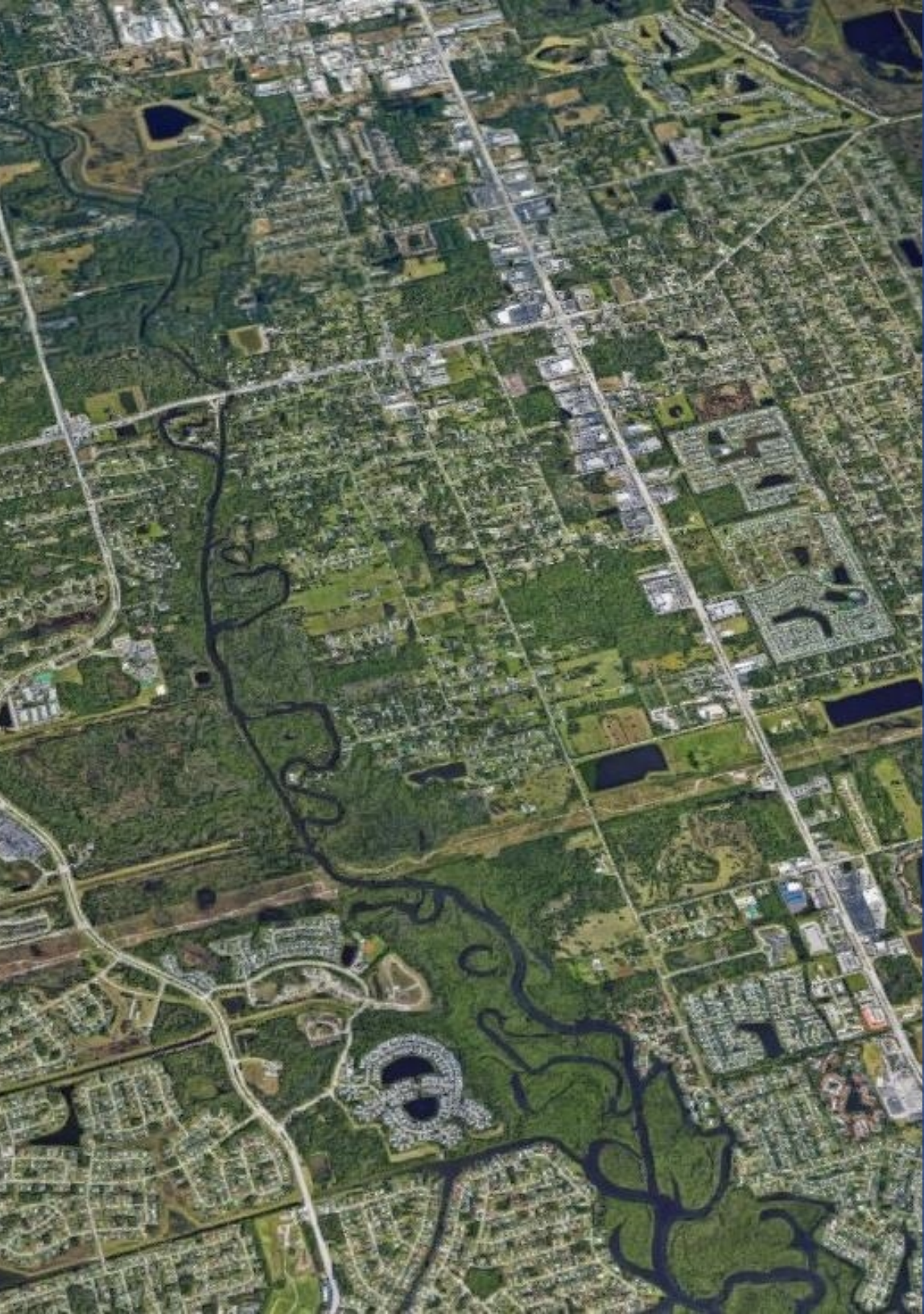


Proposed Site Plan

03 Demographics

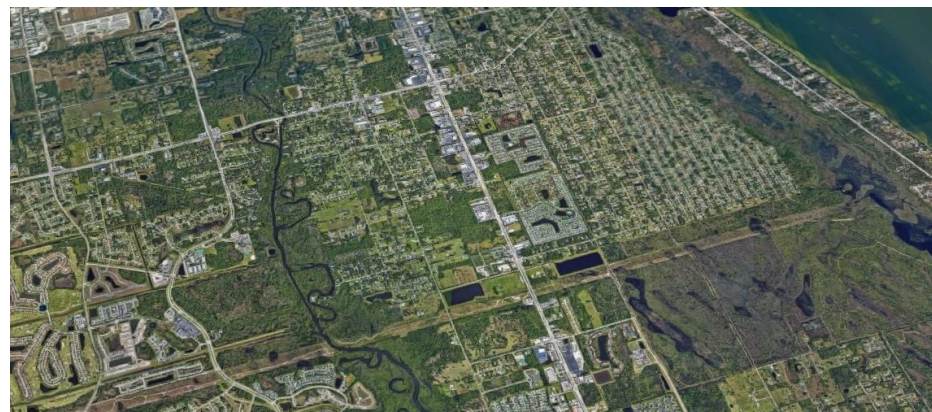
Demographic Details

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,132	24,319	65,384
2010 Population	3,424	32,054	90,632
2021 Population	3,853	37,533	105,101
2026 Population	3,950	38,991	108,774
2021 African American	327	6,033	20,599
2021 American Indian	19	173	447
2021 Asian	54	621	1,723
2021 Hispanic	587	7,592	25,320
2021 Other Race	117	2,505	8,580
2021 White	3,221	26,953	70,188
2021 Multiracial	111	1,221	3,488
2021-2026: Population: Growth Rate	2.50 %	3.85 %	3.45 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	156	1,562	4,206
\$15,000-\$24,999	172	1,729	4,597
\$25,000-\$34,999	180	2,266	5,587
\$35,000-\$49,999	191	2,297	5,880
\$50,000-\$74,999	328	2,603	8,278
\$75,000-\$99,999	218	1,804	4,646
\$100,000-\$149,999	180	1,818	4,933
\$150,000-\$199,999	98	545	1,635
\$200,000 or greater	6	343	842
Median HH Income	\$53,427	\$46,867	\$50,061
Average HH Income	\$63,431	\$63,484	\$63,987

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,261	11,220	29,494
2010 Total Households	1,357	12,946	35,773
2021 Total Households	1,529	14,966	40,603
2026 Total Households	1,563	15,463	41,708
2021 Average Household Size	2.47	2.48	2.57
2000 Owner Occupied Housing	931	7,906	20,681
2000 Renter Occupied Housing	271	2,048	5,807
2021 Owner Occupied Housing	1,145	10,730	29,617
2021 Renter Occupied Housing	384	4,236	10,986
2021 Vacant Housing	178	2,169	5,338
2021 Total Housing	1,707	17,135	45,941
2026 Owner Occupied Housing	1,171	11,231	30,906
2026 Renter Occupied Housing	392	4,232	10,803
2026 Vacant Housing	192	2,324	5,755
2026 Total Housing	1,755	17,787	47,463
2021-2026: Households: Growth Rate	2.20 %	3.30 %	2.70 %



