

VACANT LAND - 72 MULTIFAMILY UNITS APPROVED

Weatherbee Rd White City, FL 34982

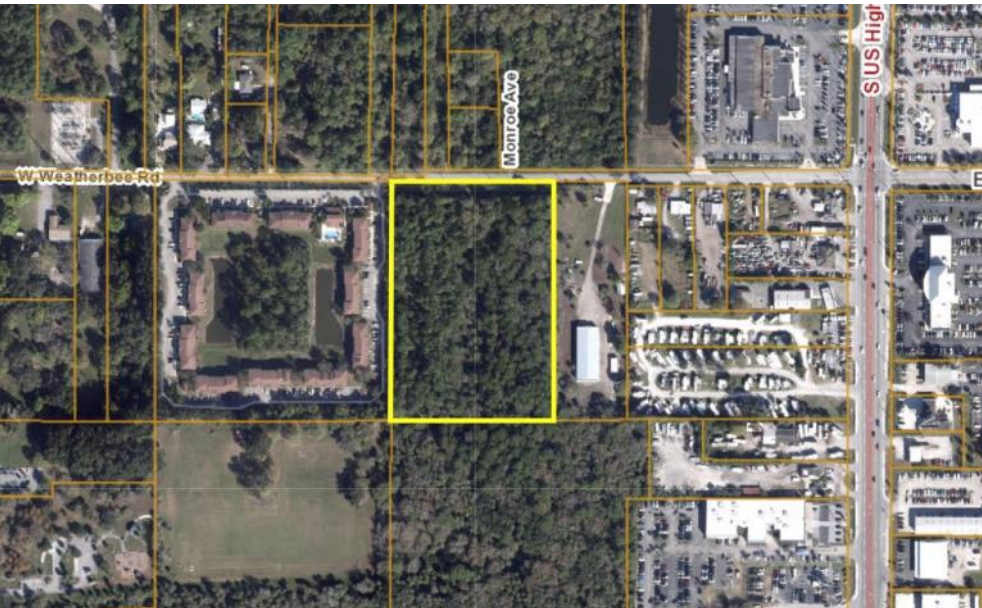


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PROPERTY OVERVIEW

- Excellent opportunity to own 7 acres of vacant land located on Weatherbee Road in White City.
- Site plan approved for 72 multi-family units.
- The parcel is positioned between US-1 and Oleander Ave.
- Property perks include close proximity to charming Downtown Fort Pierce and only minutes away from area beaches.



PRICE	\$2,600,000
ACREAGE	7 AC
FRONTAGE	458'
TRAFFIC COUNT	5,900 ADT
ZONING	RM-11 - Co
LAND USE	RM
PARCEL ID	3403-502-0015-000-5

