

7-ACRES MULTIFAMILY DEVELOPMENT SITE

Weatherbee Road, Fort Pierce, FL 34982



**JEREMIAH BARON
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COMMERCIAL REAL ESTATE

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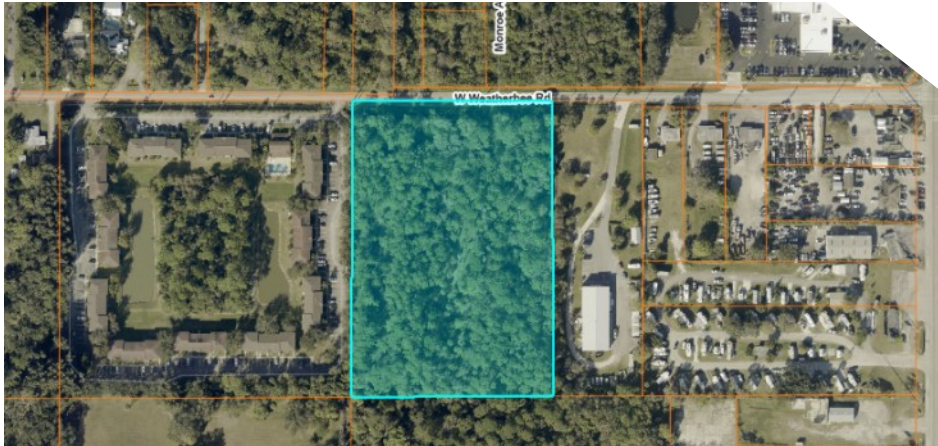
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PROPERTY OVERVIEW

Presenting approximately 7 acres of vacant land with conceptual plans consisting of a 74-unit multifamily residential community in the rapidly growing White City area of Fort Pierce.

Positioned along Weatherbee Road just west of US-1, the property offers exceptional accessibility while benefiting from the area's continued residential and commercial expansion. Located between US-1 and Oleander Avenue, the site provides convenient connectivity to major employment centers, retail destinations, healthcare facilities, and recreational amenities throughout the Treasure Coast.

Residents will enjoy close proximity to Downtown Fort Pierce's vibrant waterfront district, numerous shopping and dining destinations, and some of Florida's most desirable beaches, all within a short drive of the property.



PRICE	\$1,200,000
PROPOSED BUILDING TYPE	Multifamily
ACREAGE	7-AC
FRONTAGE	458.65'
ZONING	R-4 (Medium Density)
LAND USE	RM
PARCEL ID	3403-502-0015-000-5



