

FOR SALE



OFFERING MEMORANDUM
11.26 AC COMMERCIAL DEVELOPMENT SITE

INTERSTATE FRONTAGE | FLEXIBLE ZONING
6201 METAL DR. FORT PIERCE, FL 34945

PRESENTED BY: **CONOR MACKIN** 772.291.8443

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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11.26 AC Commercial Development Site

Fort Pierce, FL

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CONTACT INFORMATION

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EXECUTIVE SUMMARY

This 11.26 acre vacant commercial parcel presents a premier development opportunity in one of Fort Pierce's most advantageously positioned commercial corridors. Ideally located between the access ramps of Florida's Turnpike and Interstate 95, the property offers exceptional regional connectivity and visibility, including full frontage along I-95.

The immediate trade area is anchored by strong interstate-oriented demand drivers, including hotels, national truck stops, and established industrial users.

Just a few miles east, the corridor transitions into a dense retail and residential hub featuring national brands such as The Home Depot, Walmart, and Chick-fil-A, along with both established and newly developed residential communities fueling continued growth.

The property also features a double-sided advertising billboard fronting I-95, which offers significant visibility to northbound and southbound traffic. The structure offers potential passive income and/or strategic branding exposure for a future owner/user.



INVESTMENT OVERVIEW

PRICE	\$1,975,000
LAND SIZE (SF)	490,498 SF
ACREAGE	11.26 AC
FRONTAGE	±1,624' to I-95
TRAFFIC COUNT	27,300 ADT (Okeechobee) 75,888 ADT (I-95)
ZONING	C3 (FP)
LAND USE	GC
PARCEL ID	2324-432-0010-000-1

Strategic Advantages

- Interstate frontage and exposure along I-95
- Dual highway accessibility between Florida's Turnpike and I-95
- High traffic counts and regional draw
- Flexible zoning accommodating diverse commercial uses
- Surrounding commercial synergy and expanding residential base
- Passive income from established dual-sided billboard



