

VERSATILE 3.39-AC MIXED-USE ESTATE

14601 Orange Ave. Fort Pierce, FL 34945



FOR SALE | \$1,500,000

**JEREMIAH BARON
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COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Unlock the potential of this versatile 3.39-acre mixed-use property featuring three structures and multiple income-generating possibilities.
- The 2,189 sq. ft. main home includes dual master suites, a third bedroom, five showers, two bathrooms, a family room with built-in bar, two fireplaces, private den, and a covered cedar deck cabana—perfect for upscale rental or executive housing.
- An additional 708 sq. ft. 1-bed/1-bath guest house with full kitchen and dining area is ideal for short- or long-term rental income.
- The expansive 3,600 sq. ft. two-story workshop/shed provides substantial space for storage, business operations, or creative redevelopment. Also included is a 1,904 sq. ft. horse stable, ideal for equestrian use or conversion for alternative use.
- Topping it off is a junior Olympic-size pool, formerly used as a professional Dive & Swim School, an excellent value-add for recreational or business purposes.
- This property checks all the boxes for live-work flexibility, rental income, and redevelopment potential.



PRICE	\$1,500,000
BUILDING SIZE(S)	
MAIN RESIDENCE	2,189 SF
WORKSHOP/SHED	3,600 SF
GUEST HOUSE	708 SF
BUILDING TYPE	Single Family/Multifamily Low-rise
ACREAGE	3.39 AC
FRONTAGE	293'
YEAR BUILT	1946 / 1945 / 1940
PARKING SPACE	16 paved parking spaces
ZONING	AG-1
LAND USE	MIXED USE
PARCEL ID	2307-311-0002-000-7

