

# ASSISTED LIVING FACILITY & MEDICAL COMPLEX

S 25TH STREET, FORT PIERCE FL 34981

96 BEDS | 3-STORY ALF BLDG | MEDICAL BLDG

EXCLUSIVELY MARKETED BY

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC



# ASSISTED LIVING FACILITY & MEDICAL COMPLEX

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**ENGEL & VÖLKERS**



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# PROPERTY SUMMARY

Jeremiah Baron & Co. alongside with Engel & Volkers are pleased to present an exceptional opportunity of the future site of St. Lucie's newest planned assisted living facility and medical office park centrally located in Fort Pierce, FL.

The development has permit-ready construction plans and ready for county review. There is a strong regional need for senior housing, making this a beneficial opportunity for the area.

Site is designed according to the 2009 HUD guidelines, features a 115,200 sf three-story building that will include 80 one-bedroom apartments, 8 studios, and 8 two-bedroom apartments at an average of 630 sf. Additional there will be a 10,850 sf medical office building, and other amenities such as a lake and walking park area.

The project will be located just 1.8 miles away from the Lawnwood Regional Medical Center, an just minutes way from US Highway 1 and the I-95 ramp.

Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any "big city" atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

With recent redevelopment projects, historic preservation initiatives, and a focus on cultural and recreational amenities, Fort Pierce has become an exceptional place to live, work, learn, and play.



# PROPERTY DETAILS

## OFFERING

PRICE \$1,499,000

**JV OPPORTUNITY WITH SELLER!**

## PROPERTY SPECIFICATIONS

PROPOSED BUILDING SIZE 115,200 SF (ALF) 10,850 SF (Medical)

ACREAGE 7.31 AC

FRONTAGE +/- 400'

TRAFFIC COUNT 18,200 ADT

COMPLETION YEAR TBD

ZONING I (Institutional)

