

# COMMERCIAL VACANT LAND

1503 S 33rd Street, Fort Pierce FL 34947



**1.23 AC  
COMMERCIAL LAND**

**FOR SALE | \$139,000**

**PRICE REDUCED**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

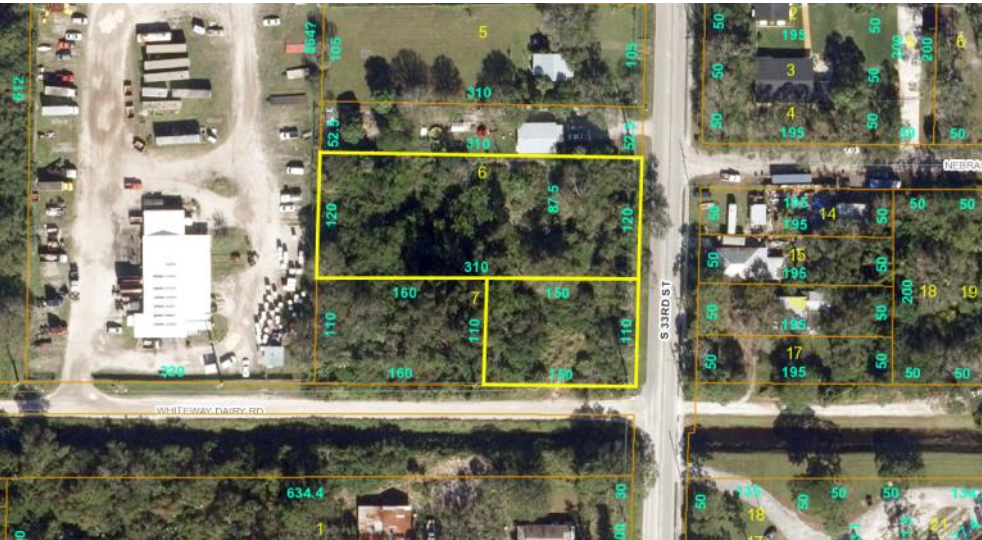
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# PROPERTY OVERVIEW

- Excellent purchase opportunity consisting of two combined parcels totaling 1.23 acres on S 33rd Street and Whiteway Dairy Road in Fort Pierce, FL.
- Located in a growing area of Fort Pierce; the site is in close proximity to the busy Okeechobee Road and only about 5 minutes away from the I-95 access ramp.
- FPUA water and sewer hookup nearby Nebraska Ave. (required for any major development)
- Current city zoning allows for various commercial neighborhood uses including multi-family development.



PRICE	\$139,000 (Price reduced from \$149,000)
LAND SIZE	+/- 53,578 SF
ACREAGE	1.23 AC Total
FRONTAGE	230' to S 33rd Street
TRAFFIC COUNT	6,200 ADT
ZONING	C-2
LAND USE	NC
PARCEL ID	2417-601-0008-000-7 2417-601-0009-000-4

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# SITE PHOTOS



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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	6,445	1 Mile	\$48,707	1 Mile	35.00
3 Mile	47,005	3 Mile	\$43,911	3 Mile	36.80
5 Mile	72,089	5 Mile	\$55,785	5 Mile	40.20
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	7,041	1 Mile	\$37,005	1 Mile	33.20
3 Mile	51,182	3 Mile	\$30,863	3 Mile	35.20
5 Mile	78,965	5 Mile	\$37,932	5 Mile	39.70

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# ZONING INFORMATION

## Sec. 125-199. - Neighborhood Commercial Zone (C-2).

(a) Purpose. This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.

(b) Basic use standards. Uses in a C-2 zone, except multifamily housing developments, 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 area shall be 10,000 square feet.
- b. The minimum lot width shall be 70 feet.
- c. The minimum lot depth shall be 90 feet.

(2) Yards.

- a. The minimum depth of the front yard will be 25 feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be 15 feet.

(3) Lot coverage. Buildings shall not cover more than 60 percent of the lot area.

(4) Building height. No building shall exceed a height of 45 feet above grade.

(c) Other applicable use standards.

(1) Site plan review shall be required as outlined in section 125-313.

(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 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 125-315 and 125-316.

(6) Conditional uses will meet the requirements in sections 125-235 through 125-247.

(7) Signs will comply with standards referred to in section 125-310.

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

(Code 1983, § 22-30; Ord. No. H-186, § 30-30, 6-15-1981; Ord. No. K-24, § 9, 8-21-2000; Ord. No. L-295, § 12, 11-4-2013 ; Ord. No. 19-016 , § 5, 5-20-2019)

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# PERMITTED USES (C-2)

<b>Eating and Drinking Establishments</b>	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	-
-Restaurant and Bar	C
-Wine/Cigar Bar	C
<b>Office</b>	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	C
-Medical and Dental Clinic	C
-Television and Radio Studios	P
-Detached House	C
-Duplex	C
-Townhouse	C
-Multi-Dwelling Building	C
-Mobile or Manufactured Home	-
-Manufactured Home Park or Subdivision	-
-Mobile Home Park	-
-Mixed-Use Building or Development	P

<b>Retail Sales and Service, Sales-Oriented (except as noted below)</b>	P
-Art Gallery	C
-Farmers Market or Farm Stand	C
- Flea Market (no accessory uses permitted)	-
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	-
-Pet Stores	-
<b>Retail Sales and Service, Personal-Service Oriented (except as noted below)</b>	C
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	-
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	-
-Neighborhood Commercial Services	P
-Pawn Shop	-
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	-

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# TRADE AREA MAP



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