

# VACANT RESIDENTIAL LAND

Alvarado Ave Port St Lucie FL 34946



**PROPERTY LOCATION**

**FOR SALE | \$49,500**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

**Conor Mackin**

772.286.5744 Office

973.303.1160 Mobile

[cmackin@commercialrealestatellc.com](mailto:cmackin@commercialrealestatellc.com)

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# PROPERTY OVERVIEW

- Located in northern Fort Pierce this .40 acre property is just minutes from local beaches and historic downtown Fort Pierce.
- Additional perks include close proximity to US1 and two national preserves.
- Zoned for residential use this property location still boasts that small town feel.

PRICE	\$49,500
ACREAGE	0.40
ZONING	RS-3
LAND USE	RU
PARCEL ID	1416-601-0050-000-0



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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	578	1 Mile	\$65,575.00	1 Mile	44.10
3 Mile	13,921	3 Mile	\$64,962.00	3 Mile	50.80
5 Mile	56,921	5 Mile	\$70,337.00	5 Mile	47.80

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	660	1 Mile	\$53,600	1 Mile	46.40
3 Mile	16,214	3 Mile	\$51,136	3 Mile	56.70
5 Mile	65,635	5 Mile	\$49,231	5 Mile	52.00

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# ZONING INFORMATION

## *RS-3 RESIDENTIAL, SINGLE-FAMILY - 3.*

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of three (3) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low density 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 Section 7.04.00.
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with 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. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
  - b. 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.
  - a. Solar energy systems, subject to the requirements of Section 7.10.28.

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# TRADE AREA MAP



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