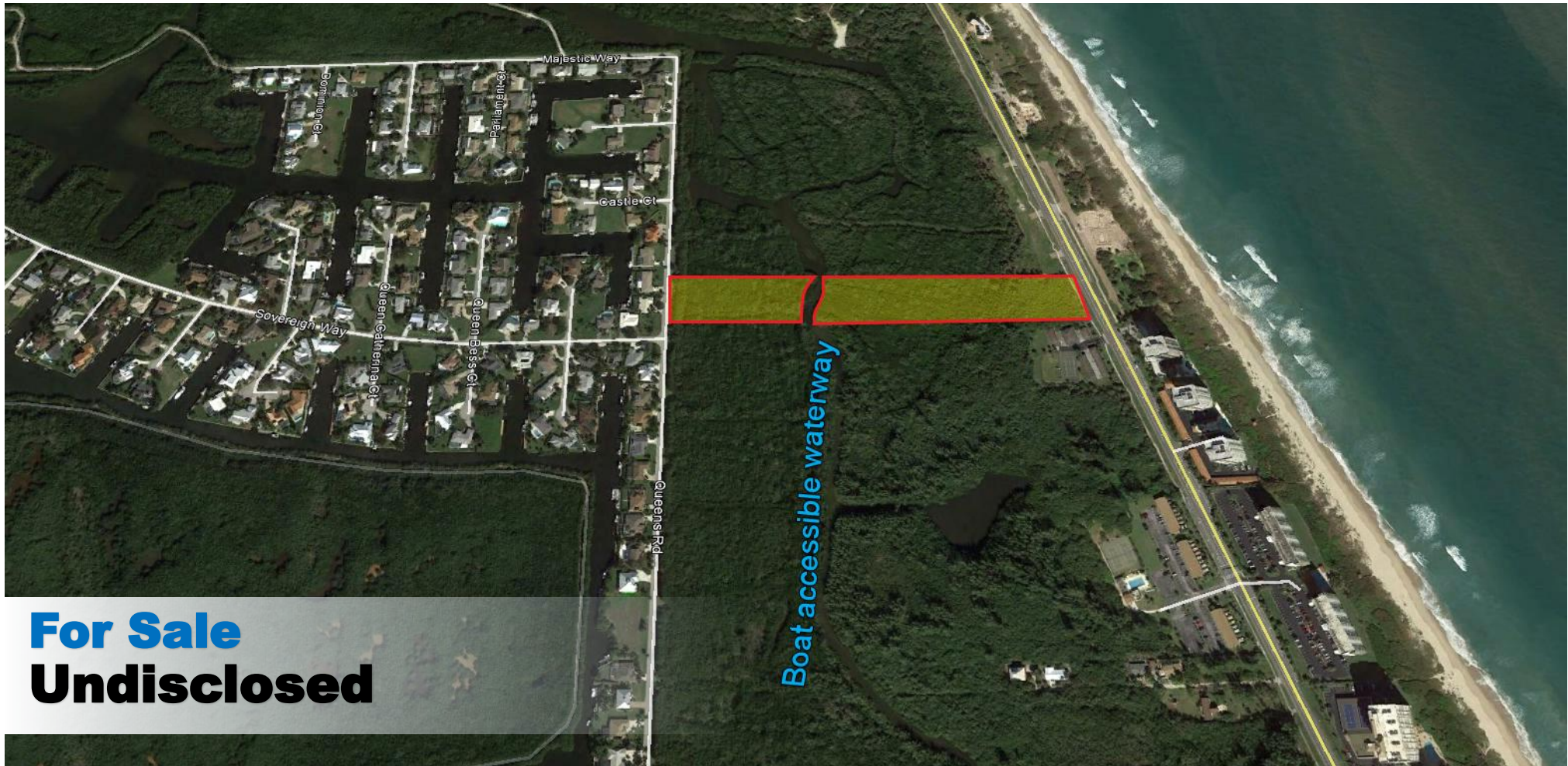


**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Hutchinson Island Vacant Land

State Road A1A, Fort Pierce, Florida



**For Sale  
Undisclosed**

Listing Agent:

**Alex Rodriguez-Torres**

**772-353-0638**

**rteincorporated@aol.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

**Jeremiah Baron**  
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# Hutchinson Island Vacant Land

State Road A1A, Fort Pierce, Florida

## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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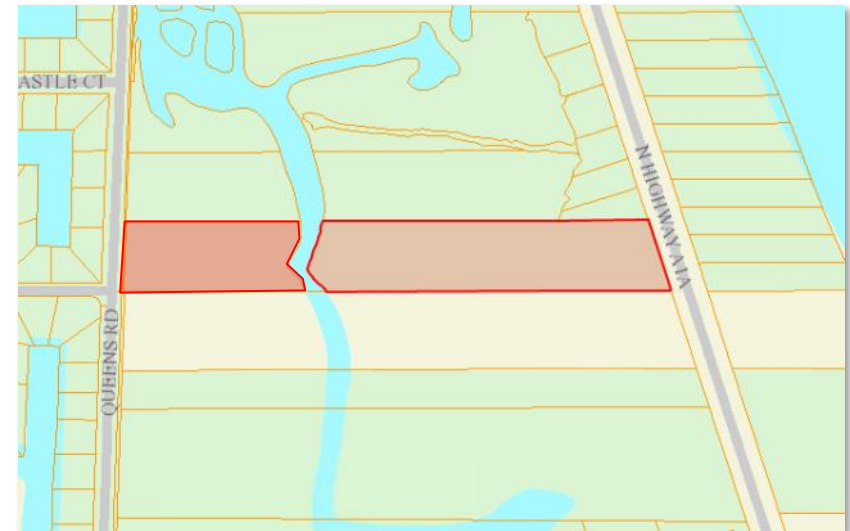
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## Property Details

<b>Location:</b>	State Road A1A, Fort Pierce, Florida
<b>Price:</b>	Undisclosed
<b>Land Size:</b>	6.84 AC
<b>Land Use Plan:</b>	RM-9, Medium Density Residential
<b>Frontage:</b>	216' to N Highway A1A
<b>Traffic Count:</b>	4,469 average daily traffic
<b>Zoning:</b>	HIRD - Hutchinson Island Residential District
<b>Land Use:</b>	Multifamily Residential
<b>Flood Zone:</b>	Flood Zone AE, Flood Zone X/Map # 12111C0089 G
<b>Utilities:</b>	Telephone, Water, Electricity, Sewer

Property currently consists of vacant residential parcel. Site is separated by a waterway which can be navigated by boat. Great potential for approximately 12 to 15 mid-rise condominium units. Close proximity to the beaches and restaurants.



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### 2015 Demographics

#### Total Daytime Population

1 mile	1,325
3 mile	6,842
5 mile	33,012

#### Average Household Income

1 mile	\$76,490
3 mile	\$69,414
5 mile	\$50,992

#### Median Age

1 mile	68
3 mile	65
5 mile	50

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## Zoning & Future Land Use

### **HIRD - Hutchinson Island Residential District**

**Purpose.** The purpose of the Hutchinson Island Residential District (HIRD) is to provide a residential environment on North and South Hutchinson Island that is respectful of the natural resources and value of the barrier islands and can be supported by available public and private services. HIRD is intended to ensure that the intensity, location, and timing of new residential growth and development is of a character that can be served by adequate public and private facilities, and that protects, preserves and enhances the public health, safety, and welfare of the citizens of St. Lucie County. Hutchinson Island constitutes a unique and valuable public resource that plays a vital role in defining the County's economic and geographic character. HIRD is intended to facilitate growth and development of the barrier islands while conserving the natural and human values the islands represent. Given the environmentally sensitive nature of barrier islands, HIRD is designed to ensure that growth and development is clustered away from environmentally sensitive lands and is limited to the more tolerant upland portions of Hutchinson Island. HIRD is also intended to implement and be consistent with the St. Lucie County Comprehensive Plan.

**Permitted Uses.** The following uses shall be permitted as of right in environmental zones in the Hutchinson Island Residential District:

a. Dune Preservation Zone:

- (1) Residential densities that can be clustered to Uplands located on the parcel proposed for development.
- (2) Elevated walkways.
- (3) Recreational uses not involving structures other than elevated walkways.

b. Uplands:

- (1) Detached single-family dwelling units.
- (2) Two- and three-family dwelling units.
- (3) Multiple family dwelling units.
- (4) Parks.
- (5) Accessory uses, subject to the requirements of Section 8.00.00.

c. Wetlands:

- (1) Residential densities that can be clustered to Uplands located on the parcel proposed for development.
- (2) Elevated walkways.
- (3) Bridges and bridge approaches.
- (4) For that portion filled in accord with permits received from federal and state agencies exercising jurisdiction over such area, any permitted Uplands use.