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SITE PHOTOS



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SITE PHOTOS

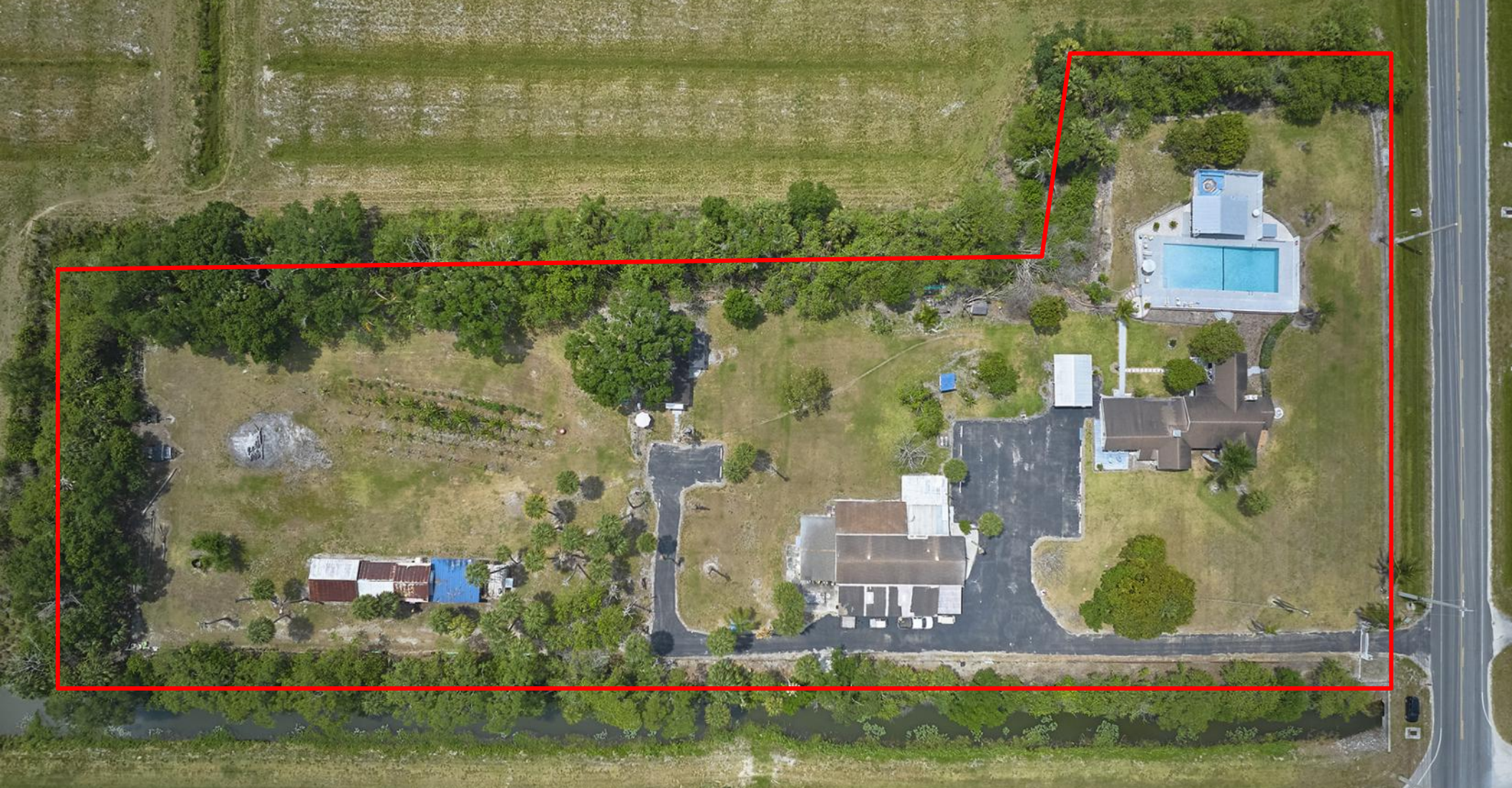


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TOPOGRAPHICAL VIEW



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	238	1 Mile	\$107,192	1 Mile	47.6
3 Mile	1,258	3 Mile	\$107,613	3 Mile	46.2
5 Mile	8,619	5 Mile	\$87,750	5 Mile	43.2

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	238	1 Mile	\$74,999	1 Mile	51.9
3 Mile	1,258	3 Mile	\$89,204	3 Mile	50.2
5 Mile	8,619	5 Mile	\$65,897	5 Mile	42.9

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ZONING INFORMATION

A. 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)

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- 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)

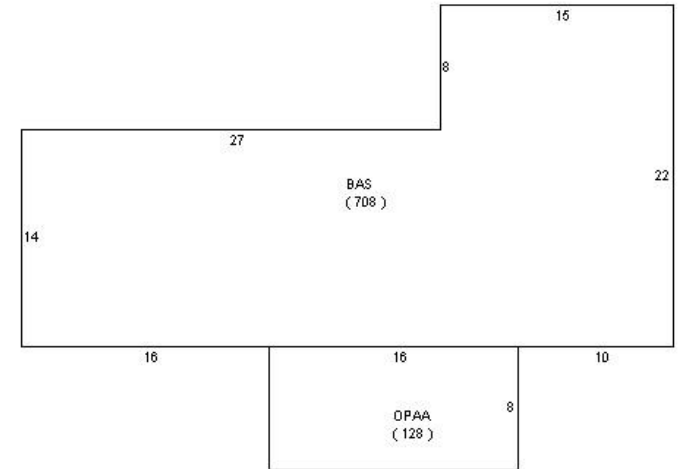
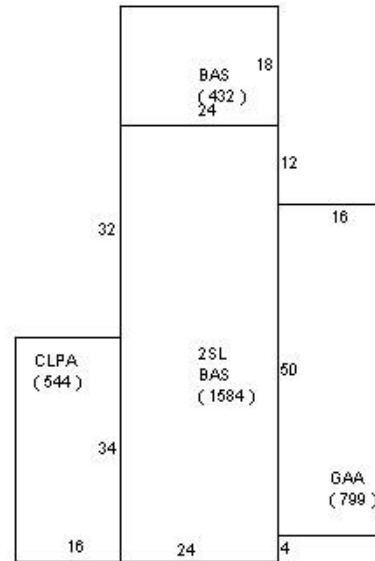
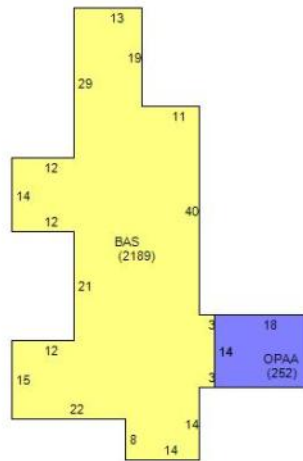
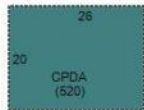
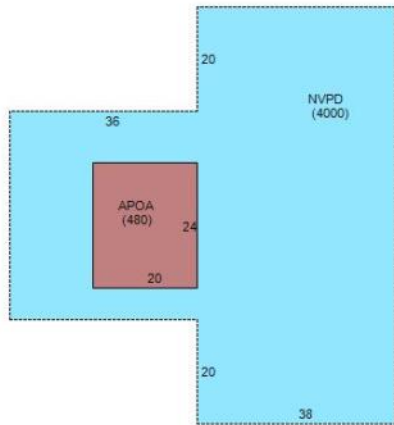
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SITE PLAN