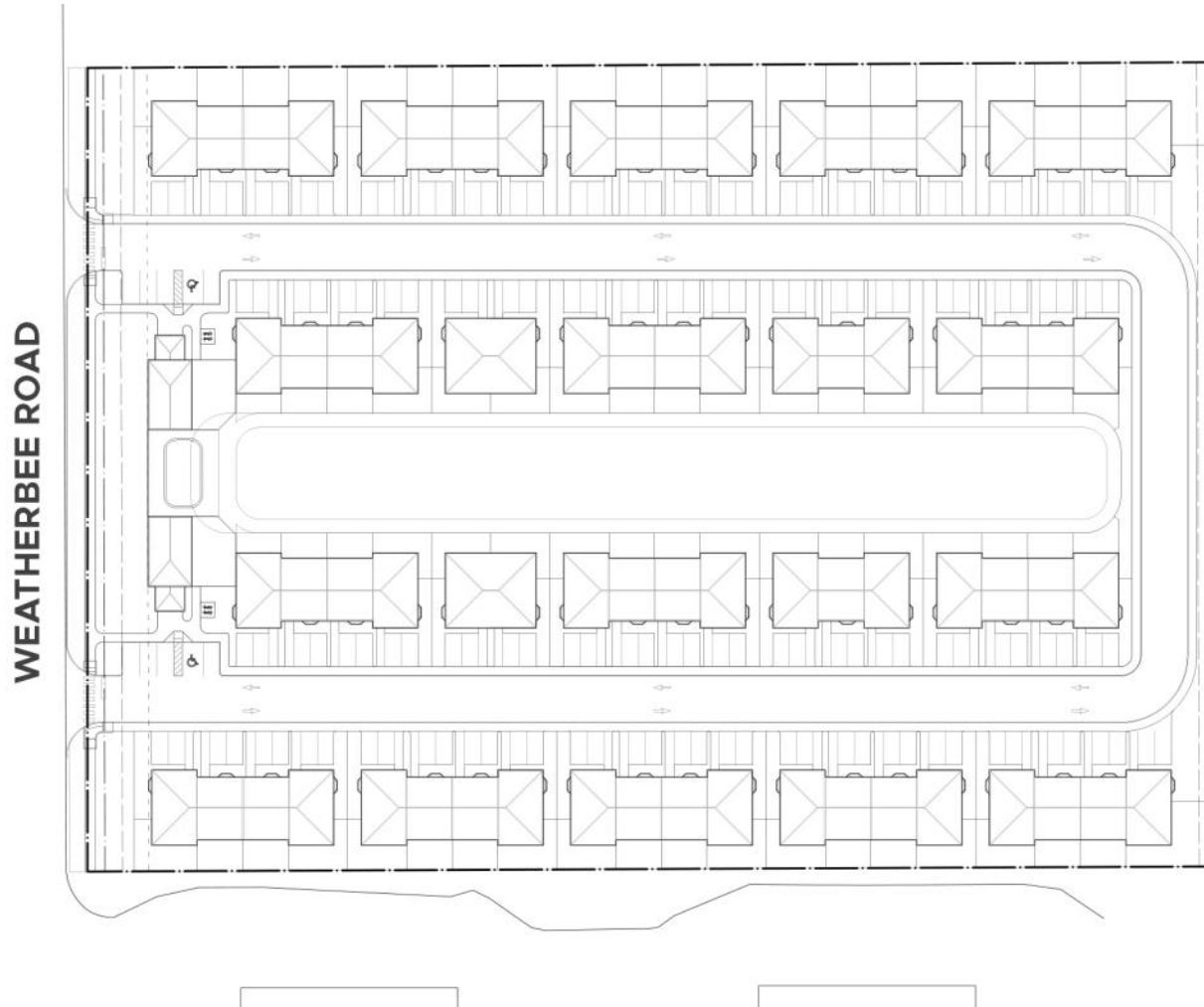
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CONCEPTUAL SITE PLAN



