

2.12 AC VACANT LAND

Tumblin Kling Rd., Fort Pierce, FL 34982



TUMBLIN KLING RD

2.12 AC

FOR SALE | \$280,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Fantastic opportunity to acquire 2.12 acres of vacant land in the fast-growing St. Lucie County.
- This property features 135.79 feet of frontage and is zoned for medium-density residential (R-4), providing diverse residential development possibilities.
- Just 0.4 miles from US1, the area is surrounded by both national and local retailers.



PRICE	\$280,000
ACREAGE	2.12 AC
FRONTAGE	135.79'
TRAFFIC COUNT	34,500 ADT US Highway 1
ZONING	R-4 (Ft. Pierce)
LAND USE	RM
PARCEL ID	2434-331-0010-000-9 2434-331-0008-000-2

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,512	1 Mile	\$66,899	1 Mile	40.00
3 Mile	103,261	3 Mile	\$67,054	3 Mile	42.00
5 Mile	301,740	5 Mile	\$75,571	5 Mile	42.40

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,184	1 Mile	\$55,357	1 Mile	42
3 Mile	123,670	3 Mile	\$53,679	3 Mile	42
5 Mile	363,217	5 Mile	\$61,527	5 Mile	43

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ZONING INFORMATION

Sec. 125-194. 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.

(b) *Basic use standards.* Uses in an R-4 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

- a. The minimum lot area for a single-family dwelling shall be 5,000 square feet.
- b. The minimum lot area for a duplex, triplex or a quadraplex shall be 4,000 square feet per unit.
- c. The minimum lot area for a townhome dwelling shall be 1,500 square feet.
- d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed ten units per acre.
- e. The minimum lot width for duplexes, triplexes, quadraplexes, and multifamily housing development shall be 75 feet.

- f. The minimum lot width for townhome developments shall be 200 feet. Townhome developments shall be subdivided into a minimum lot width of 16 feet and maximum lot width of 24 feet.
- g. The minimum lot width for other uses will be 60 feet.
- h. The minimum lot depth for duplexes, triplexes, quadraplexes, townhomes and multifamily housing development shall be 90 feet.
- i. The minimum lot depth for other uses will be 70 feet.

(2) *Yards.*

- a. The minimum depth of the front yard for townhome developments will be ten feet. The minimum depth of the front yard for other uses shall be 25 feet.
- b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten feet, except on corner lots the minimum side yard depth on a street side will be 15 feet.
- c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten feet, except on corner lots the minimum side yard depth on a street side will be 15 feet. The minimum depth of the side yard between individual townhome units or lots shall be zero feet.
- d. The minimum depth of the side yards for other uses shall be six feet, except on corner lots the minimum side yard depth on a street side will be 15 feet.
- e. The minimum depth of the rear yard shall be 20 feet for triplexes, quadraplexes and multifamily developments.
- f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero feet. The minimum depth of the rear yard for townhome

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- g. The minimum depth of the rear yard for other uses shall be 15 feet for a distance equal to 30 percent of the length of a line which is parallel to the rear lot line, is 15 feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five feet, except on double-frontage and waterfront lots it shall be 15 feet.
 - h. The minimum distance between residential buildings shall be 20 feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of 28 feet or more may be enclosed with glass. The maximum combined projection between two or more buildings shall be eight feet.
- (3) *Lot coverage.*
- a. Buildings in multifamily housing developments shall not cover more than 50 percent of the lot area.
 - b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than 50 percent of the lot area. Accessory buildings may cover an additional 15 percent of the building site.
 - c. Buildings in other developments shall not cover more than 40 percent of the lot area.
- (4) *Building heights.* No building shall exceed 45 feet above grade.
- (5) *Additional requirements dwelling, townhome.*
- a. *Ownership.* 100 percent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to ensure compliance with exterior area maintenance regulations as may be adopted by the association.
 - b. *Common area.* Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following: each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or a property owners association (POA).
 - c. *Parking.* Two parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.
 - d. *Access.* When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a 20-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.
 - e. *Yards.* Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.
- (c) *Other applicable use standards.*
- (1) All multifamily housing developments shall be subject to site plan review procedures specified in section 125-313.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five feet from the rear lot line.
 - (3) On any lot used for residential purposes, other than a multifamily housing development, no more than one residential building will be allowed on the lot,

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TRADE AREA MAP



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