

FULLY ENTITLED COMMERCIAL LAND

1937 N Old Dixie Hwy, Fort Pierce, FL 34946



PROPERTY LOCATION

FOR SALE | \$225,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Rare opportunity to purchase .47 ac of *Fully Entitled* Commercial Land in the heart of Fort Pierce.
- The site is located steps from the Indian river in and area that is fast becoming the Martine Hub of the Treasure Coast.
- The parcel is positioned less than a half mile from US-1 and is only a 15-minute drive to I-95.
- The property hosts excellent frontage and is accessible via the eastern and western sides.
- This property will benefit from the Sunny Lane to US-1 expansion.



PRICE	\$225,000
ACREAGE	.46
FRONTAGE	100'
TRAFFIC COUNT	2,050 ADT
ZONING	Comm Genra
LAND USE	COM
PARCEL ID	2403-602-0010-000-4

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
2 Mile	21,265	2 Mile	\$29,263	1 Mile	42
5 Mile	71,605	5 Mile	\$43,425	3 Mile	42
10 Mile	159,184	10 Mile	\$50,837	5 Mile	42
2027 Population Projection		2022 Median Household Income		Median Age	
2 Mile	24,482	1 Mile	\$42,263	1 Mile	41
5 Mile	83,309	3 Mile	\$61,337	3 Mile	40
10 Mile	183,234	5 Mile	\$68,391	5 Mile	41

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ZONING INFORMATION

CN COMMERCIAL, NEIGHBORHOOD.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for limited retail trade and service activities covering a relatively small area and that is intended to serve the population living in surrounding neighborhoods. 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. Beauty and barber services. (723/724)
 - b. Membership organizations subject to the provisions of Section 7.10.31. (86)
 - c. Depository institutions. (60)
 - d. Laundering and dry cleaning (self service). (7215)
 - e. Real estate. (65)
 - f. Repair services:
 - (1) Electrical repair. (762)
 - (2) Shoe repairs. (725)
 - (3) Watch, clock, jewelry, and musical instrument repair. (7631)
 - g. Retail trade (each building shall be less than 6,000 square feet gross floor area, all uses inclusive):
 - (1) Antiques. (5932)
 - (2) Apparel and accessories. (56)
 - (3) Books and stationery. (5942/5943)
 - (4) Cameras and photographic supplies. (5946)
 - (5) Drugs and proprietary. (5912)
 - (6) Eating places. (5812)
 - (7) Florists. (5992)
 - (8) Food stores. (54)
 - (9) Gifts, novelties, and souvenirs. (5947)
 - (10) Hobby, toy and game shops. (5945)
 - (11) Household appliances. (572)
 - (12) Jewelry. (5944)
 - (13) Newspapers and magazines. (5994)
 - (14) Optical goods. (5995)
 - (15) Nurseries, lawn and garden supplies. (526)
 - (16) Radios, TV's, consumer electronics and music supplies. (573)
 - (17) Sporting goods and bicycles. (5941)
 - (18) Tobacco products. (5993)
 - h. Video tape rental. (784)
 - i. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

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ZONING INFORMATION

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. Car washes (self service only) -subject to the provisions of Section 7.10.22. (999)
 - b. Day care ;hg;- adult. (8322)
- child. (8351)
 - c. Postal services. (4311)
 - d. Retail trade:
 - (1) Gasoline services - accessory to retail stores under SIC-5411. (999)
 - (2) Unstilled alcoholic beverages accessory to retail of food. (5921 - Except for liquor)
 - (3) Auto/home supply stores, not to exceed ten thousand (10,000) square feet in floor area, offering retail sale of new automobile batteries, parts, and accessories, excluding tire dealers, with the hours of operation limited from 7:00 a.m. to 8:00 p.m. (5531)
 - (4) Hardware stores between six thousand one (6,001) and ten thousand (10,000) square feet in floor area with hours of operation limited from 7:00 a.m. to 8:00 p.m. (5251)
 - (5) Household appliance stores dealing in primarily new appliances between six thousand one (6,001) and ten thousand (10,000) square feet with the hours of operations limited from 7:00 a.m. to 8:00 p.m. (5722)
- e. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
- f. Self-storage facility limited to enclosed storage, single-story in height, and intended to serve the population living in surrounding neighborhoods. (999)
8. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00 and include the following:
 - a. Drinking places (undistilled alcoholic beverages) accessory to an eating place. (999)
 - b. One dwelling unit contained within the commercial building, for on-site security purposes. (999)