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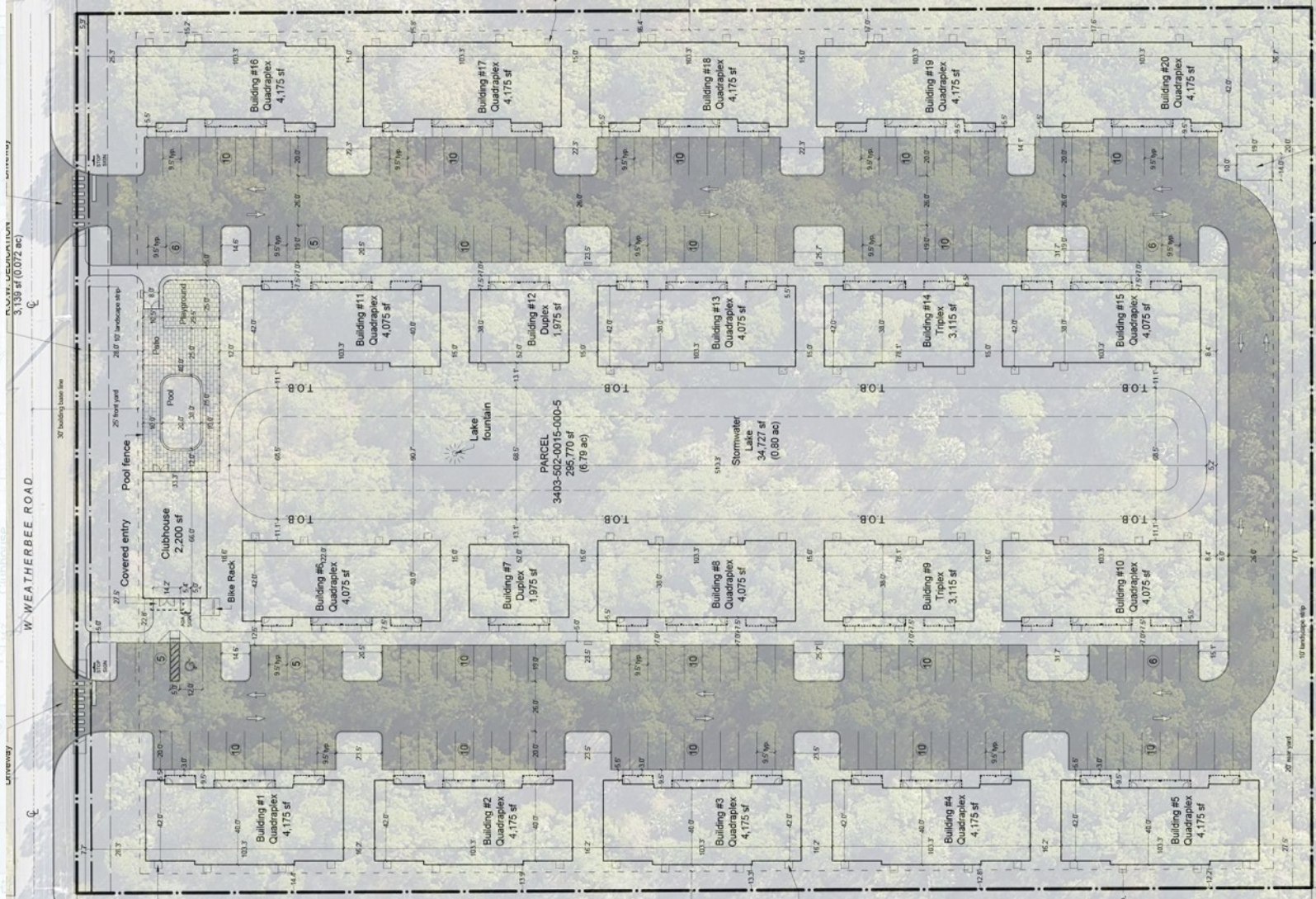
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CONCEPTUAL SITE PLAN

