

# 10.77 AC VACANT LAND

Saeger Ave. / Oleander Ave. Fort Pierce, FL 34982



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& CO.

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# PROPERTY OVERVIEW

- Ample 10.77 acre land on a quiet street with quick accessibility to Oleander Ave. and US Highway 1.
- Site is currently zoned for agricultural, residential which would allow for a few different uses including single-family detached dwellings.
- Proposed future projects in the immediate area include a 200-unit Class A apartment complex and a townhome development by Meritage Homes.
- Property could be rezoned for other optimal uses. In close proximity to a golf driving range, shopping centers, and less than 15 min away from the I-95 access ramp.



PRICE	\$1,600,000
LAND SIZE	469,141 SF
ACREAGE	10.77 AC
FRONTAGE	810' (Saeger Ave.)
TRAFFIC COUNT	300 ADT
ZONING	AR-1
LAND USE	RS
PARCEL ID	3416-111-0001-000-4

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# 2021 NEW PROJECT ACTIVITY

## 8 ACTIVE PROJECTS

3 Expansions | 5 New

- \$184.9 million capital investment
- 1.86 million square-feet
- 1,316 projects new jobs/90 retained



PROJECT	Amazon Fulfillment Center
LOCATION	Midway Business Park (I-95/Exit 126 & Midway Rd.)
DEVELOPMENT	1.1 million sq. ft. / 110 acres
DELIVERY	Site Clearing underway/Q3 2022

Data provided by: St. Lucie EDC



PROJECT	Fedex Regional Ground Sortation Facility
LOCATION	Legacy Park at Tradition (I-95/Exit 114 and Becker Road)
DEVELOPMENT	245,000 sq. ft. / 22 acres
DELIVERY	Q3 2021



PROJECT	Cheney Bros Food Distribution Center
LOCATION	Legacy Park at Tradition (I-95/Exit 114 and Becker Road)
DEVELOPMENT	427,000 sq. ft. / 54 acres
DELIVERY	Site planning underway/Q1 2023



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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	2,580	1 Mile	\$58,063	1 Mile	47.1
3 Mile	113,571	3 Mile	\$66,334	3 Mile	43.7
5 Mile	336,798	5 Mile	\$74,989	5 Mile	43.8

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	2,783	1 Mile	\$46,703	1 Mile	49.8
3 Mile	127,678	3 Mile	\$52,702	3 Mile	44.7
5 Mile	382,255	5 Mile	\$60,656	5 Mile	45.3

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# ZONING INFORMATION

## AR-1 AGRICULTURAL, RESIDENTIAL - 1.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of one (1) dwelling unit per gross acre, together with such other uses as may be necessary for and compatible with very low density rural 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 Table 7-10 in Section 7.04.00.
4. Dimensional Regulations. Dimensional requirements shall be in accordance with Table 7-10 in 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. Crop services. (072)
  - b. Family residential homes located within a radius of one thousand (1,000) feet of

another such family residential home. (999)

- c. Industrial wastewater disposal. (999)
- d. Kennels - completely enclosed. (0752)
- e. Landscaping and horticultural services. (078)
- f. Retail:
  - (1) Fruits and vegetables. (543)
  - g. Riding stables. (7999)
  - h. Veterinary services. (074)

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 include the following:

- a. Agriculture (farms and ranches accessory to single-family detached dwelling). (01/02)
- b. Animals, subject to the requirements of Section 7.10.03. (999)
- c. Guest house subject to the requirements of Section 7.10.04. (999)
- d. Mobile home subject to the requirements of Section 7.10.05. (999)
- e. Retail and wholesale trade - subordinate to the primary authorized use or activity.
- f. Solar energy systems, subject to the requirements of Section 7.10.28.
- g. Cargo containers subject to the requirements of Section 7.10.35.