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ELEVATION

SAGE LIBRARY						
SOUTH CENTRAL BOOKS						
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NOTES: ALL LENGTHS ARE IN FEET/INCHES FOR LINEAL FEET.
APPLIED LENGTHS VARY WITH CASE FOR UNTIL 100.
SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

DOOR AND WINDOW BUCK FASTENING

1 X BUCKS SHALL BE ATTACHED WITH CASE HARD NAILS @ 12" O.C. WITH THE DOORS AND WINDOWS FASTENED WITH TAPCONS PER PRODUCT REVIEW AND BAUT WITH A MIN. OF 1-1/4" EMBEDMENT INTO CONCRETE (THROUGH FRAMES) BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE FRAME PER 2025 FLORIDA BUILDING CODE WITH ADJUSTMENTS.

OPTIONAL

ALL DOORS SHALL BE ATTACHED WITH 3" x 4" TAPSCREWS AT 12" O.C. WITH DOORS AND WINDOWS FASTENED WITH 810 WOOD SCREWS SPACED PER PRODUCT REVIEW AFFIDAVIT WITH A MINIMUM PENETRATION OF 1-1/2" INTO SUB. GUSK SHALL EXTEND BEYOND THE INTERIOR FACE OF FRAME PER 2008 FLORIDA BUILDING CODE WITH MINOR EXCEPTS.

PRODUCT REVIEW

PRODUCT	OPERATING SYSTEM PROGRAMS (PRODUCT CODE)	FILE CLASS CODE CATEGORY	MANUFACTURER	REMARKS	APPROVAL	SLAS TIME	ATTACHED METHOD
UNIX	UNIX 3.0 UNIX 3.0.2	00	PHOTON	REMOVED REMOVED REMOVED	FILE 11/04/16	10/0/0	7/10/00 OF 10/0/0, 7/10/00 TO 10/0/0 10/0/0 TO 10/0/0 TO 10/0/0, 10/0/0
UNIX	UNIX 3.0 UNIX 3.0.2	00	PER INFORMATION	REMOVED REMOVED	FILE 10/00/10	10/0/0	7/10/00 OF 10/0/0, 7/10/00 TO 10/0/0 10/0/0 TO 10/0/0 TO 10/0/0, 10/0/0
UNIX	UNIX 3.0 UNIX 3.0.2	00	ORDER CONTROL	REMOVED REMOVED	FILE 10/00/10	10/0/0	7/10/00 OF 10/0/0, 7/10/00 TO 10/0/0 10/0/0 TO 10/0/0 TO 10/0/0, 10/0/0

THE REAL PERSON IS PROVIDED ONLY TO INDICATE THEIR OWN AND APPROVED USE OF PRODUCTS LISTED FOR THIS STRUCTURE. THE ACCEPTANCE OF THE PRODUCT'S AND METHODS OF ATTACHMENT ARE BASED ENTIRELY UPON TEST DATA PROVIDED BY THE MANUFACTURER, WHO HAS OBTAINED ITS OWN INDEPENDENT CERTIFICATION AND SUPPLIES NO WARRANTY OR GUARANTEE BY THIS OFFICE FOR THESE PRODUCTS.