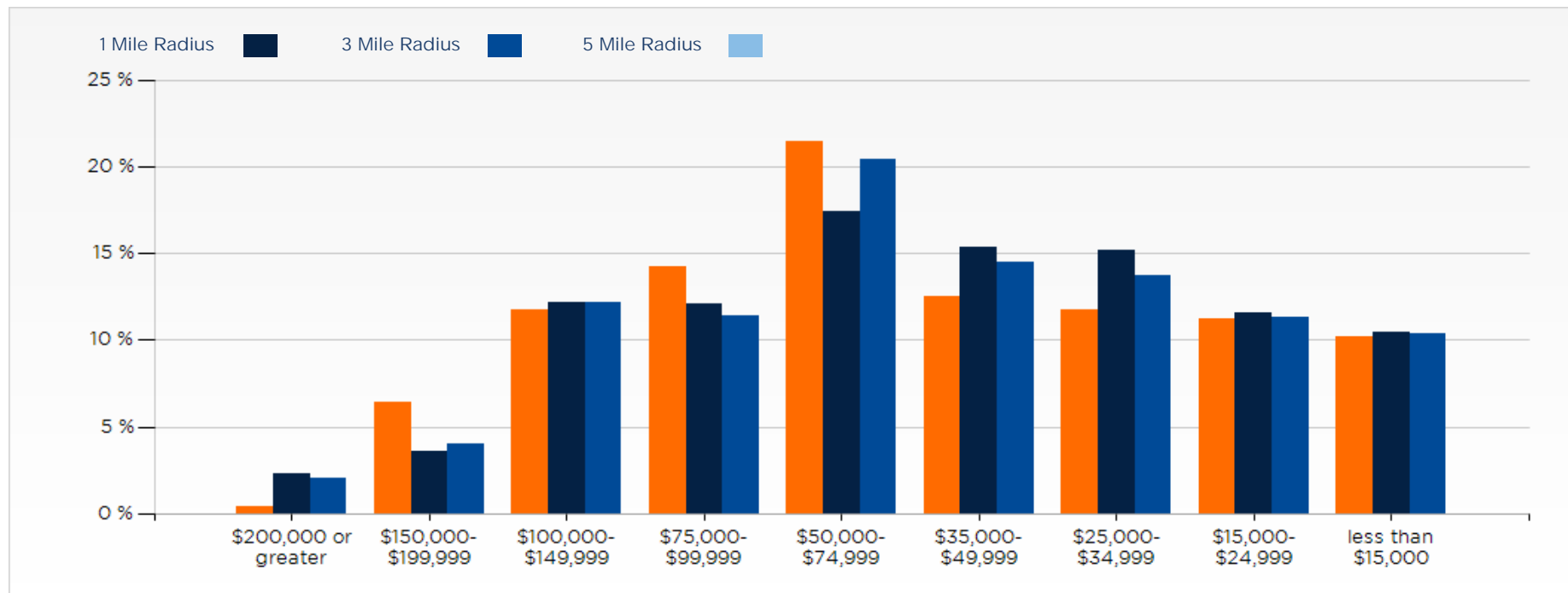
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	225	2,411	6,497
2021 Population Age 35-39	200	2,096	5,809
2021 Population Age 40-44	185	1,977	5,658
2021 Population Age 45-49	202	2,129	5,611
2021 Population Age 50-54	227	2,221	5,864
2021 Population Age 55-59	303	2,505	6,612
2021 Population Age 60-64	343	2,617	6,899
2021 Population Age 65-69	287	2,445	6,787
2021 Population Age 70-74	252	2,437	6,798
2021 Population Age 75-79	197	1,757	5,186
2021 Population Age 80-84	128	1,228	3,651
2021 Population Age 85+	119	1,199	3,578
2021 Population Age 18+	3,167	30,036	83,739
2021 Median Age	48	44	44

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,886	\$53,124	\$53,921
Average Household Income 25-34	\$67,973	\$64,680	\$64,757
Median Household Income 35-44	\$66,486	\$54,435	\$57,150
Average Household Income 35-44	\$75,151	\$71,123	\$72,072
Median Household Income 45-54	\$61,074	\$59,022	\$60,181
Average Household Income 45-54	\$73,439	\$78,074	\$76,416
Median Household Income 55-64	\$57,874	\$53,148	\$54,026
Average Household Income 55-64	\$66,547	\$66,946	\$67,745
Median Household Income 65-74	\$51,016	\$45,263	\$49,613
Average Household Income 65-74	\$59,917	\$62,012	\$64,252
Average Household Income 75+	\$45,767	\$46,620	\$48,403