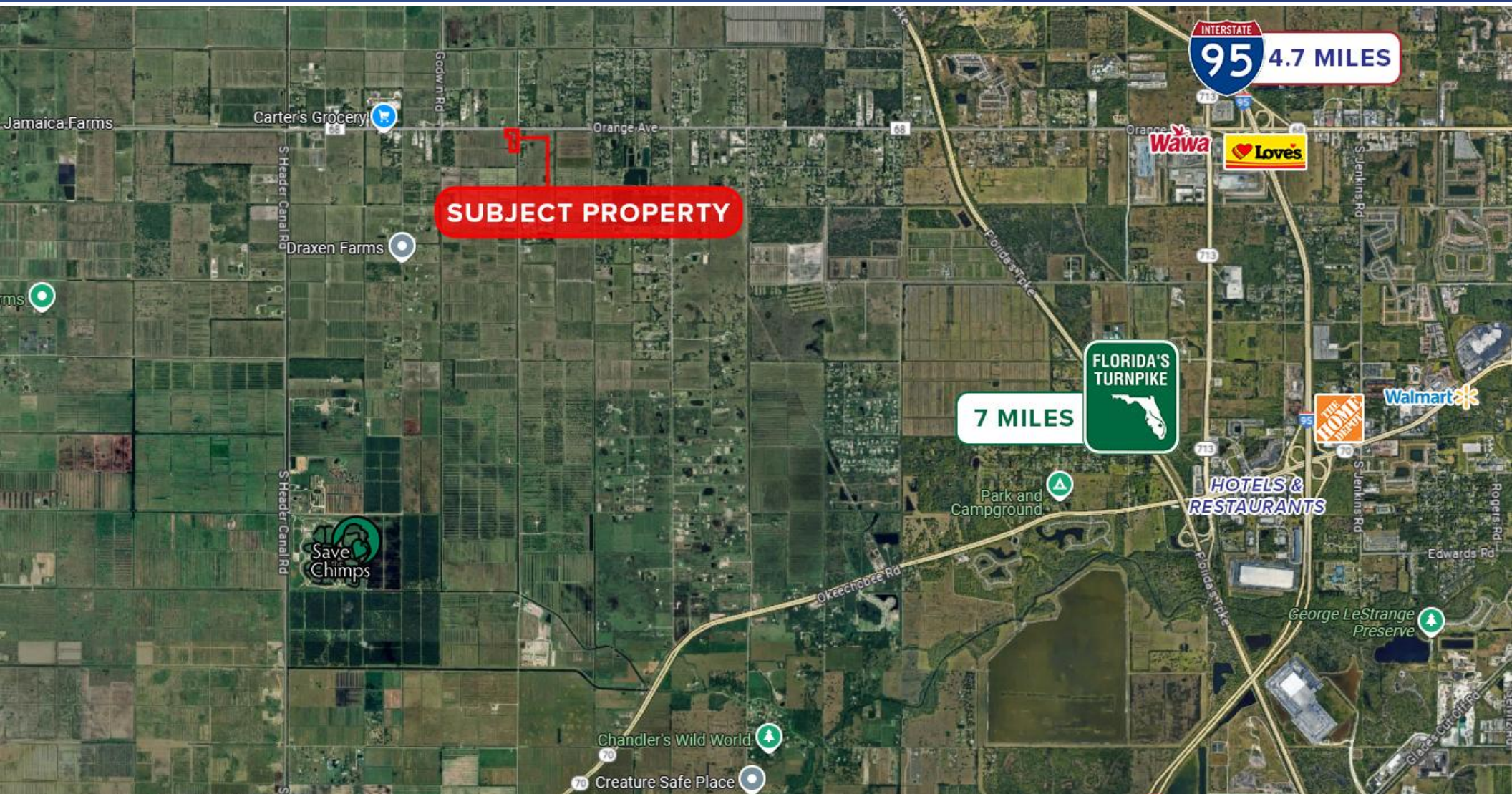


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TRADE AREA MAP



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