

76.35 AC RANCHETTE LOTS

S Header Canal Road, Fort Pierce, FL 34945

76.35 AC
OR INDIVIDUAL PLATTED LOTS

KELLY RD

S HEADER CANAL RD

FOR SALE | \$6,320,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
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PROPERTY OVERVIEW

- 76.35 acres of agricultural land with development potential that includes farming, estate homes, or a long-term investment acquisition.
- Option to sell as a whole or subdivided into 8 platted lots.
- Low-density zoning (1 dwelling unit per 5 gross acres); ideal for private estates, equestrian properties, or agricultural use.
- Easily accessible from Orange Ave. and Okeechobee Rd., with Florida's Turnpike and I-95 just within 10 miles.



PRICE	\$6,320,000 (\$80,000/AC)
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ACREAGE	76.35 AC
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POTENTIAL PLATTED LOTS	8
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FRONTAGE	1,249'
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TRAFFIC COUNT	650 ADT
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ZONING	AG-5
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LAND USE	AG-5
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PARCEL ID	2214-341-0001-000-8
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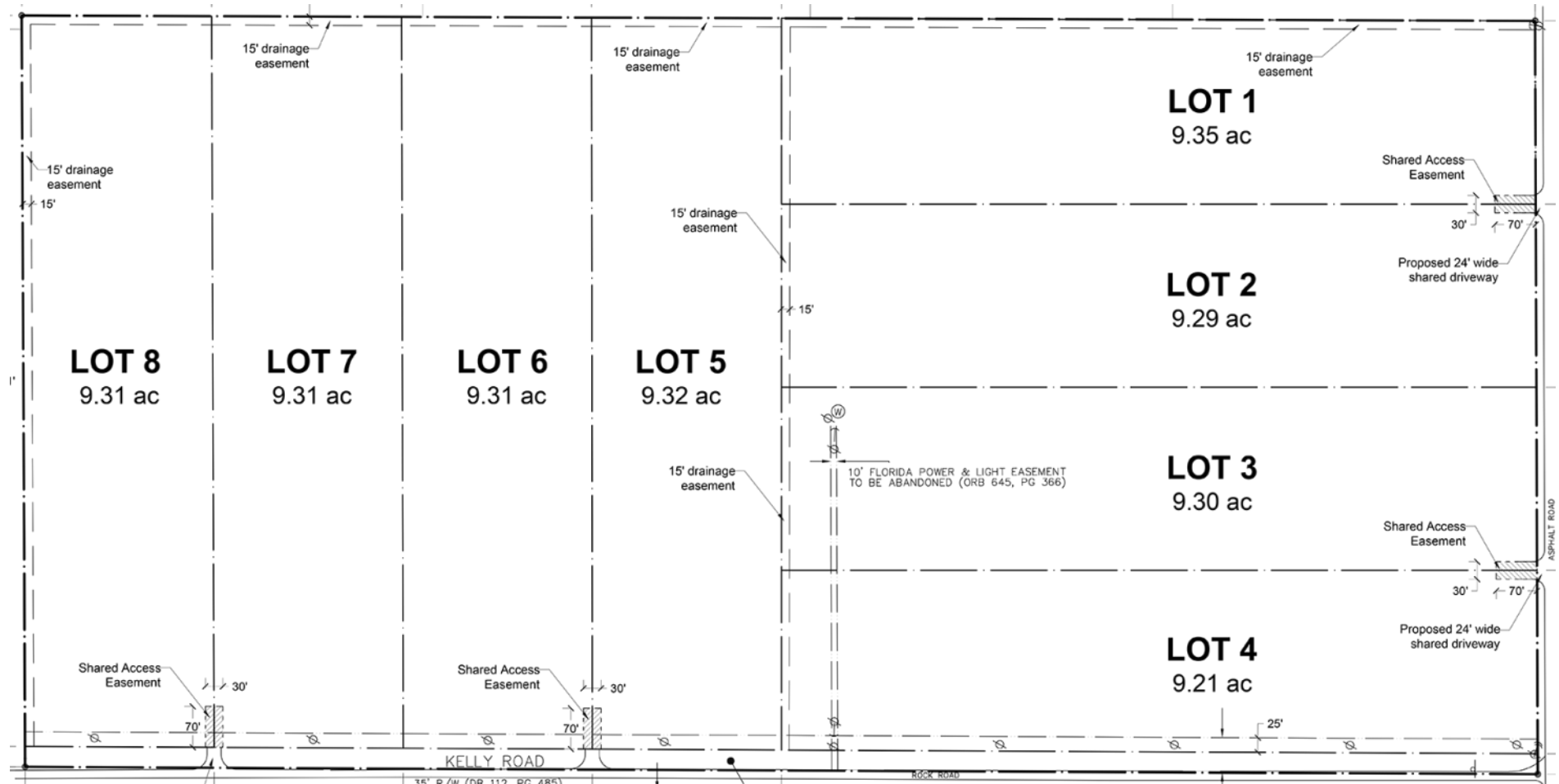
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CONCEPTUAL PLAT MAP



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	52	1 Mile	\$110,316	1 Mile	42.7
3 Mile	653	3 Mile	\$108,595	3 Mile	45.7
5 Mile	4,306	5 Mile	\$86,933	5 Mile	41.3
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	61	1 Mile	\$106,250	1 Mile	46.3
3 Mile	773	3 Mile	\$94,642	3 Mile	49.6
5 Mile	5,223	5 Mile	\$68,365	5 Mile	41.9

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ZONING INFORMATION

AG-5 AGRICULTURAL - 5.