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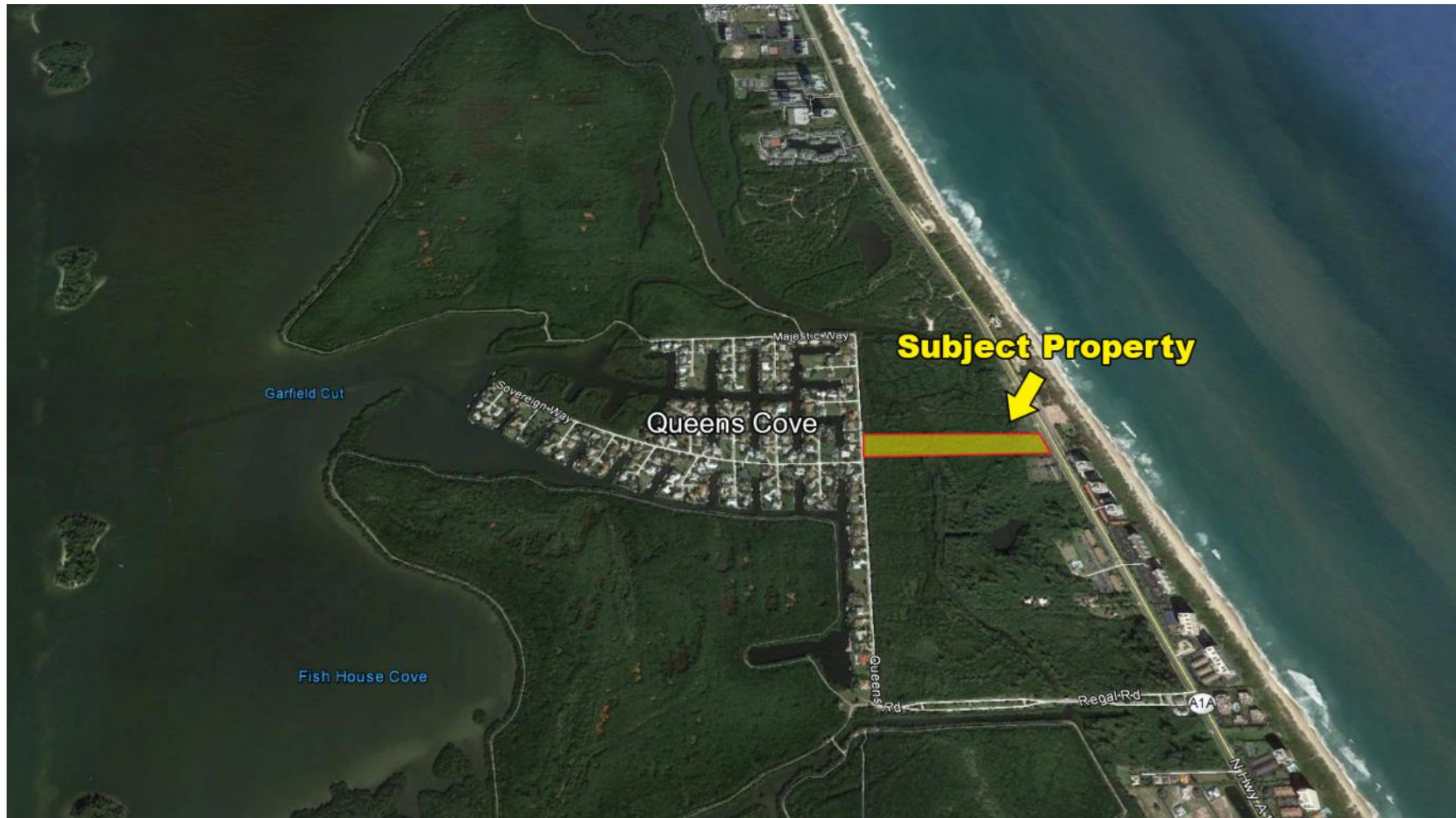
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Property Aerial



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