



PRICE	\$970,000
ACREAGE	2.96 AC (Five Combined Parcels)
FRONTAGE	352'
TRAFFIC COUNT	8,700 ADT
ZONING	C-3 / R-4
LAND USE	GC / RM
UTILITIES	Undisclosed
PARCEL ID	
PARCEL 1	2409-804-0001-000-6
PARCEL 2	2409-804-0003-000-0
PARCEL 3	2409-804-0004-000-7
PARCEL 4	2409-804-0005-000-4
PARCEL 5	2409-412-0003-000-7

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- Excellent commercial development potential in an Opportunity Zone with little to no competition for retail, eating establishments, office, and more!
- Deal consist of five combined parcels totaling about 3 acres.
- The 1.06 acre parcel is currently zoned for R-4 which would allow of multi-family development.
- One of the lots currently has a 1,542 sf structure that can be dismantled for new development.
- Easily accessible from US-1; in close proximity to Fort Pierce's Downtown District and surrounded by dense residential communities.



Location



Alex Rodriguez-Torres, P.A. | Owner-Broker
P: 772.353.0638 E: RTEincorporated@aol.com
1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

Demographics

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	17,946	1 Mile	\$35,450	1 Mile	37.00
3 Mile	50,901	3 Mile	\$42,200	3 Mile	37.60
5 Mile	70,520	5 Mile	\$48,795	5 Mile	40.70
2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	20,621	1 Mile	\$19,542	1 Mile	35.90
3 Mile	56,132	3 Mile	\$26,374	3 Mile	36.40
5 Mile	78,209	5 Mile	\$31,004	5 Mile	40.50

2019 Demographics



Commercial Development Land

1109-1117 Orange Ave.

Fort Pierce, FL 34950

For Sale: \$1.2MM

PRESENTED BY:

Alex Rodriguez-Torres, P.A.

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1847 SE Port St. Lucie Blvd

Port Saint Lucie, FL 34952

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 to 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 always reserves the right 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 those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right 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.