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 five (5) gross acres. 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, noncommercial. (8733)
 - j. Riding stables. (7999)
 - k. Single-family detached dwellings. (999)
 - l. Telecommunication towers - subject to the standards of Section 7.10.23. (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 take-off 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. Gasoline service stations. (5541)

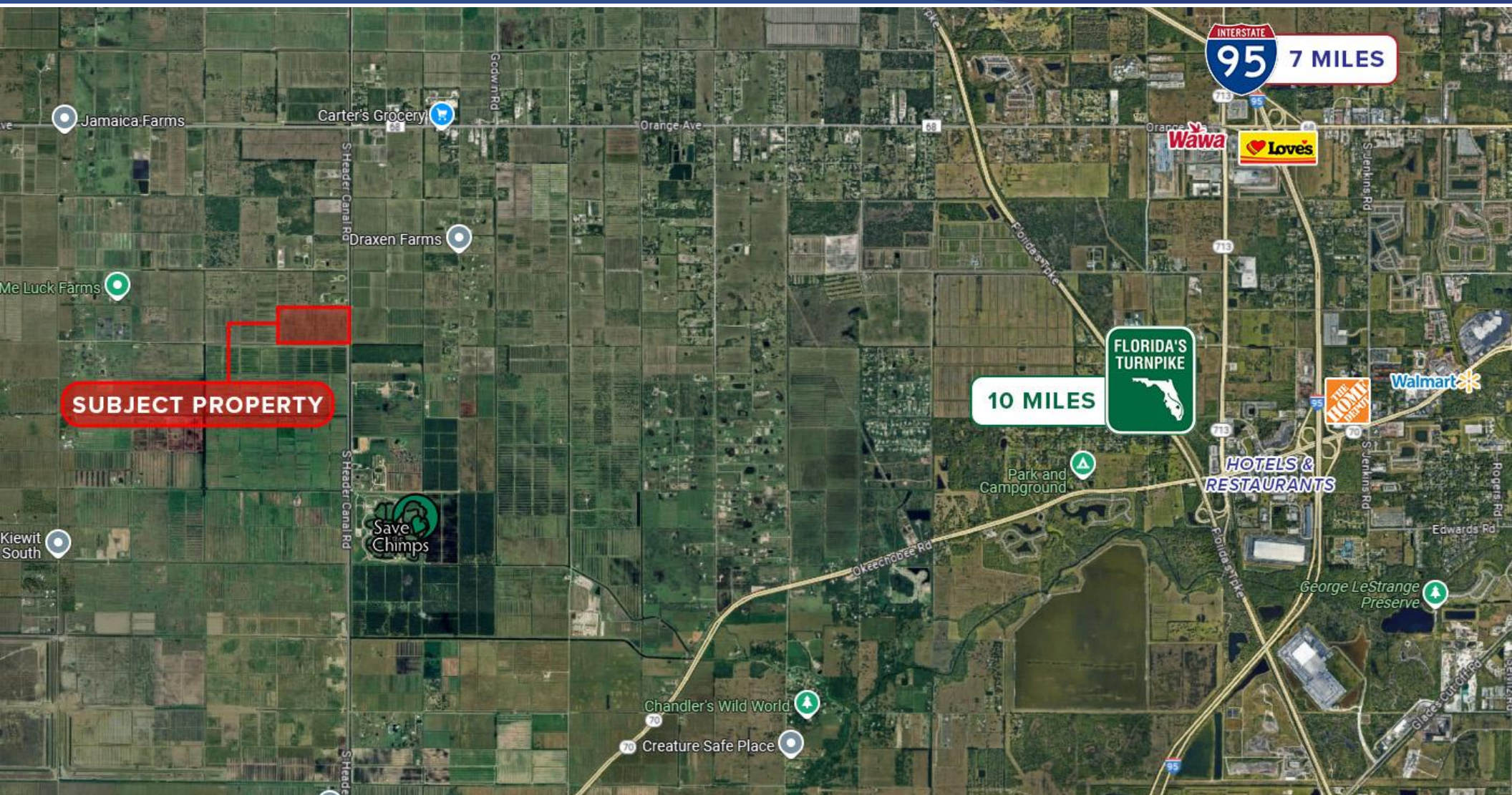
ZONING INFORMATION

- g. Industrial wastewater disposal. (999)
- h. Manufacturing:
 - (1) Agricultural chemicals. (287)
 - (2) Food and kindred products. (20)
 - (3) Lumber and wood products, except furniture. (24)
- i. Mining and quarrying of nonmetallic minerals, except fuels. (14)
- j. Retail trade:
 - (1) Farm equipment and related accessories. (999)
 - (2) Apparel and accessory stores. (56)
- k. Sewage disposal subject to the requirements of Section 7.10.13. (999)
- l. Camps - sporting and recreational. (7032)
- m. Off-road vehicle parks, except go-cart raceway operation or rentals (7999), subject to the requirements of Section 7.10.21. (999)
- n. Outdoor shooting ranges, providing site plan approval is obtained according to the provisions of Sections 11.02.07 through 11.02.09 and Section 7.10.19 of this Code.
- o. Solar generation station subject to the requirements of Section 7.10.28. (999)
- p. Commercial composting facilities subject to the requirements of Section 7.10.34.
- 8. Accessory Uses: Accessory uses are subject to the requirements of

Section 8.00.00, and include the following:

- a. Mobile homes subject to the requirements of Section 7.10.05.
- b. Retail trade and wholesale trade - subordinate to the primary authorized use or activity.
- c. Guest house subject to the requirements of Section 7.10.04. (999)
- d. Solar energy system subject to the requirements of Section 7.10.28. (999)
- e. Cargo containers subject to the requirements of Section 7.10.35.

TRADE AREA MAP



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