



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

S US HIGHWAY 1

# WAREHOUSE DEVELOPMENT

INDIAN HILLS DRIVE, FORT PIERCE FL 34982

INDUSTRIAL | 4,000 SF\* | .54 AC

*Building rendering not to scale; Not final design.*





# WAREHOUSE DEVELOPMENT

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PRESENTED BY:

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# PROPERTY SUMMARY

Exceptional opportunity of a .54 acre parcel with proposed plans for a 4,000 sf metal construction warehouse building measuring 16' 8" tall and 5 bay doors.

Site has great access to US-1 via Indian Hills Drive in addition to being within 5 miles away from the I-95 ramp and the Florida's Turnpike.

The parcel is zoned for C3 Commercial General which would be an ideal location for a small warehousing or wholesale operation facility.

Fort Pierce, often called the Sunrise City, has been the hub of St. Lucie County, Florida for over 100 years. Situated on the "Treasure Coast," named after the famed sinking of a Spanish treasure fleet in 1715, Fort Pierce is one of the oldest communities on the east coast of Florida. Incorporated in 1901, the city grew from 300 pioneers to approximately 41,000 residents today and encompasses approximately 29 square miles.



# PROPERTY DETAILS

## OFFERING

<b>PRICE</b>	\$395,000
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## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE</b>	(Proposed) 4,000 sf
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<b>BUILDING TYPE</b>	Warehouse
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<b>ACREAGE</b>	.54 AC
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<b>FRONTAGE</b>	142.04' on Indian Hills Dr.
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<b>TRAFFIC COUNT</b>	39,000 ADT (from US-1)
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<b>COMPLETION YEAR</b>	TBD
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<b>ZONING</b>	C3
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<b>LAND USE</b>	Commercial Land
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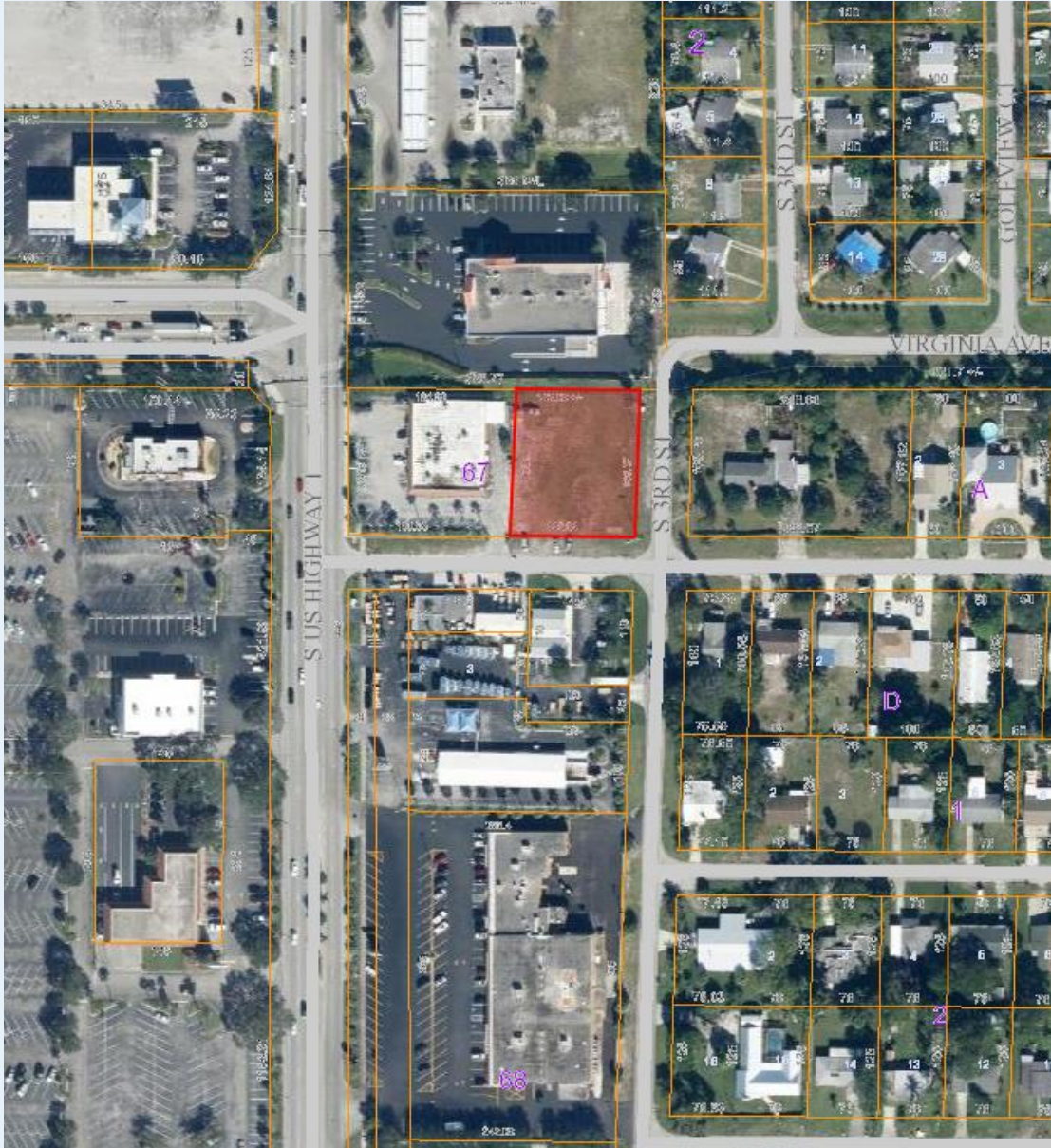
<b>UTILITIES</b>	Fort Pierce Utilities
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<b>PARCEL ID</b>	2422-601-0001-000-4
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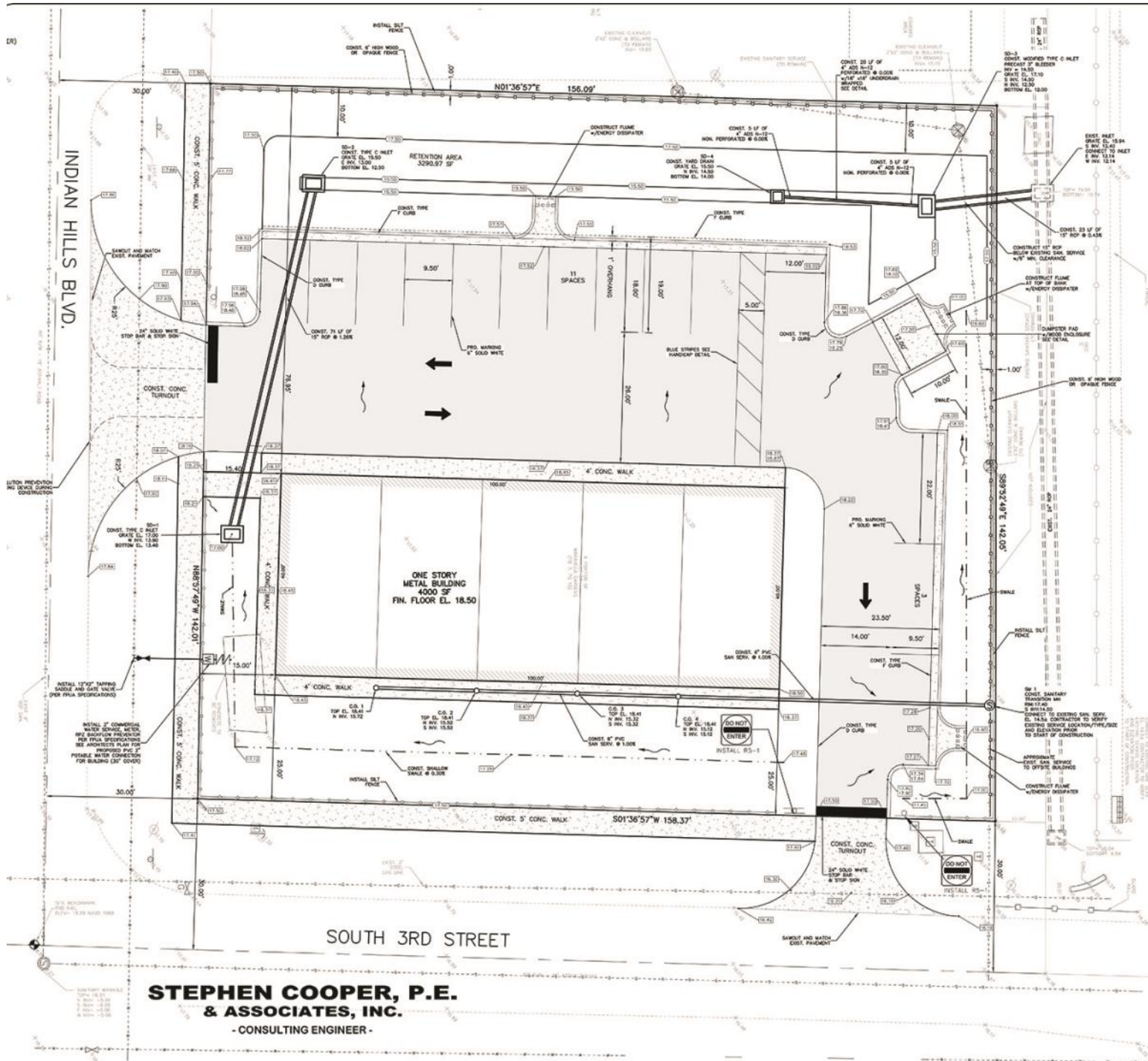
# PROPERTY OVERVIEW