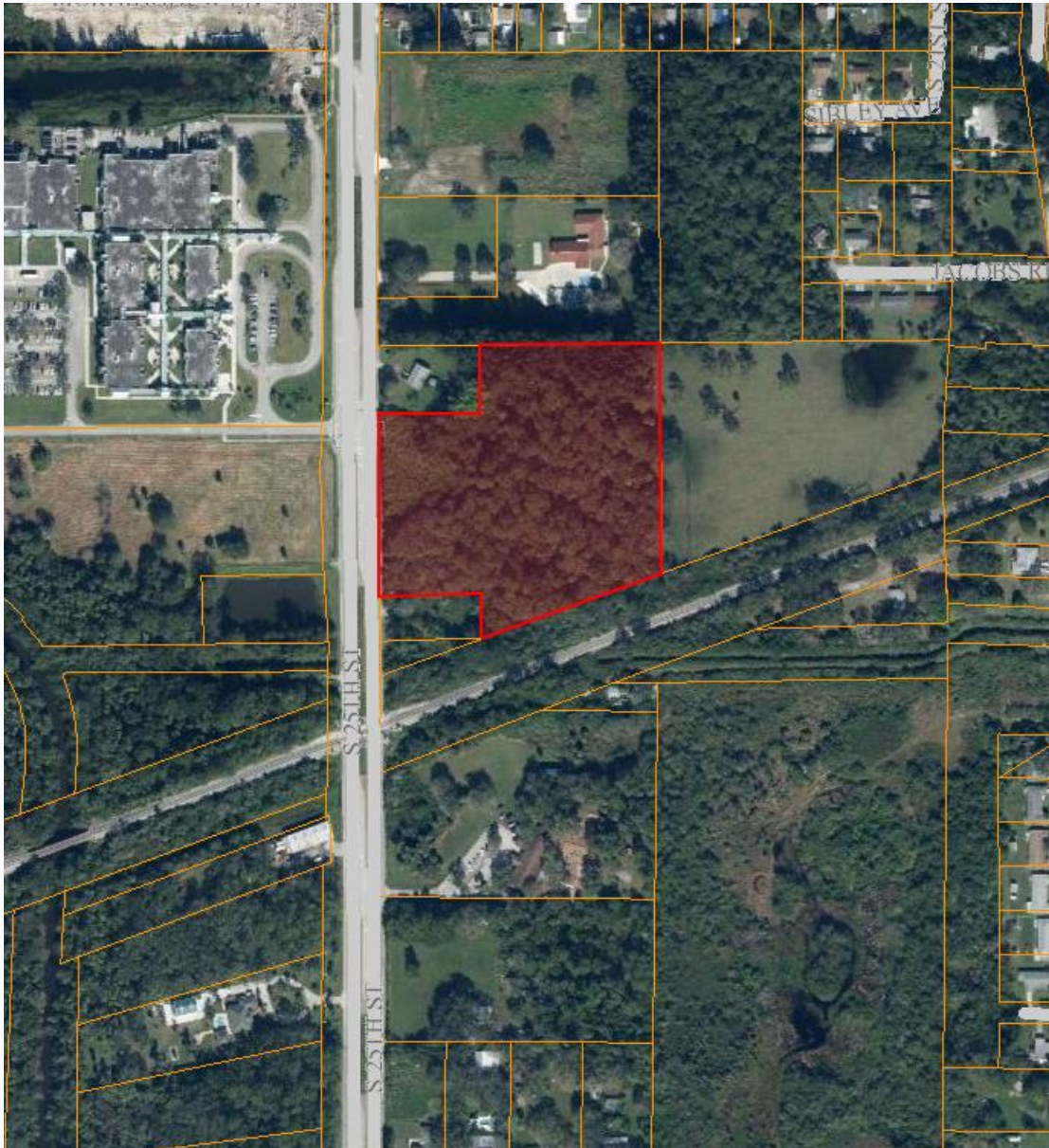
LAND USE Vacant Institutional








UTILITIES City of Fort Pierce

PARCEL ID 2428-233-0001-000-3



# PROPERTY OVERVIEW



 ACCESS	S 25th Street
 TRAFFIC COUNTS	18,200 ADT
 IMPROVEMENTS	115,200 SF (3-story ALF) 10,850 SF (Medical Complex)
 PARKING	TBD
 COMPLETION YEAR	TBD
 PARCEL	2428-233-0001-000-3
 ZONING	I (Institutional)

# PROPOSED SITE PLAN



## PROPERTY HIGHLIGHTS

- 35% larger rooms than other older facilities in the area.
- 47% inside common community area
- 49.5% of region's 70+ age group waiting for senior housing
- 8 studios, 80 one-bedrooms and 8 two-beds, 2 bath units
- Social amenities, courtyard gazebo, rooftop garden
- Florida Green Building design
- Just 1.8 miles away from the Lawnwood Regional Medical Center
- Traffic light at intersection
- New 4-lane improvements
- .56 acre lake
- 1.15-acre walking trail
- 10,850 sf medical office building