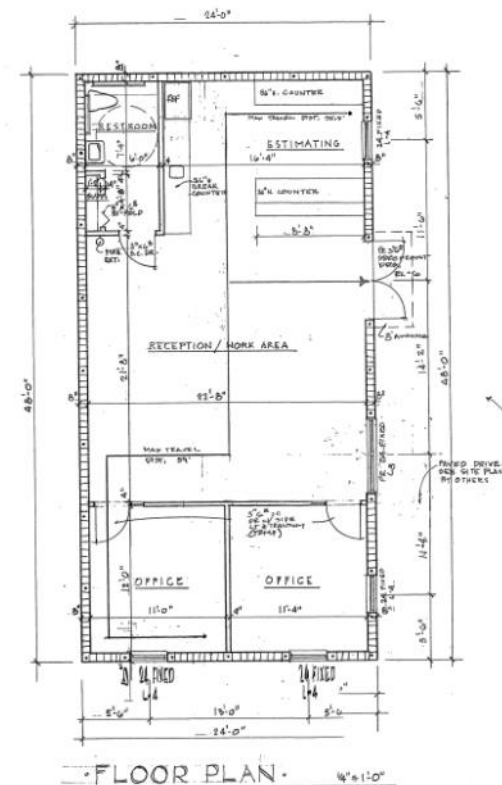
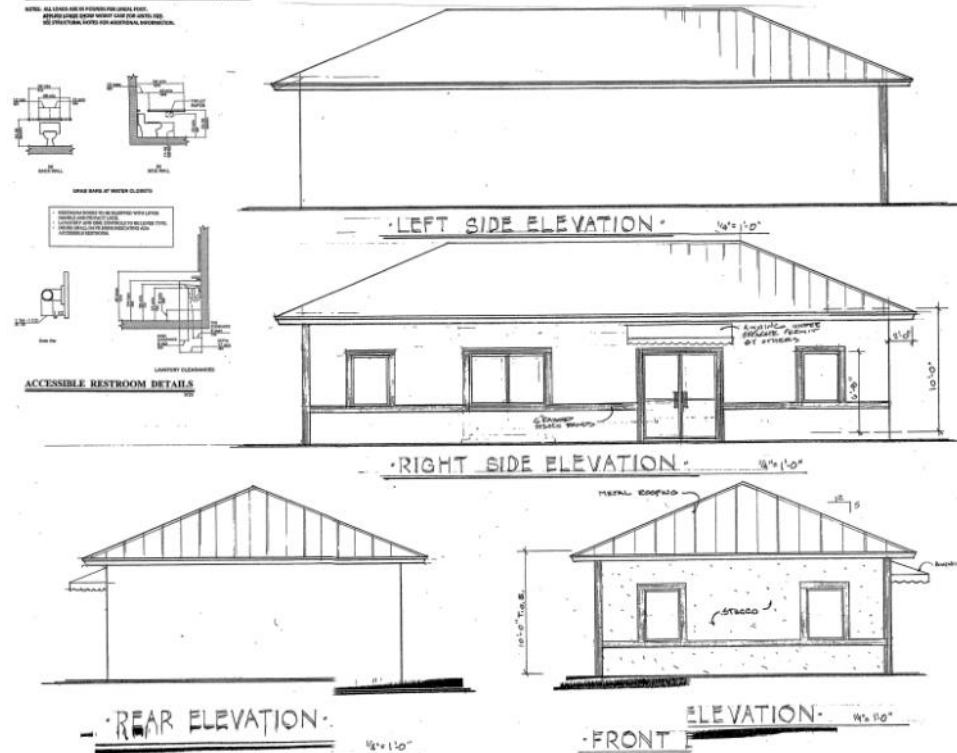
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STRUCTURAL NOISE

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NOTE: ALL IMPROVING/STRENGTHENING PRODUCTS IN CONTACT WITH TREATED LAMBER SHALL HAVE A MINIMUM 2 MIL COATING ON BOTTOM

