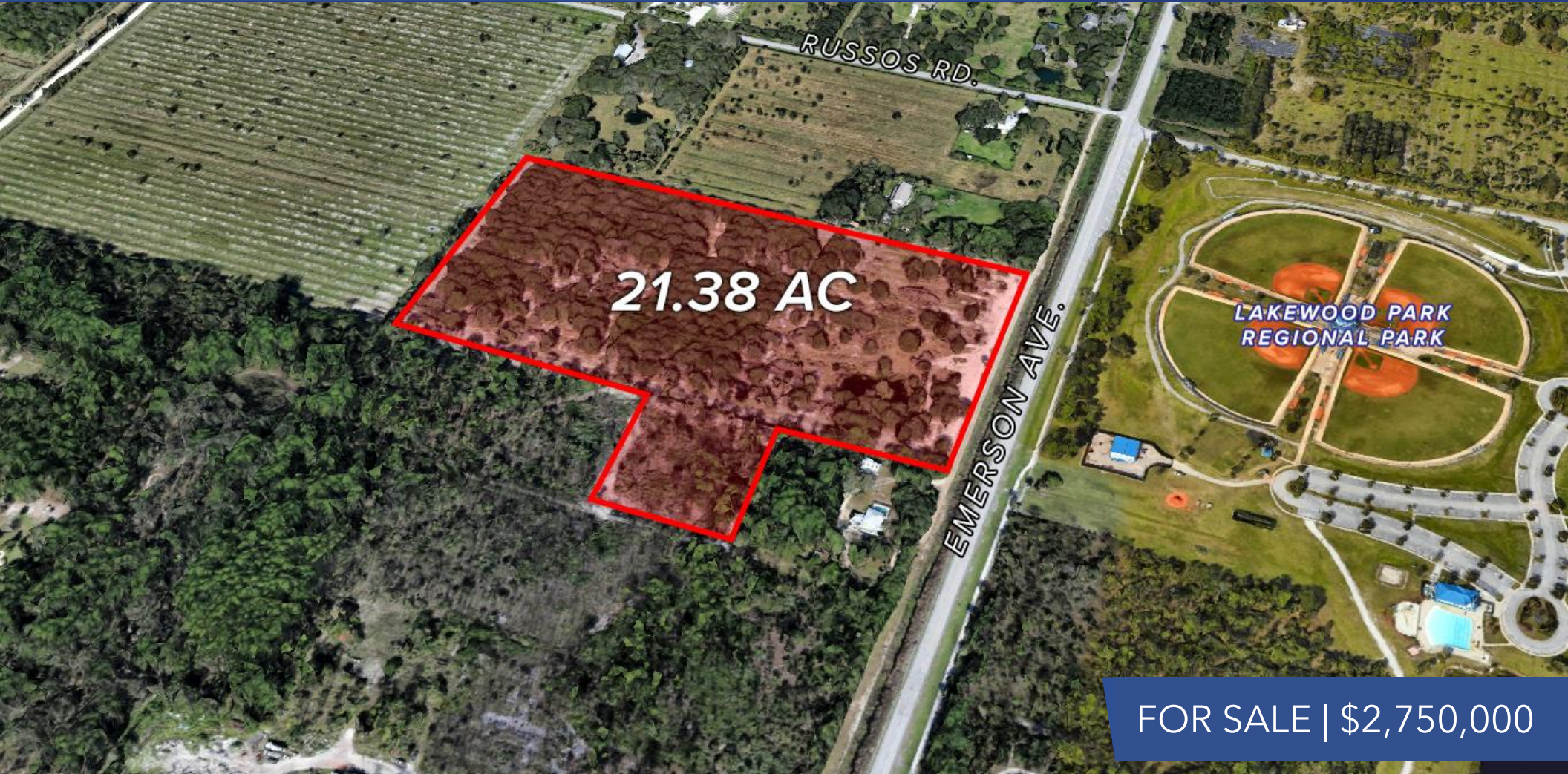


21.38 AC DEVELOPMENT LAND

Emerson Ave. Fort Pierce, FL 34951



21.38 AC

FOR SALE | \$2,750,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Discover an exceptional purchase opportunity of 21.38 acres of vacant land located along Emerson Road in Fort Pierce, FL. Zoned for agriculture, this expansive property allows for a variety of uses, including single-family detached dwellings, farming, and other agricultural operations.
- Strategically positioned across from a regional recreational park, this site offers a serene yet accessible setting, perfect for residential or agricultural development.
- The property is also in close proximity to major upcoming developments, including a brand-new Publix location and the region's first Buc-ee's, bringing growth and increased demand to the area.
- With quick access to I-95 and just a 10-minute drive to US-1, this location provides excellent connectivity for future owners or developers. Whether you're looking to build, farm, or invest in a high-potential growth corridor, this property presents a prime opportunity.



PRICE	\$2,750,000
ACREAGE	19.09 AC + 2.29 AC (21.38 AC)
FRONTAGE	664.56'
TRAFFIC COUNT	5,800 ADT
ZONING	AG-1 (SLC)
LAND USE	TVC
PARCEL ID	1310-113-0001-000-9 1310-141-0004-000-7

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.