COMMERCIAL REAL ESTATE

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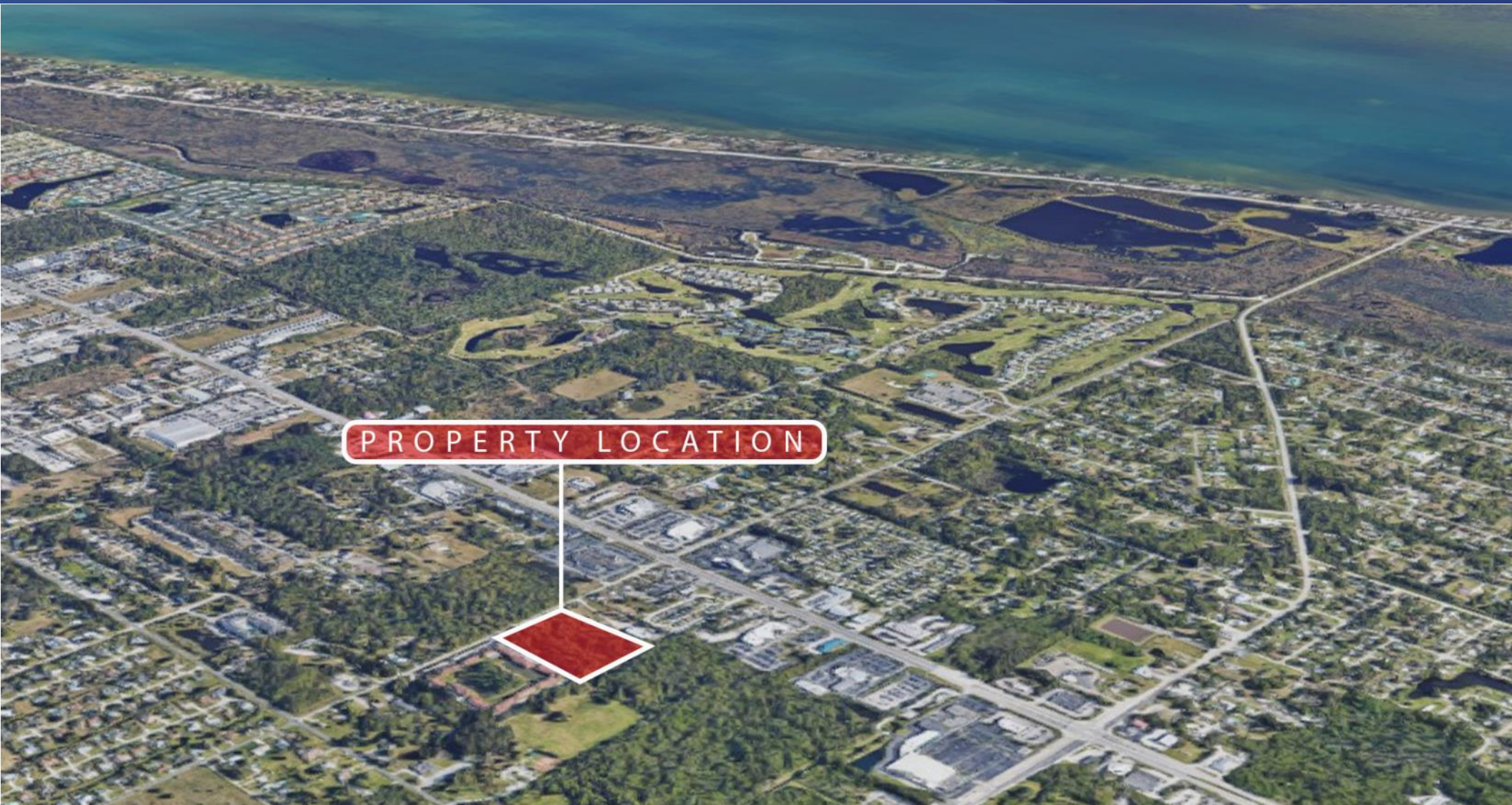
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AERIAL VIEW



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	3,606	1 Mile	\$60,064	1 Mile	41.10
3 Mile	31,061	3 Mile	\$60,276	3 Mile	42.90
5 Mile	93,069	5 Mile	\$60,543	5 Mile	43.20
2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	4,089	1 Mile	\$48,278	1 Mile	43
3 Mile	35,289	3 Mile	\$46,449	3 Mile	44
5 Mile	106,876	5 Mile	\$48,052	5 Mile	44



