

EDWARDS LANDING  
RENTAL COMMUNITY

SUNRISE TABERNACLE  
CHURCH

**7.31 AC VACANT LAND**

FOREST GROVE  
MIDDLE SCHOOL

STORYBROOKE  
PRESCHOOL ACADEMY

**7.31 AC VACANT LAND**

ZONED INSTITUTIONAL | POTENTIAL JV OPPORTUNITY

S 25TH STREET, FORT PIERCE FL 34981

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC





## 7.31 AC VACANT LAND

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# PROPERTY SUMMARY

Jeremiah Baron & Co. are pleased to present an exceptional purchase opportunity consisting of a 7.31 acre vacant land situated on S 25th Street in Fort Pierce, Florida.

The site currently zoned for Institutional uses which would allow for community residential homes\*, family day care homes, religious organizations, in addition to select conditional uses.

There are previous proposed site plans consisting of a 115,200 square foot assisted living facility with an adjacent 10,850 sf medical office building.

The property is only about 2 miles away from the Lawnwood Regional Medical Center, and just a few minutes away from US Highway 1. Site is also about 5 miles away from I-95 and Florida's Turnpike. Surrounding area consists of residential communities, schools, and industrial facilities.

Within a 5 mile radius there is rapid growth taking place ranging from single-family and multifamily developments as well as National and Regional retailers such as Wawa, Chipotle, Take 5 Oil Change, and others.



# PROPERTY DETAILS

S 25TH STREET, FORT PIERCE FL 34981	
PRICE	\$1,400,000
LAND SIZE	318,423 SF
ACREAGE	7.31 AC
FRONTAGE	414.08'
TRAFFIC COUNT	16,800 ADT
ZONING	I (Institutional)
LAND USE	RU
UTILITIES	City of Fort Pierce
PARCEL ID	2428-233-0001-000-3





# PROXIMITY MAP



2.8 MILES

VIRGINIA AVE.