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	833	1 Mile	\$73,157	1 Mile	42.5
3 Mile	27,436	3 Mile	\$69,542	3 Mile	44.4
5 Mile	55,197	5 Mile	\$73,599	5 Mile	47

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	1,003	1 Mile	\$65,535	1 Mile	43.7
3 Mile	31,861	3 Mile	\$54,021	3 Mile	46.1
5 Mile	62,971	5 Mile	\$56,699	5 Mile	50.3

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ZONING INFORMATION

AG-1 AGRICULTURAL - 1.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one (1) dwelling unit per gross acre. 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. Agricultural production - crops. (01)

b. Agricultural production - livestock and animal specialties. (02)

c. Agricultural services. (07)

d. Family day care homes. (999)

e. 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 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)

f. Fishing, hunting and trapping. (09)

g. Forestry. (08)

h. Kennels. (0752)

i. Research facilities, non-commercial. (8733)

j. Riding stables. (7999)

k. Single-family detached dwellings. (999)

l. Solar generation station, subject to the requirements of Section 7.10.28. (999)

3. Lot Size Requirements. Lot size requirements shall be in accordance with Table 7-10 in Section 7.04.00.

4. Dimensional Regulations. Dimensional requirements shall be in accordance with Table 7-10 in 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. Agricultural labor housing. (999)

b. Aircraft storage and equipment maintenance. (4581)

c. Airports and flying, landing, and takeoff fields. (4581)

d. Family residential homes located within a radius

of one thousand (1,000) feet of another such family residential home. (999)

e. Farm products warehousing and storage. (4221/4222)

f. Farmers' markets - subject to the requirements of Section 7.10.37. (999)

g. Gasoline service stations. (5541)

h. Industrial wastewater disposal. (999)

i. Manufacturing:

(1) Agricultural chemicals. (287)

(2) Food and kindred products. (20)

(3) Lumber and wood products, except furniture. (24)

j. Mining and quarrying of nonmetallic minerals, except fuels. (14)

k. Retail trade:

(1) Farm equipment and related accessories. (999)

(2) Apparel and accessory stores. (56)

l. Sewage disposal subject to the requirements of Section 7.10.13. (999)

m. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

n. Camps - sporting and recreational. (7032)

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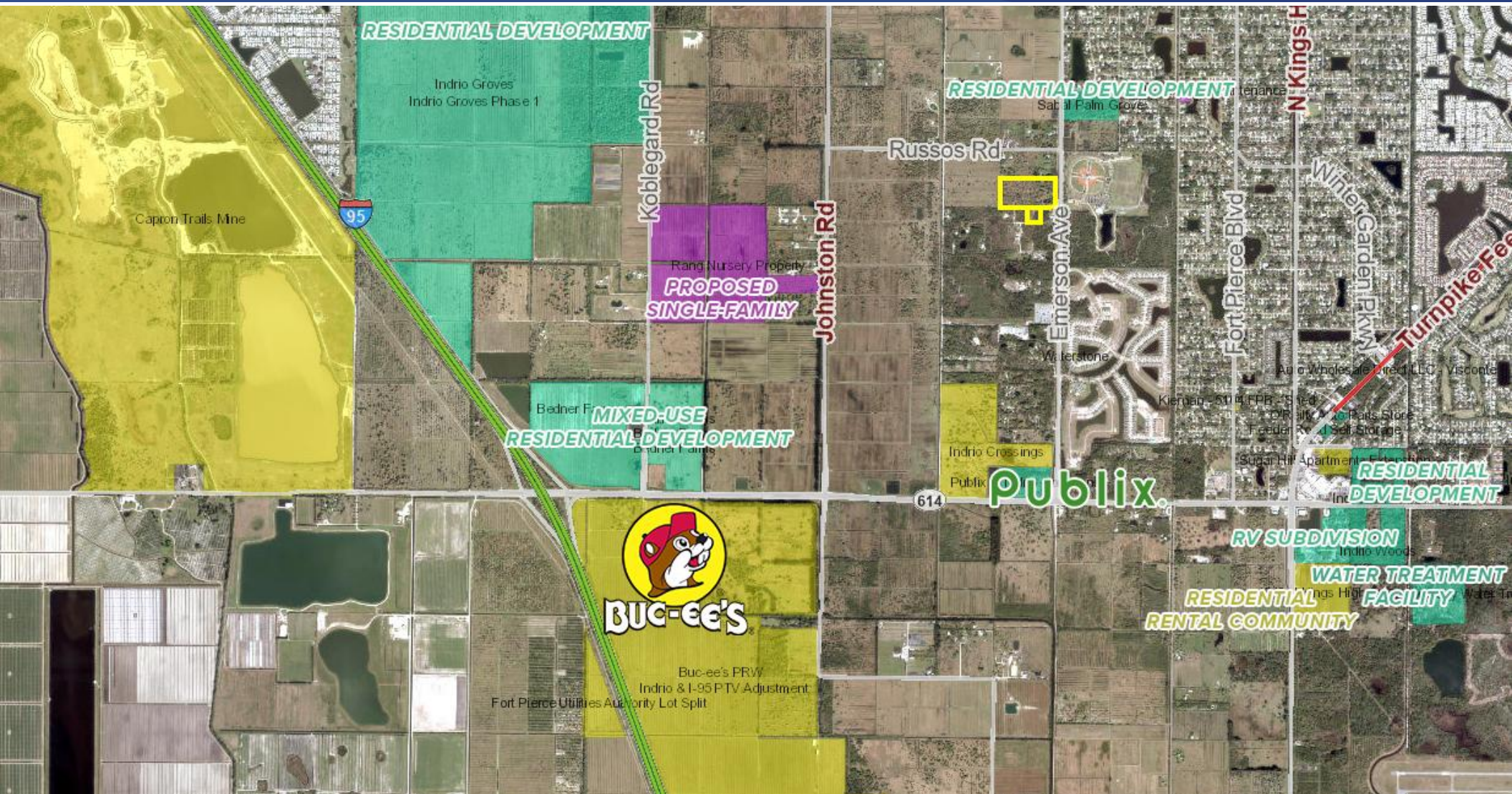
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FUTURE DEVELOPMENT MAP

