

# 21.38 AC DEVELOPMENT SITE

Emerson Ave. Fort Pierce, FL 34951



21.38 AC

RUSSOS RD.

EMERSON AVE.

LAKESWOOD PARK  
REGIONAL PARK

FOR SALE | \$1,800,000

**JEREMIAH BARON  
& CO**

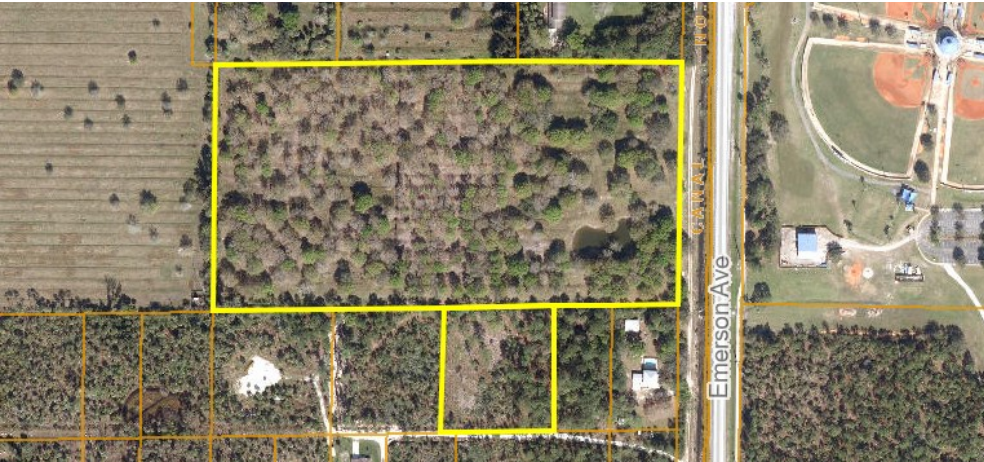
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# PROPERTY OVERVIEW

- Premier ±21.38 acre land opportunity located at the corner of Emerson Ave and Russos Rd in Fort Pierce, ideally suited for single-family and multifamily residential development.
- The site offers scale, flexibility, and strong positioning for builders and developers seeking new community or residential project sites within an expanding growth corridor.
- 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.
- 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.



<b>PRICE</b>	\$1,800,000
<b>ACREAGE</b>	19.09 AC + 2.29 AC (21.38 AC)
<b>PROPOSED USE</b>	Single-Family / Multi-Family
<b>FRONTAGE</b>	664.56'
<b>TRAFFIC COUNT</b>	5,800 ADT
<b>ZONING</b>	AG-1 (SLC)
<b>LAND USE</b>	TVC 1310-113-0001-000-9
<b>PARCEL ID</b>	1310-141-0004-000-7

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# DEMOGRAPHICS

<b>Population</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
2020 Population	1,853	51,655	175,061
2024 Population	2,479	54,923	200,669
2029 Population Projection	3,025	61,837	230,781
Annual Growth 2020-2024	8.4%	1.6%	3.7%
Annual Growth 2024-2029	4.4%	2.5%	3.0%

<b>Households</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
2020 Households	740	21,831	74,992
2024 Households	952	22,939	86,059
2029 Household Projection	1,154	25,765	98,699

<b>Income</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
Avg Household Income	\$74,684	\$73,885	\$74,798
Median Household Income	\$65,529	\$56,553	\$54,548

<b>Housing</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
Median Home Value	\$215,979	\$211,965	\$256,499
Median Year Built	1985	1990	1986

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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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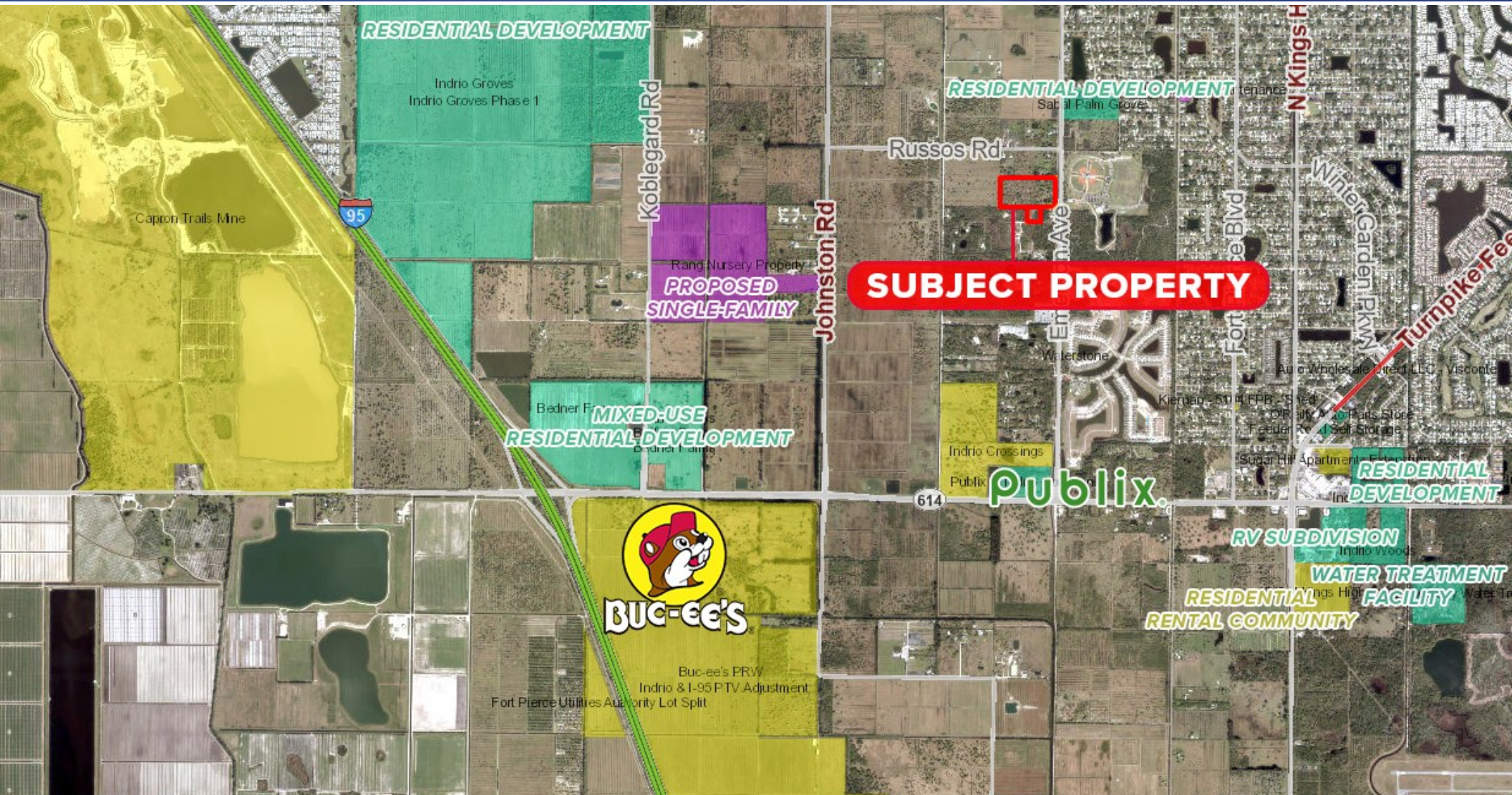
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# FUTURE DEVELOPMENT MAP

