

30.2 AC INDUSTRIAL EXTRACTION LAND

Rock Road, Fort Pierce, FL 34945



FOR SALE | \$949,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

PROPERTY OVERVIEW

- Exceptional 30.21-acre industrial vacant land, strategically located in Fort Pierce, Florida, offers a unique opportunity for commercial development.
- Nestled alongside the prominent I-95, the site boasts unparalleled visibility, ensuring maximum exposure for any business venture.
- The former rock quarry, the property features a distinctive former quarry lake, presenting an intriguing prospect for adaptive reuse.
- Approximately 10 acres of the land are elevated and dry, providing a prime canvas for potential development.
- Whether for manufacturing, logistics, or other ventures, the accessibility from the I-95 ensures excellent connectivity and exposure for businesses seeking a prominent presence in the Fort Pierce region.



PRICE	\$949,000
ACREAGE	30.21 acres
FRONTAGE	155' (Access Road / Rock Road) 885' to I-95
TRAFFIC COUNT	57,000 ADT
ZONING	IX-Industrial, Excavation (SLC)
LAND USE	RS (Residential Suburban)
PARCEL ID	2302-233-0025-000-0 2302-321-0020-000-5

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

SITE PHOTOS



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	1,046	1 Mile	\$63,340	1 Mile	39.70
3 Mile	45,493	3 Mile	\$53,496	3 Mile	42.60
5 Mile	172,429	5 Mile	\$69,580	5 Mile	43.80

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	1,071	1 Mile	\$48,181	1 Mile	37
3 Mile	47,481	3 Mile	\$39,452	3 Mile	42
5 Mile	181,804	5 Mile	\$52,724	5 Mile	45

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

ZONING INFORMATION

V. IX INDUSTRIAL, EXTRACTION.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for the extraction of natural resources from the ground, together with such other uses as may be necessary to and compatible with industrial extraction 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. Mining and quarrying of nonmetallic minerals, except fuels. (14)
 - b. Mobile food vendors. (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 and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
6. *Landscaping Requirements.* Landscaping requirements are subject to Section 7.09.00.
7. *Conditional Uses:*
 - a. 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, and include the following:
 - a. Detached single-family dwelling unit or mobile home, for on-site security purposes. (999)

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com