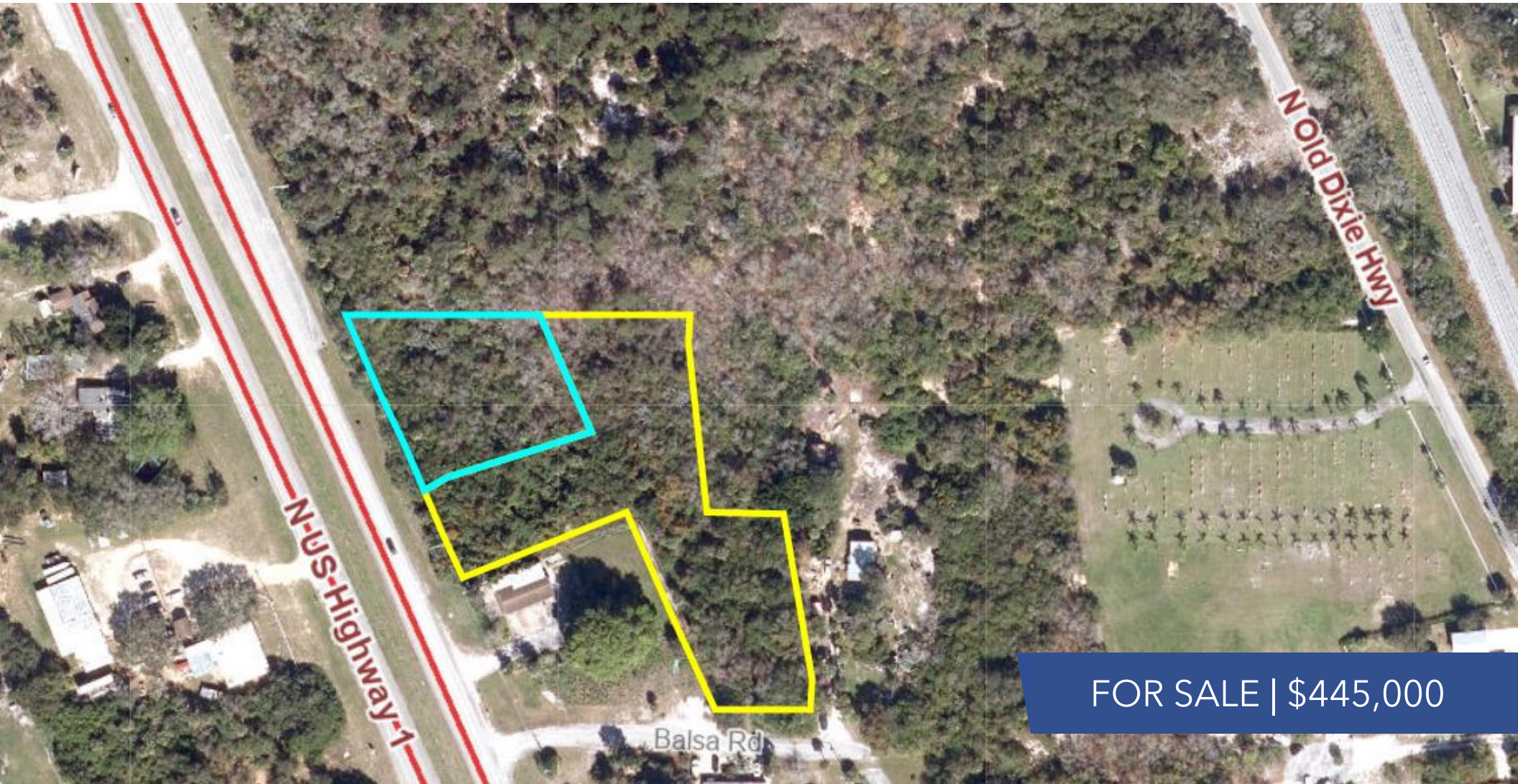


VACANT SPLIT ZONING LAND

5414 N US 1. Fort Pierce, FL 34946



FOR SALE | \$445,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- This offering presents two vacant properties totaling 2.29 acres of prime development land located along US Highway 1.
- The site benefits from split zoning, with portions designated as CG (General Commercial) and RS-4 (Residential), providing versatile development potential.
- The area is experiencing significant growth, highlighted by the addition of Lennar Homes' Seagrove single-family development just one mile to the north. Additionally, traffic along US 1 has surged to nearly 30,000 vehicles per day, further underscoring the region's expanding activity and demand.
- With substantial frontage exposure on US Hwy 1, this property offers excellent opportunities for both commercial and residential development.



PRICE \$445,000

ACREAGE 2.29 AC

FRONTAGE 480' on N US 1

TRAFFIC COUNT 29,500 AADT

ZONING Split CG & RS-4

LAND USE Vacant Commercial

PARCEL ID'S 1408-701-0012-000-4,
1408-701-0010-000-0

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	282	1 Mile	\$61,286	1 Mile	39
3 Mile	19,830	3 Mile	\$70,685	3 Mile	48.9
5 Mile	58,986	5 Mile	\$78,110	5 Mile	47.5

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	336	1 Mile	\$49,166	1 Mile	38
3 Mile	23,883	3 Mile	\$54,214	3 Mile	53.7
5 Mile	69,917	5 Mile	\$55,266	5 Mile	51.4

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ZONING INFORMATION

CG COMMERCIAL, GENERAL. (St. Lucie County)

1. Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. 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. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheatres. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)

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ZONING INFORMATION

gg. Miscellaneous retail (see SIC Code Major Group 59):

- (1) Drug stores. (591)
- (2) Used merchandise stores. (593)
- (3) Sporting goods. (5941)
- (4) Book and stationary. (5942/5943)
- (5) Jewelry. (5944)
- (6) Hobby, toy and games. (5945)
- (7) Camera and photographic supplies. (5946)
- (8) Gifts, novelty and souvenir. (5947)
- (9) Luggage and leather goods. (5948)
- (10) Fabric and mill products. (5949)
- (11) Catalog, mail order and direct selling (5961/5963)
- (12) Liquefied petroleum gas (propane). (5984)
- (13) Florists. (5992)
- (14) Tobacco. (5993)
- (15) News dealers/newsstands. (5994)
- (16) Optical goods. (5995)
- (17) Misc. retail (See SIC Code for specific uses). (5999)

hh. Miscellaneous personal services (see SIC Code Major Group 72):

- (1) Tax return services. (7291)
- (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking-commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)
- rr. Postal services. (43)
- ss. Recreation facilities. (999)
- tt. Repair services. (76)

uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)

vv. Social Services:

- (1) Individual and family social services. (832/839)
- (2) Child care services. (835)
- (3) Job training and vocational rehabilitation services. (833)

ww. Travel agencies. (4724)

xx. Veterinary services. (074)

yy. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations. Dimensional requirements shall be in accordance with 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.

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ZONING INFORMATION

RS-4 RESIDENTIAL, SINGLE-FAMILY - 4.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of four (4) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low density residential surroundings. 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. Family day care homes. (999)
- b. 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)
- c. Single-family detached dwellings. (999)

3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-Street Parking Requirements. Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Conditional Uses:

- a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

7. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00.

- a. Solar energy systems, subject to the requirements of Section 7.10.28.

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TRADE AREA MAP



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