Certification for Design Load Compliance

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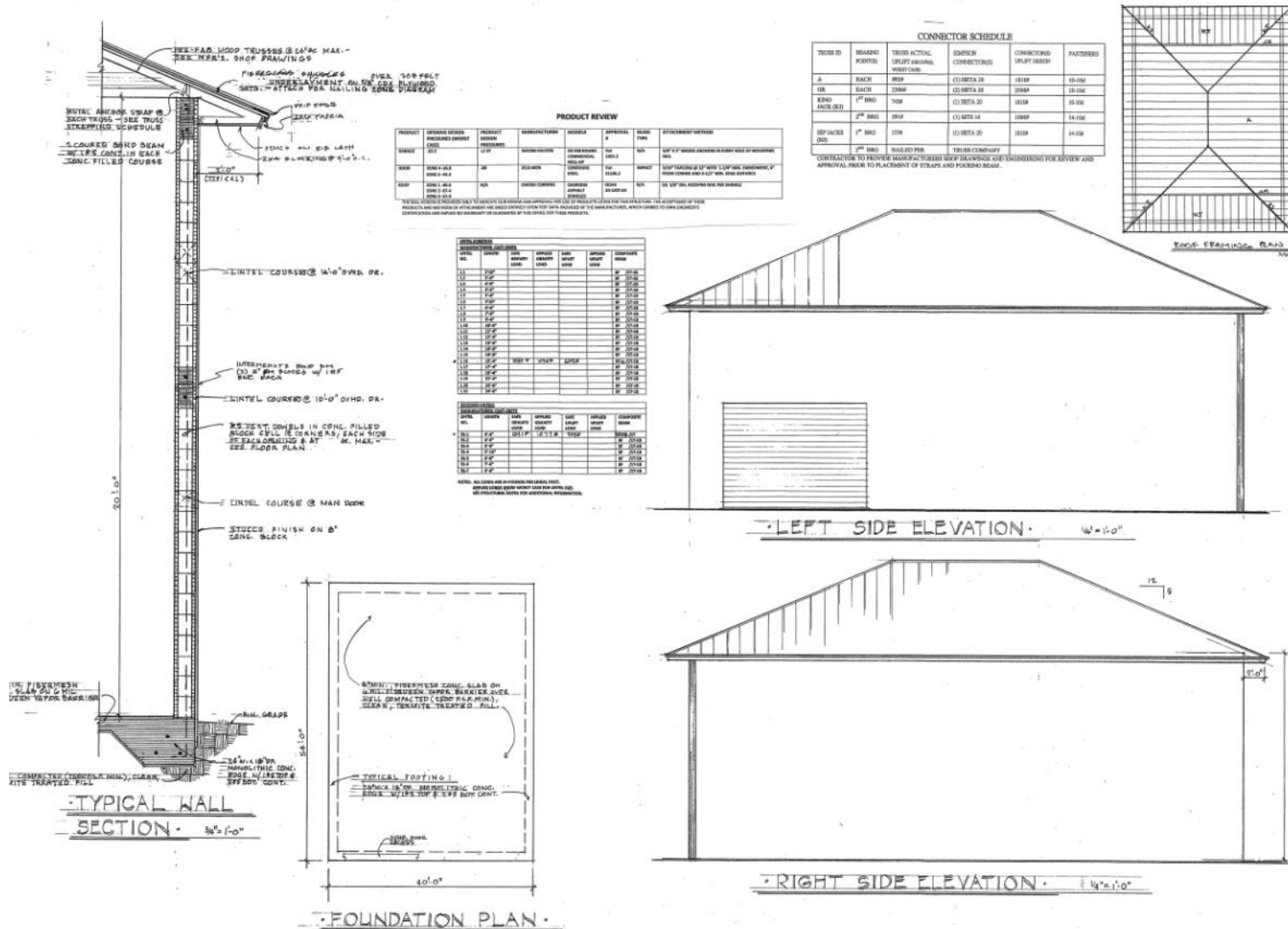
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TRADE AREA MAP



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