 <p>ACCESS</p>	S US Highway 1
 <p>TRAFFIC COUNTS</p>	39,000 ADT
 <p>IMPROVEMENTS</p>	4,000 sf (Proposed)
 <p>PARKING</p>	TBD
 <p>COMPLETION YEAR</p>	TBD
 <p>PARCEL</p>	2422-601-0001-000-4
 <p>ZONING</p>	C3 - Commercial General







**STEPHEN COOPER, P.E.**  
**& ASSOCIATES, INC.**  
 - CONSULTING ENGINEER -





# SITE AERIAL



# ZONING INFORMATION

## Sec. 22-31. - General Commercial Zone (C-3).

(a) Purpose. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

(b) Basic use standards. Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

(c) Other applicable use standards.

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:

- a. One thousand (1,000) feet from any other adult establishment;
- b. Four hundred (400) feet from any established church, public or private school, public playground or public park;
- c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.

(10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:

- a. Front door of the main building occupied by any other adult establishment or any established church; or
- b. To the nearest property line of any residential district, playground, school or park.

(Ord. No. H-186, § 30-31, 6-15-81; Ord. No. H-217, § 1, 7-6-82; Ord. No. I-10, §§ 14—16, 6-6-83; Ord. No. I-120, § 3, 7-15-85; Ord. No. I-147, § 4, 2-3-86; Ord. No. I-148, § 2, 2-3-86; Ord. No. J-420, § 2, 5, 4-20-98; Ord. No. J-487, § 1, 1-19-99; Ord. No. K-24, § 10, 8-21-2000; Ord. No. K-149, § 1, 4-15-02; Ord. No. K-187, § 1, 2-18-03; Ord. No. K-221, § 1, 6-16-03; Ord. No. L-11, § 1, 4-21-08; Ord. No. L-97, § 2, 11-16-09; Ord. No. L-217, § 3, 12-5-11; Ord. No. L-295, § 13, 11-4-13)



# AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Estimated Population	8,520	44,318	72,669
2023 Projected Population	9,300	48,556	79,630
2010 Census Population	8,106	41,139	67,389
2018 Estimated Households	2,855	16,384	27,710
2023 Projected Households	3,106	17,915	30,302
2010 Census Households	2,745	15,216	25,725
2018 Estimated White	5,539	25,537	44,443
2018 Estimated Black or African American	2,577	16,957	25,521
2018 Estimated Hawaiian & Pacific Islander	12	49	70
2018 Estimated American Indian or Native Alaskan	104	413	513
2018 Estimated Other Races	201	93	1,399
2018 Estimated Average Household Income	\$36,906	\$43,741	\$49,926
2018 Estimated Median Household Income	\$28,449	\$27,449	\$31,898
Median Age	33.30	38.20	41.20
Average Age	35.30	39.30	41.20