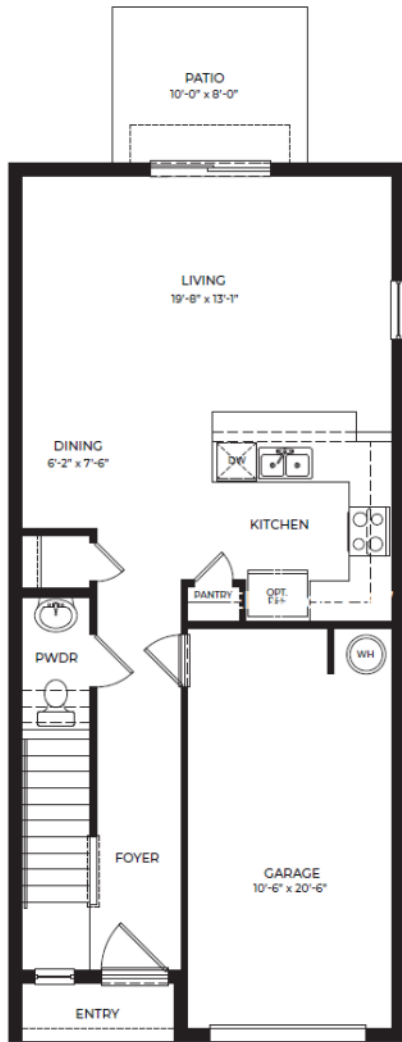


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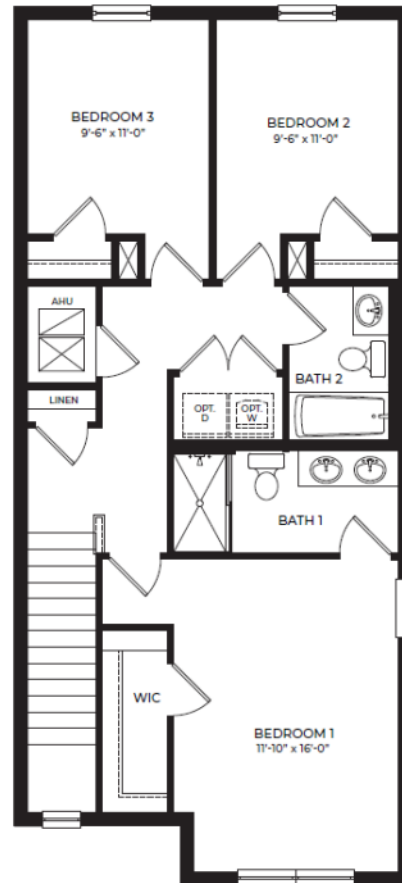
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CONCEPTUAL FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



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DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	3,616	33,588	95,803
2025 Population	4,063	38,066	109,794
2030 Population Projection	4,646	43,587	125,921
Annual Growth 2020-2025	2.5%	2.7%	2.9%
Annual Growth 2025-2030	2.9%	2.9%	2.9%
Households			
2020 Households	1,542	13,418	37,416
2025 Households	1,698	15,079	42,563
2030 Household Projection	1,938	17,266	48,819
Households By Income			
Avg Household Income	\$90,145	\$76,474	\$78,522
Median Household Income	\$60,937	\$56,414	\$59,581
Population By Age			
Median Age	43.30	42.40	42.20
Avg Age	43.20	42.30	42.30

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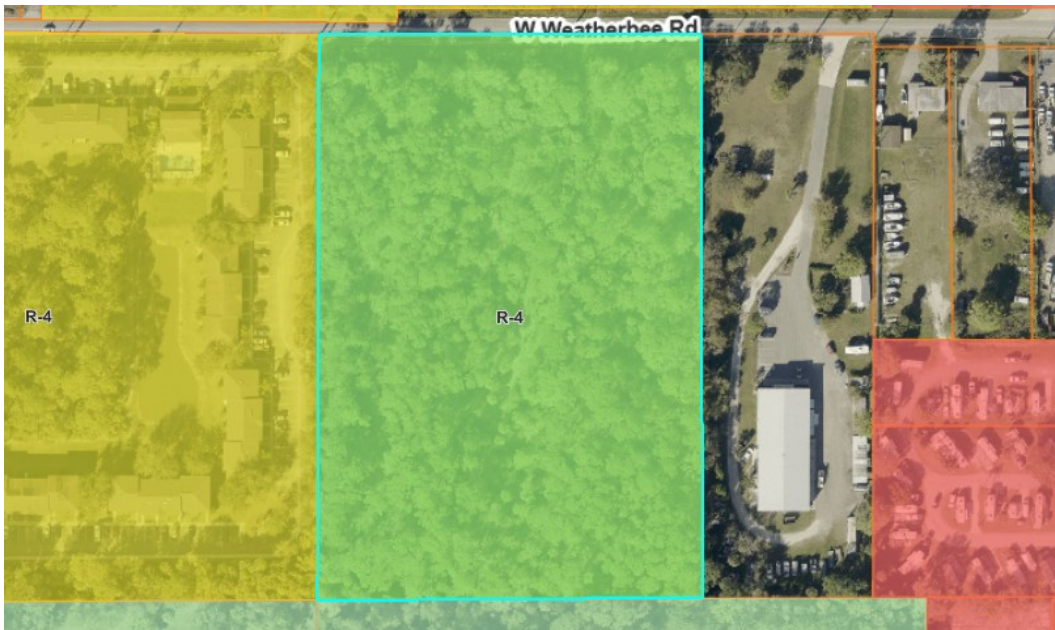
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ZONING INFORMATION

Medium density residential zone (R-4)

(a) Purpose. The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.



Permitted Uses	R-4
Household Living	
-Detached House	P
-Duplex	P
-Townhouse	P
-Multi-Dwelling Building	P
-Mobile or Manufactured Home	I
-Manufactured Home Park or Subdivision	I
-Mobile Home Park	I
-Mixed-Use Building or Development	I
Home Occupations	P
Group Living (except as noted below)	C
-Community Residential Home, Type 1 (1-6 residents)	P
-Community Residential Home, Type 2 (7-14 residents)	C
-Dormitories, Fraternity and Sorority Houses	C
-Boardinghouse or Roominghouse	-

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AREA MAP



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