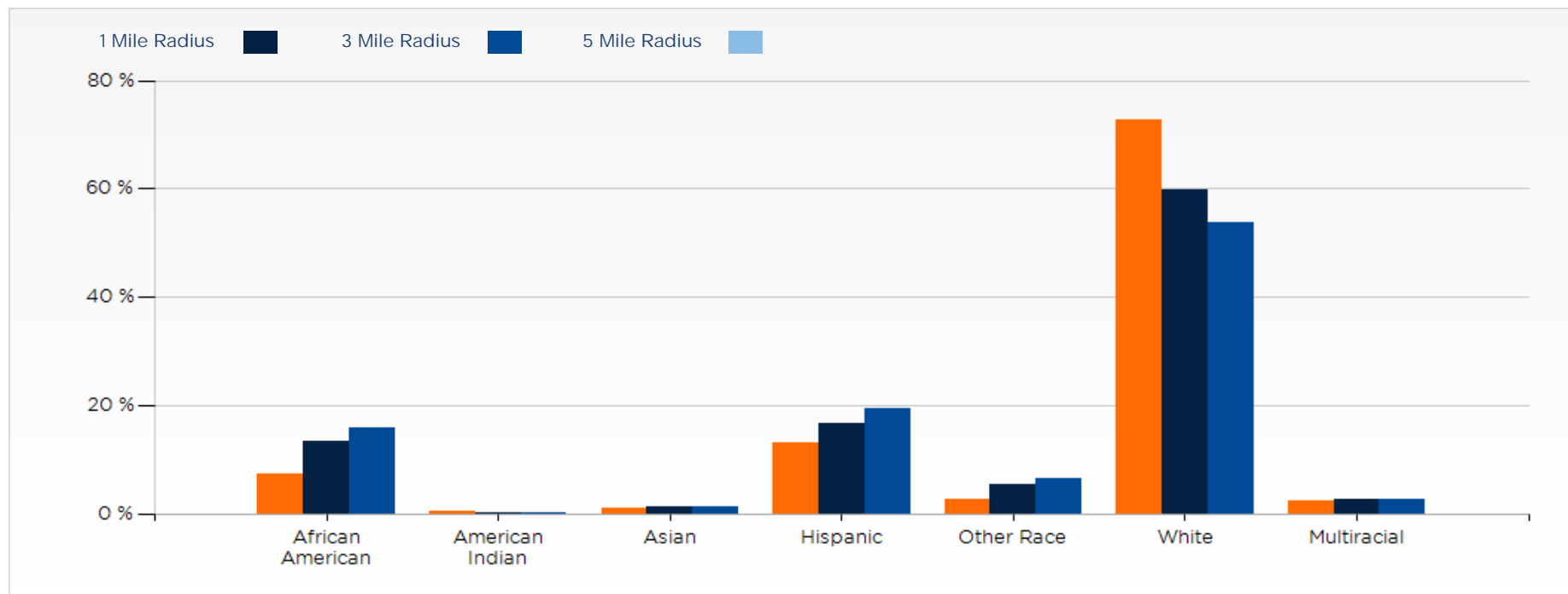
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	214	2,451	6,815
2026 Population Age 35-39	233	2,522	6,771
2026 Population Age 40-44	209	2,234	6,076
2026 Population Age 45-49	194	2,027	5,629
2026 Population Age 50-54	205	2,139	5,475
2026 Population Age 55-59	244	2,312	6,076
2026 Population Age 60-64	329	2,644	7,020
2026 Population Age 65-69	368	2,778	7,453
2026 Population Age 70-74	280	2,399	6,887
2026 Population Age 75-79	229	2,217	6,348
2026 Population Age 80-84	158	1,422	4,275
2026 Population Age 85+	131	1,294	3,836
2026 Population Age 18+	3,269	31,192	86,712
2026 Median Age	49	44	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,089	\$57,173	\$58,009
Average Household Income 25-34	\$73,730	\$73,230	\$72,722
Median Household Income 35-44	\$73,725	\$62,105	\$63,861
Average Household Income 35-44	\$82,436	\$81,123	\$81,534
Median Household Income 45-54	\$67,961	\$66,732	\$67,010
Average Household Income 45-54	\$81,690	\$87,766	\$86,110
Median Household Income 55-64	\$62,499	\$59,302	\$60,279
Average Household Income 55-64	\$74,027	\$76,299	\$77,209
Median Household Income 65-74	\$55,470	\$51,927	\$54,095
Average Household Income 65-74	\$68,385	\$70,904	\$72,488
Average Household Income 75+	\$51,728	\$53,632	\$55,313