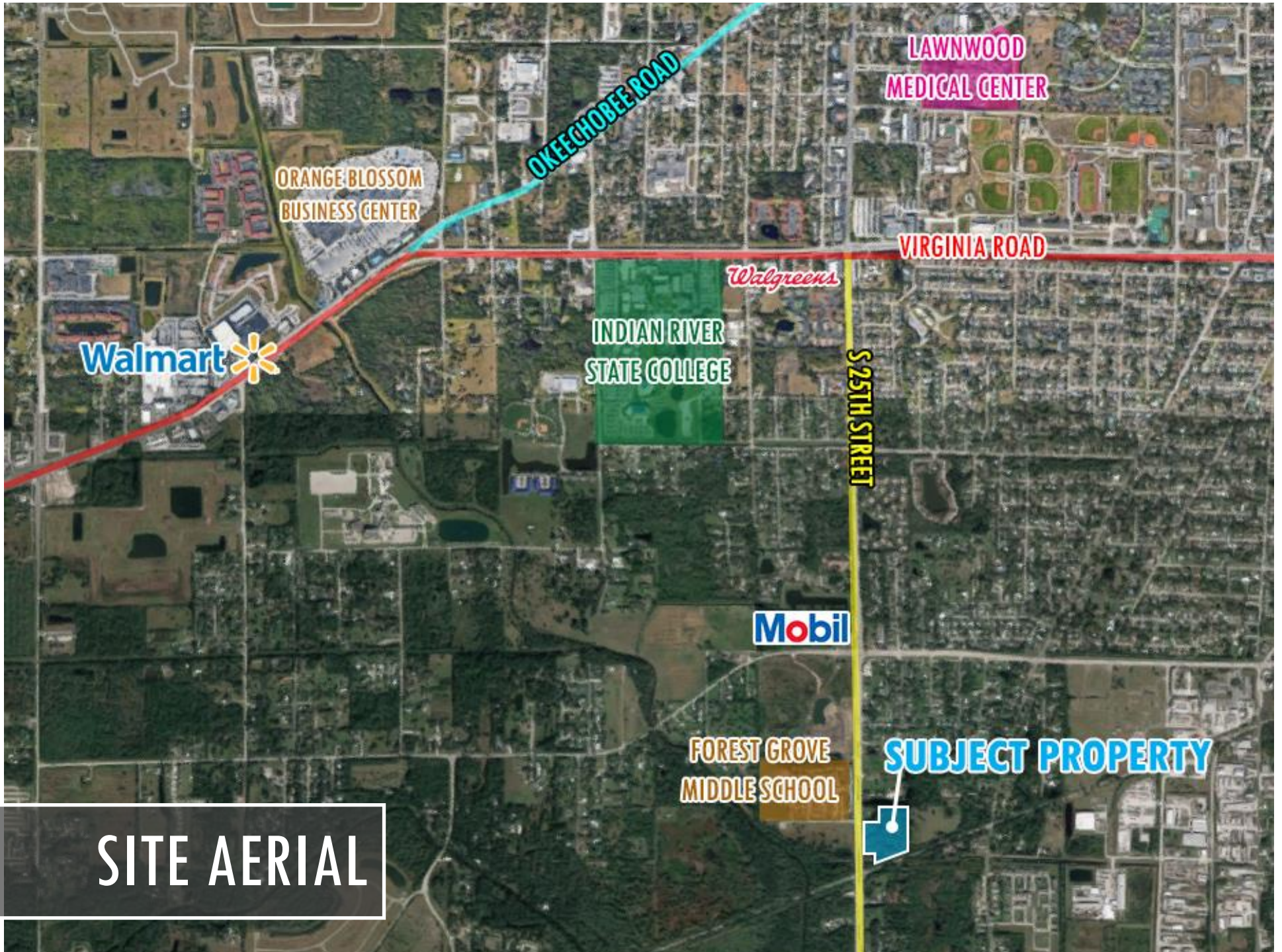




## **NATURE TRAIL PARK**

One of the highlights to the property is a walking park in a heavily wooded area overlooking a serene lake. This and other features will surely add visual appeal to the assisted living clients and their families and guests. It'll also add views from the medical complex.





# ZONING INFORMATION

## X. I INSTITUTIONAL.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for institutional, public, and quasi-public uses, together with such other uses as may be compatible with institutional, public, and quasi-public 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. Community residential homes subject to the provisions of Section 7.10.07. (999)
  - b. Family day care homes. (999)
  - c. 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 the 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)
  - d. Institutional residential homes. (999)
  - e. Parks. (999)
  - f. Police and fire protection. (9221,9224)
  - g. Recreational activities. (999)
  - h. Religious organizations. (866)
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.
7. *Conditional Uses:*
  - a. Amphitheaters. (999)
  - b. Cemeteries. (6553)
  - c. Membership organizations. (86)
  - d. Correctional institutions. (9223)
  - e. Cultural activities and nature exhibitions. (999)
  - f. Educational services and facilities. (82)
  - g. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
  - h. Fairgrounds. (999)
  - i. Funeral and crematory services. (726)
  - j. Theaters. (999)
  - k. Medical and other health services. (80)
  - l. Postal service. (43)
  - m. Residential care facilities for serious or habitual juvenile offenders. (999)
  - n. Social services. (83)
  - o. Sporting and recreational camps. (7032)
  - p. Stadiums, arenas, race tracks. (794)
  - q. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
8. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
  - a. Drinking places (alcoholic beverages related to civic, social, and fraternal uses). (999)
  - b. Restaurants. (Including the sale of alcoholic beverages for on-premises consumption only.) (999)
  - c. Funeral and crematory services. (726)
  - d. Heliport landing/takeoff pads. (999)
  - e. Detached single-family dwelling unit or mobile home, for on-site security purposes. (999)
  - f. Residence halls or dormitories. (999)
  - g. Solar energy systems, subject to the requirements of Section 7.10.28.

# AREA DEMOGRAPHICS

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2018 Estimated Population	3,983	38,563	81,613
2023 Projected Population	4,324	41,881	89,090
2010 Census Population	3,925	37,915	77,648
2018 Estimated Households	1,361	13,725	29,960
2023 Projected Households	1,473	14,829	32,572
2010 Census Households	1,352	13,777	28,913
2018 Estimated White	2,942	26,435	49,853
2018 Estimated Black or African American	851	10,259	28,337
2018 Estimated Asian or Pacific Islander	62	511	1,056
2018 Estimated American Indian or Native Alaskan	28	399	561
2018 Estimated Other Races	97	919	1,719
2018 Estimated Average Household Income	\$49,474	\$44,447	\$49,169
2018 Estimated Median Household Income	\$36,036	\$30,534	\$33,134
Median Age	36.10	36.60	39.10
Average Age	37.30	37.90	39.60