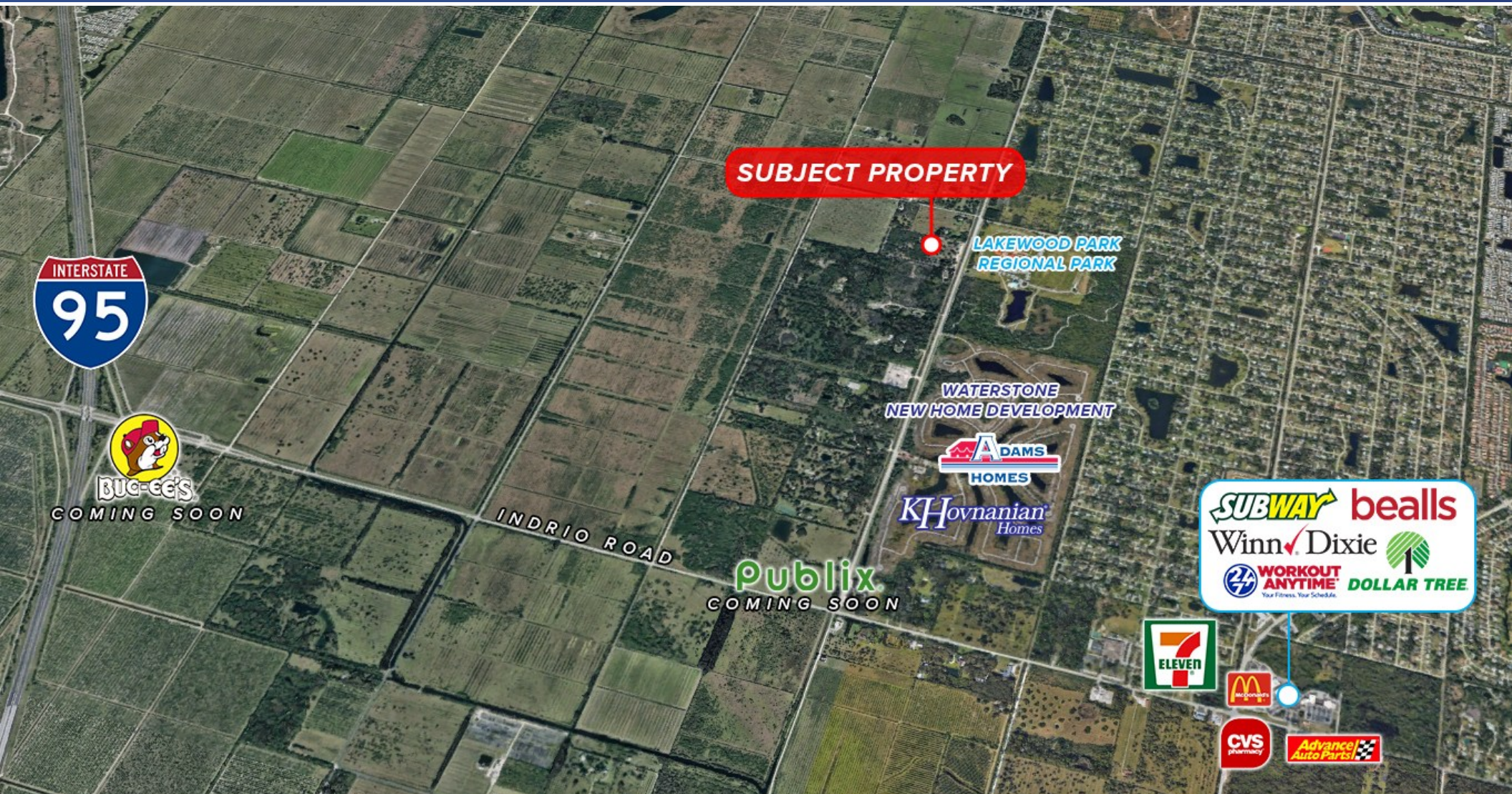


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# TRADE AREA MAP



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