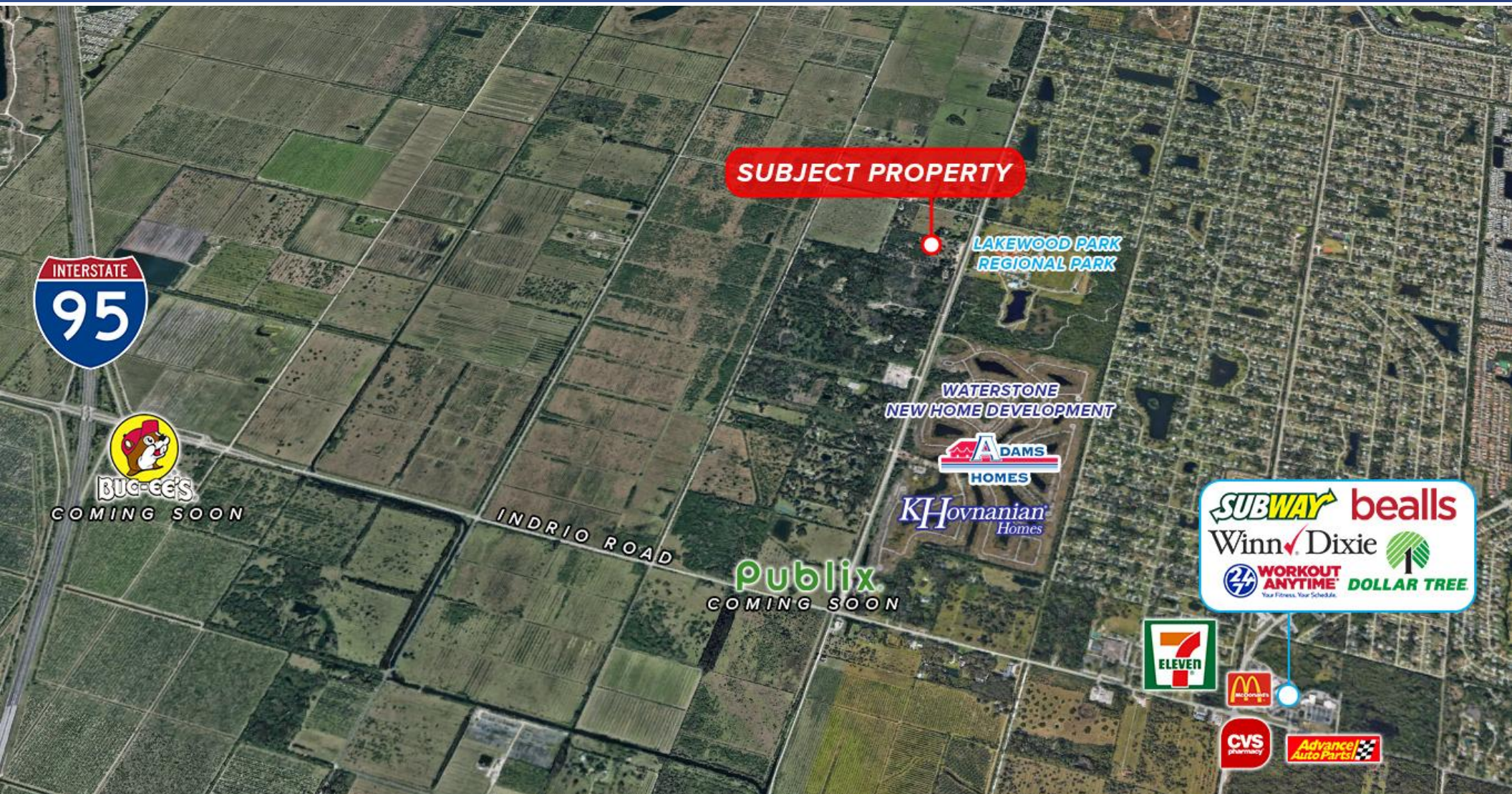


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TRADE AREA MAP



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