

**FOR SALE**



OFFERING MEMORANDUM

## **MULTIFAMILY PORTFOLIO**

16-UNITS | TRUE 9.8% CAP RATE

3261 S US HIGHWAY 1, FORT PIERCE, FL 34982

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

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Fort Pierce, Florida

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## **CONTACT INFORMATION**

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# EXECUTIVE SUMMARY

Exceptional opportunity to acquire a multifamily portfolio consisting of four contiguous parcels totaling 3.32 acres in the heart of Fort Pierce, FL. The portfolio features a diverse unit mix across 12 buildings that include both single-family structures and duplexes, creating flexibility and long-term rental demand.

The investment encompasses a total of 16 rentable units with a combined 14,057 square feet of living space. Situated between S US Highway 1 and S 7th Street, the site benefits from strong visibility and convenient access to major thoroughfares, employment hubs, and the surrounding residential and commercial communities.

Positioned within the workforce housing sector, the properties align with the area's sustained demand for attainable rental options. With a proforma annual NOI of \$186,560, this portfolio offers investors a rare chance to secure immediate cash flow and future upside potential in a growing Treasure Coast market.





# INVESTMENT OVERVIEW

<b>PRICE</b>	\$1,899,000
<b>PROFORMA NOI</b>	\$186,560
<b>BUILDING SIZE (TOTAL)</b>	14,057 SF
<b>NO OF UNITS</b>	16
<b>BUILDING TYPE</b>	Low-Rise/Multifamily
<b>ACREAGE</b>	3.32 AC (Combined)
<b>TRAFFIC COUNT</b>	31,500 ADT (US-1)
<b>YEAR BUILT</b>	1949-1983
<b>ZONING</b>	CO
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	2427-601-0058-000-3 2427-601-0057-000-6 2427-601-0057-010-9 2427-601-0057-020-2

- 4 contiguous parcels totaling 3.32 acres
- 16 rentable units across 12 buildings (single-family & duplex mix)
- Cumulative 14,057 SF of rentable living area
- Prime Fort Pierce location between US-1 and S 7th Street
- Positioned within the workforce housing segment
- Proforma annual NOI: \$186,560





# SITE SORROUNDINGS





# PROPERTY PHOTOS





# DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	7,972	38,207	90,528
2029 Projected Population	9,577	45,788	109,457
2020 Census Population	7,643	37,269	82,597
2024 Estimated Households	3,413	14,214	34,855
2029 Projected Households	4,097	16,973	42,060
2020 Census Households	3,276	14,180	32,173
2024 Estimated White	3,797	18,867	42,706
2024 Estimated Black or African American	1,684	8,348	28,007
2024 Estimated Hawaiian & Pacific Islander	1	14	34
2024 Estimated American Indian or Native Alaskan	88	391	655
2024 Estimated Other Races	2,296	10,124	17,807
2024 Estimated Average Household Income	\$44,390	\$57,692	\$62,704
2024 Estimated Median Household Income	\$34,749	\$46,663	\$49,058
Median Age	42.2	38.8	40.3
Average Age	42.4	39.6	40.7





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## Multifamily Portfolio

3261 S US Highway 1  
Fort Pierce, FL 34982

**\$1,899,000**

PURCHASE PRICE

### Chris Belland

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## CONFIDENTIALITY & DISCLAIMER

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