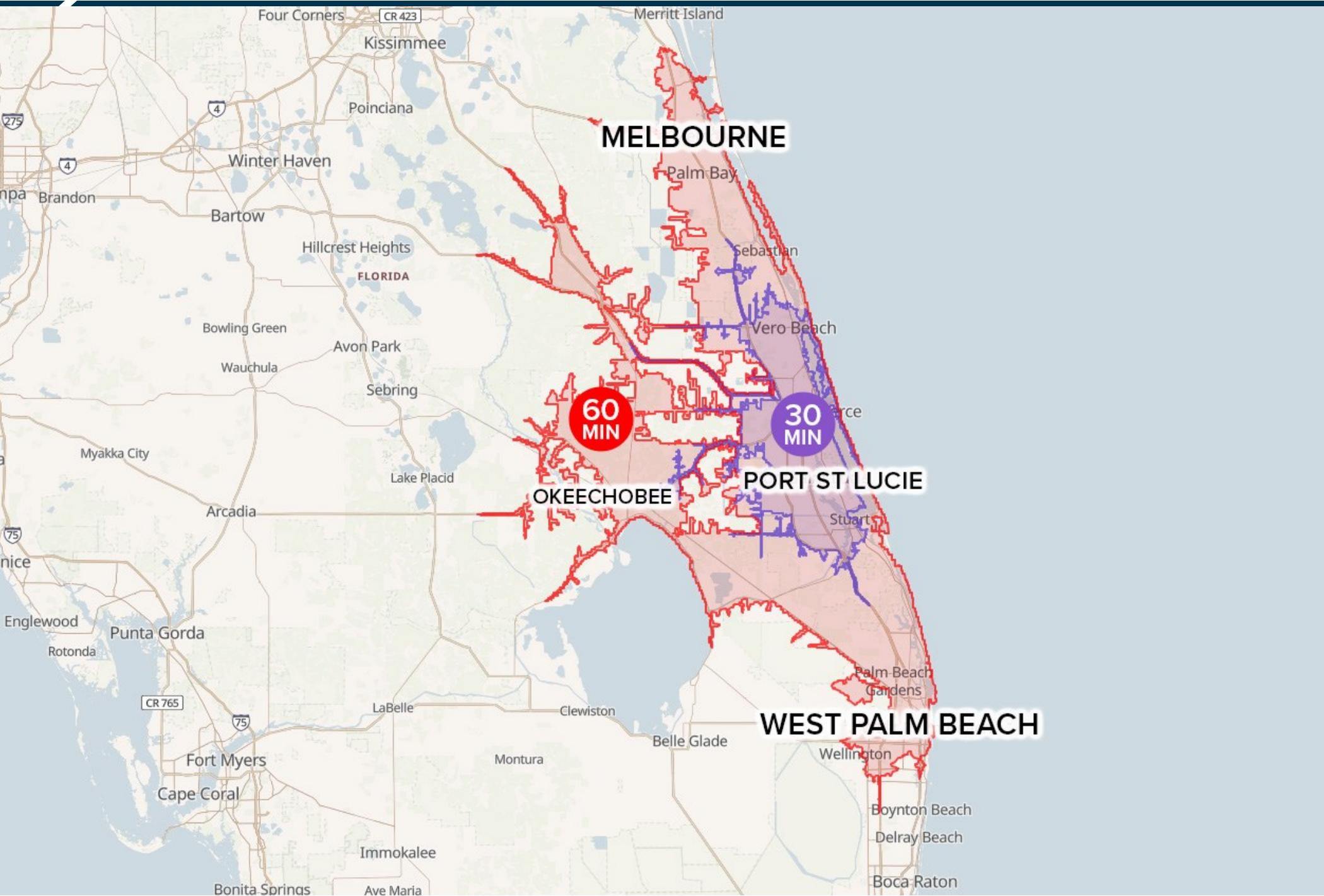
AERIAL VIEW



SITE SURROUNDINGS



COMMUTE MAP



ZONING INFORMATION

ZONING DISTRICT	C3
Commercial	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P

Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

ZONING INFORMATION

Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C
Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C

Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C
-Building Maintenance Facilities And Services	C
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	C
-Research Service	P
Marine-Related Industrial	C
Warehouse and Freight (except as noted below)	C
-Parcel Service	P
Wholesale Trade	P

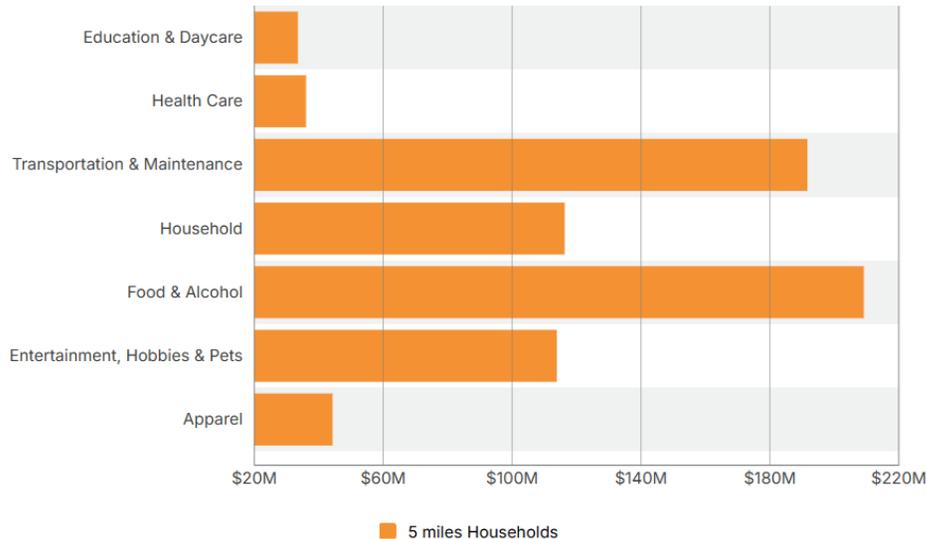
DEMOGRAPHICS

Population	1 Mile	5 Miles	10 Miles
2020 Population	1,225	78,313	222,698
2024 Population	1,680	84,002	246,274
2029 Population Projection	2,084	101,284	298,113
Annual Growth 2020-2024	9.3%	1.8%	2.6%
Annual Growth 2024-2029	4.8%	4.1%	4.2%

Households	1 Mile	5 Miles	10 Miles
2020 Households	461	28,251	88,357
2024 Households	614	29,588	96,802
2029 Household Projection	759	35,546	116,988

Income	1 mile	5 miles	10 miles
Avg Household Income	\$74,702	\$60,057	\$73,159
Median Household Income	\$64,615	\$48,460	\$58,323

Consumer Spending



CONTACT INFORMATION



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\$1,975,000

PURCHASE PRICE

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