2.3 MILES



3.5 MILES



4.3 MILES

SUBJECT PROPERTY

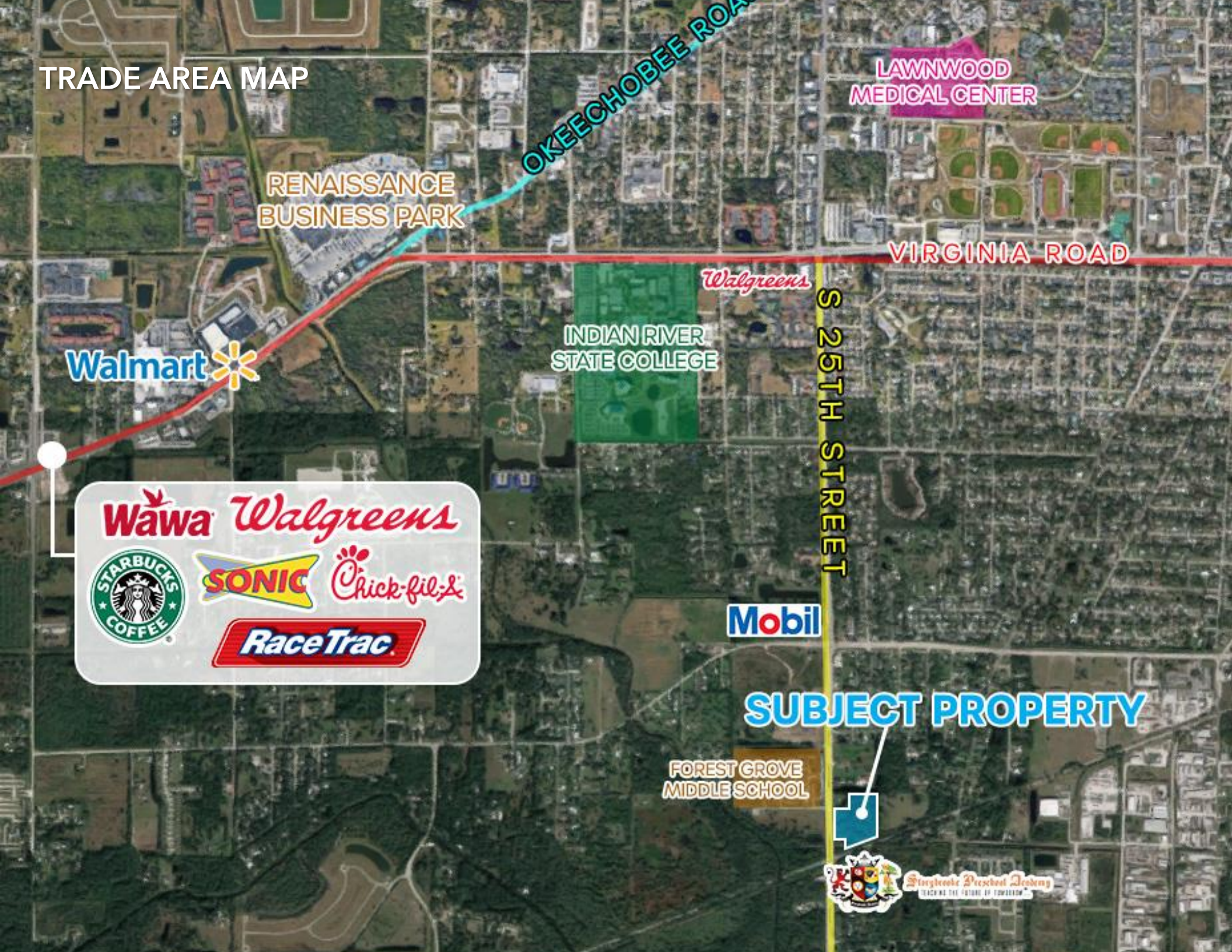
US HIGHWAY 1

2.0 MILES

S 25TH STREET



# TRADE AREA MAP



OKEECHOBEE ROAD

LAWNWOOD MEDICAL CENTER

RENAISSANCE BUSINESS PARK

VIRGINIA ROAD

Walmart

Walgreens

INDIAN RIVER STATE COLLEGE

S 26TH STREET

Wawa Walgreens

STARBUCKS COFFEE

SONIC

Chick-fil-A

RaceTrac

Mobil

SUBJECT PROPERTY

FOREST GROVE MIDDLE SCHOOL



Stingbrook Preschool Academy  
TEACHING THE FUTURE OF TOWNSHIP



# ZONING INFORMATION

## I INSTITUTIONAL.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for institutional, public, and quasi-public uses, together with such other uses as may be compatible with institutional, public, and quasi-public 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. Community residential homes subject to the provisions of Section 7.10.07. (999)

b. Family day care homes. (999)

c. 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 the 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)

d. Institutional residential homes. (999)

e. Parks. (999)

f. Police and fire protection. (9221,9224)

g. Recreational activities. (999)

h. Religious organizations. (866)

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 and Loading Requirements. Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.

### 7. Conditional Uses:

a. Amphitheaters. (999)

b. Cemeteries. (6553)

c. Membership organizations. (86)

d. Correctional institutions. (9223)

e. Cultural activities and nature exhibitions. (999)

f. Educational services and facilities. (82)

g. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)

h. Fairgrounds. (999)

i. Funeral and crematory services. (726)

j. Theaters. (999)

k. Medical and other health services. (80)

l. Postal service. (43)

m. Residential care facilities for serious or habitual juvenile offenders. (999)

n. Social services. (83)

o. Sporting and recreational camps. (7032)

p. Stadiums, arenas, race tracks. (794)

q. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

a. Drinking places (alcoholic beverages related to civic, social, and fraternal uses). (999)

b. Restaurants. (Including the sale of alcoholic beverages for on-premises consumption only.) (999)

c. Funeral and crematory services. (726)

d. Heliport landing/takeoff pads. (999)

e. Detached single-family dwelling unit or mobile home, for on-site security purposes. (999)

f. Residence halls or dormitories. (999)

g. Solar energy systems, subject to the requirements of Section 7.10.28.



# DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2021 Estimated Population		3,992	88,371	252,142
2026 Projected Population		4,587	101,711	292,687
2010 Census Population		3,574	78,163	206,556
2021 Estimated Households		1,332	32,015	97,624
2026 Projected Households		1,517	36,514	112,554
2010 Census Households		1,223	29,070	80,807
2021 Estimated White		2,854	52,942	181,565
2021 Estimated Black or African American		942	31,461	58,168
2021 Estimated Hawaiian & Pacific Islander		4	101	269
2021 Estimated American Indian or Native Alaskan		28	678	1,490
2021 Estimated Other Races		102	1,983	5,911
2021 Estimated Average Household Income		\$62,808	\$59,229	\$69,620
2021 Estimated Median Household Income		\$54,250	\$44,839	\$55,584
Median Age		37.80	40.20	45.20
Average Age		38.70	40.60	43.80