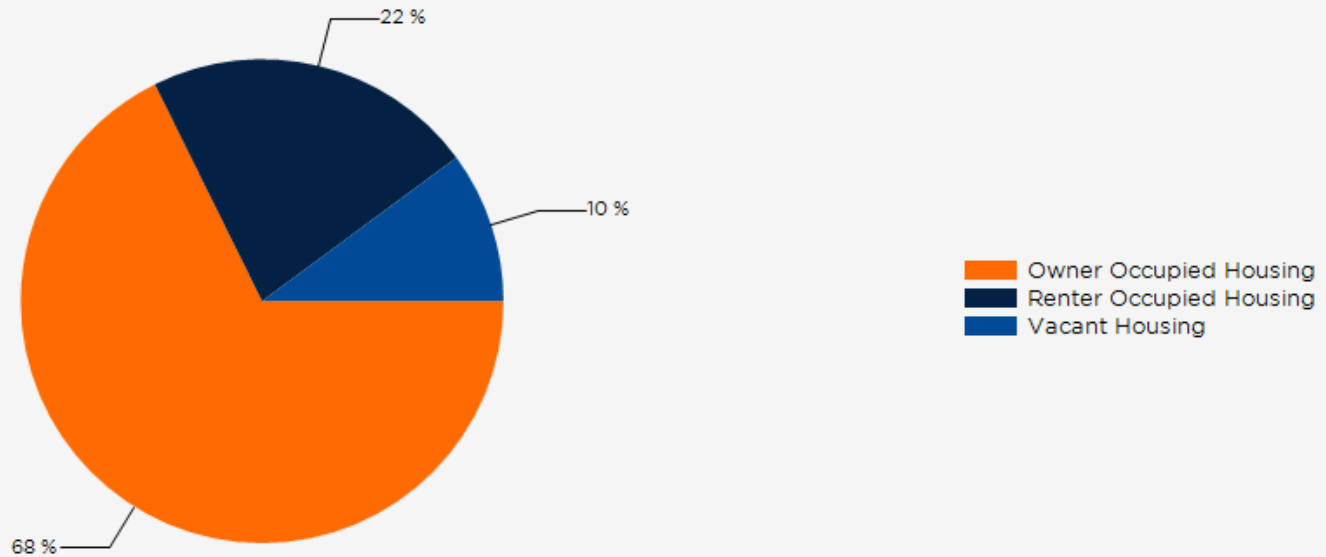
2021 Household Income



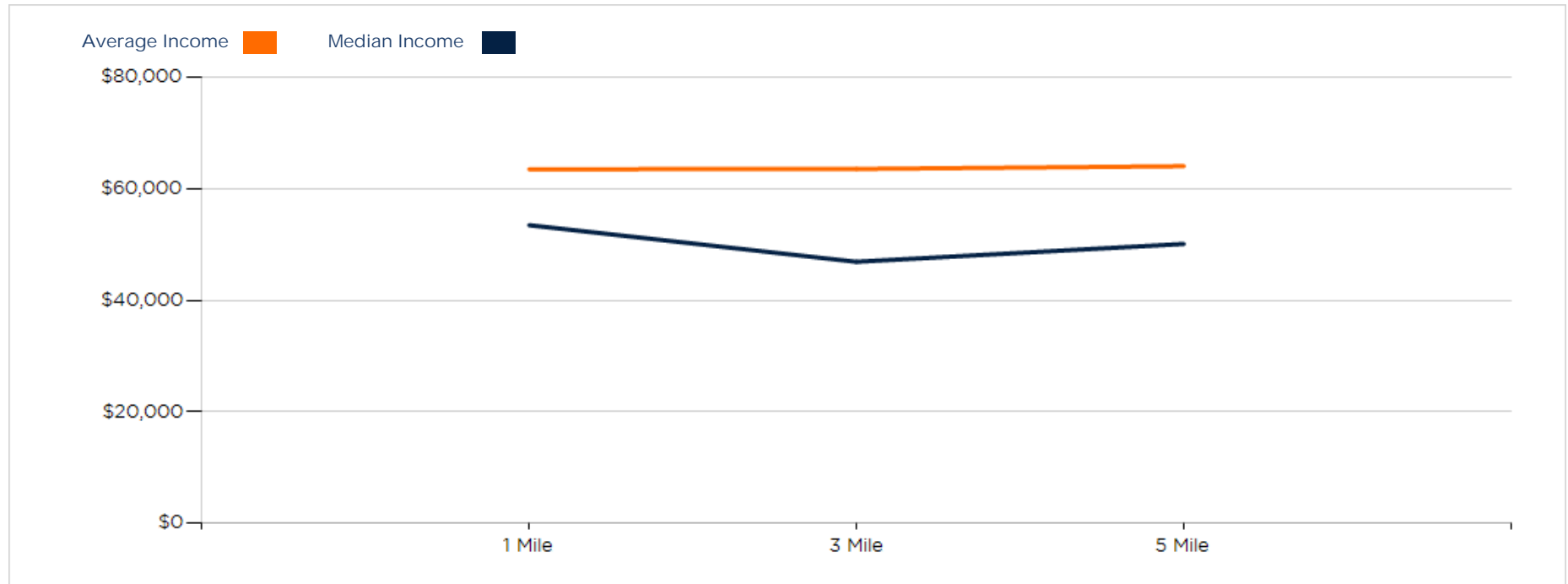
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



About the Company

At Jeremiah Baron & Co. Commercial Real Estate, LLC our guiding principles have provided and continue to provide high quality service to our clients. We treat each client as an individual, focusing on their specific needs and unique circumstances. We strive to safeguard our clients' trust in our company and the services we provide. We are a full-service commercial brokerage firm with offices in Stuart and Palm Beach Gardens Florida. We specialize in the sale, leasing and management of retail shopping centers, office buildings, industrial warehouses, and multi-family properties throughout Florida, including triple net leases, ground up development and structured small group acquisition partnerships. Our diverse clientele includes local, regional and national companies, as well as individual commercial real estate investors and developers. Above all, we deliver results to our esteemed clients who expect superior service from their commercial real estate brokerage firm.



42 AC Residential Development Land

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Jeremiah Baron & Co. Commercial Real Estate LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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