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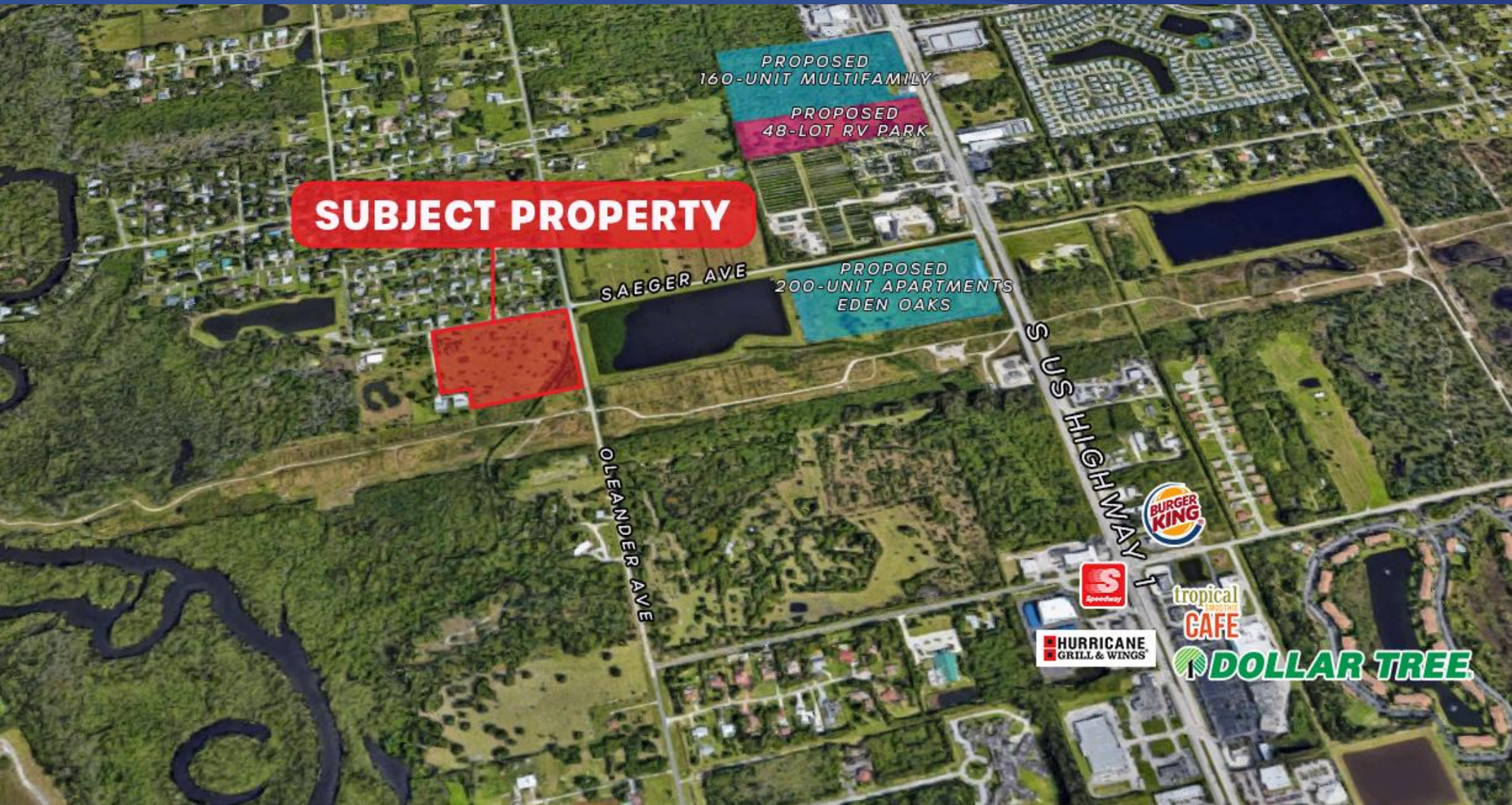
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# TRADE AREA MAP



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