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ZONING INFORMATION

RM-11 RESIDENTIAL, MULTIPLE-FAMILY - 11.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of eleven (11) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with medium 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. 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. Multiple-family dwellings (three (3) or more units). (999)
 - e. Single-family detached dwellings. (999)
 - f. Two-family 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. Landscaping. Landscaping requirements shall be in accordance with Section 7.09.00.
7. 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)
8. 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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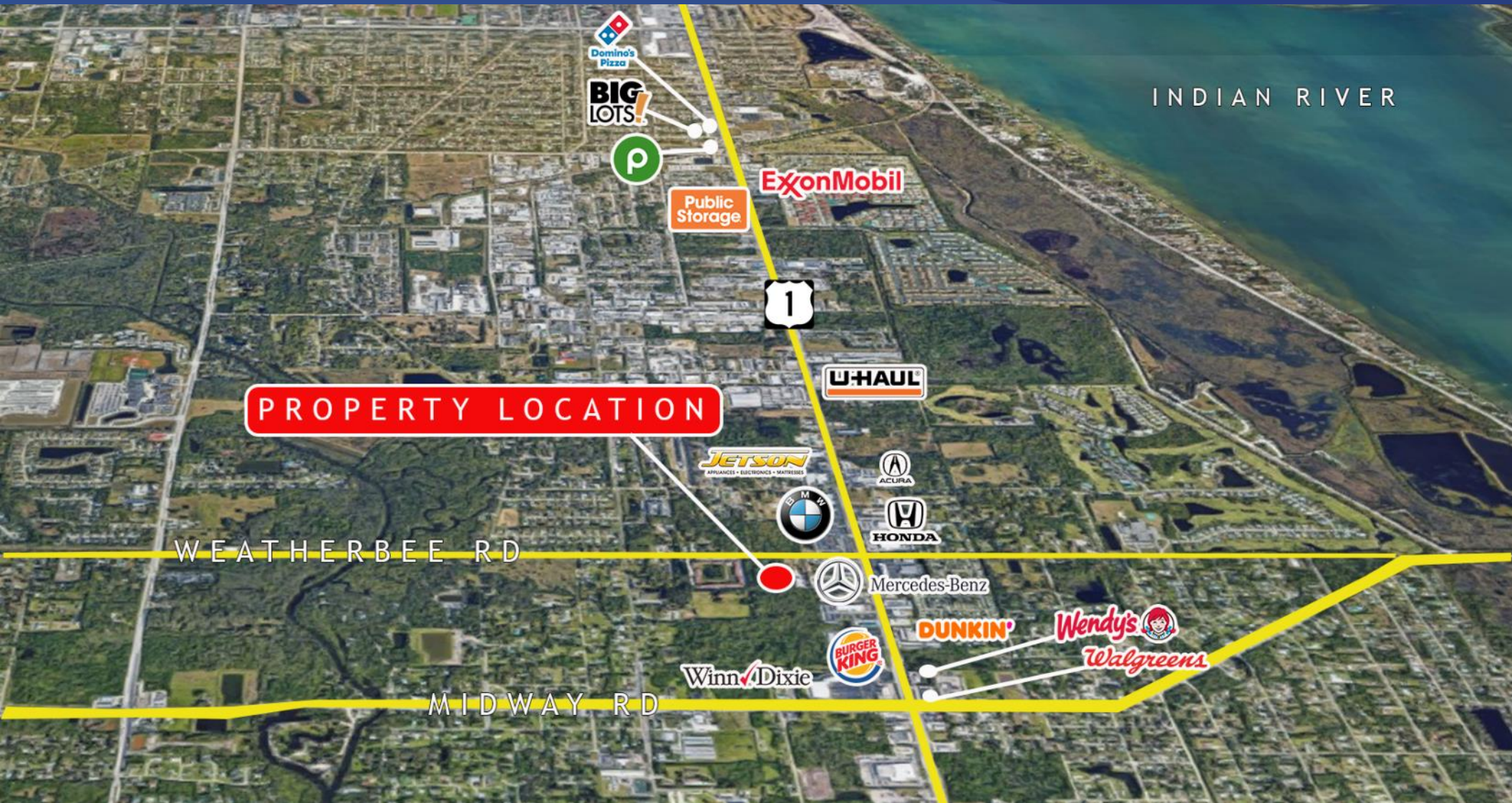
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TRADE AREA MAP



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