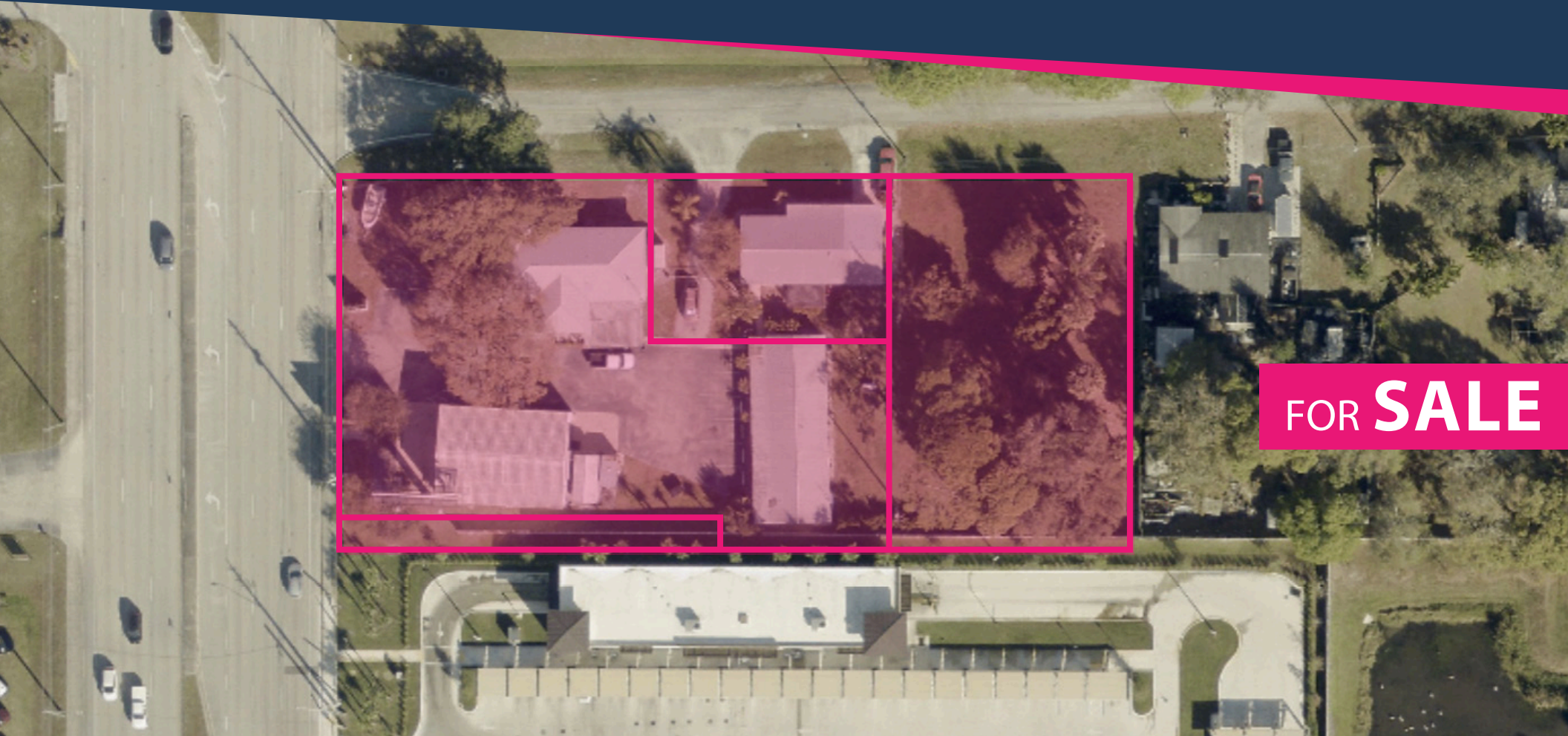


**5300 S US HWY 1,  
FORT PIERCE, FL 34982**

**MIXED-USE COMMERCIAL &  
RESIDENTIAL PROPERTY**



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**±1.28 AC  
4 Parcels**

# EXECUTIVE SUMMARY

5300 S US HWY 1, FORT PIERCE, FL 34982 | MIXED-USE COMMERCIAL & RESIDENTIAL PROPERTY

## SPECS

<b>Total Acreage:</b>	±1.28 acres
<b>Parcel Count:</b>	4
<b>Zoning:</b>	C-3 (City) / CG (County)
<b>Future Land Use:</b>	Commercial (COM)
<b>Overlay:</b>	None
<b>Jurisdiction:</b>	City of Fort Pierce + Unincorporated St. Lucie County
<b>Price:</b>	\$1,600,000

## PROPERTY OVERVIEW

This income-producing mixed-use commercial and residential property presents a rare opportunity along the highly traveled US-1 corridor in Fort Pierce, Florida. Spanning both City and County jurisdictions, the site benefits from flexible zoning and consistent commercial land use, allowing for a wide range of residential, commercial, and redevelopment possibilities.

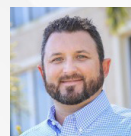
## INVESTMENT HIGHLIGHTS

- Commercial zoning across entire assemblage
- Dual zoning flexibility (C-3 & CG)
- Broad permitted uses
- Utility service available
- Strong visibility along US-1
- Commercial and residential rental property

## PARCEL BREAKDOWN

**City of Fort Pierce (2 Parcels)**  
**Parcel 1:** 3403-433-0007-000-5  
**Parcel 2:** 3403-433-0004-000-4  
**Future Land Use:** Commercial (COM)  
**Zoning:** C-3 (General Commercial)  
**Utilities:** FPUA Service Area  
**Overlay:** None

**St. Lucie County (2 Parcels)**  
**Parcel 3:** 3403-433-0006-000-8  
**Parcel 4:** 3403-433-0007-010-8  
**Future Land Use:** Commercial (COM)  
**Zoning:** CG (Commercial General)  
**Located Within:** Urban Service Boundary  
**Overlay:** None



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## ZONING ANALYSIS (C-3 + CG)

### A. Zoning Overview

The site benefits from dual commercial zoning: C-3 (City of Fort Pierce) and CG (St. Lucie County), both of which allow a broad range of commercial uses with minimal entitlement barriers.

### B. Allowed Uses (Combined Summary)

**Retail:** General retail, specialty stores, grocery, liquor stores.

**Food & Beverage:** Restaurants, cafes, bars, fast food, coffee shops.

**Office:** Professional, administrative, medical, and business offices.

**Service Commercial:** Personal services, financial services, repair services.

**Automotive:** Sales, rental, repair, fueling stations.

**Hospitality:** Hotels, motels, lodging.

**Recreation & Entertainment:** Indoor entertainment, recreational uses.

**Industrial (Limited):** Warehousing, light industrial, contractor services.

### C. Conditional Uses (Summary)

Includes higher intensity uses such as bars, hotels, storage facilities, and certain automotive or industrial uses subject to approval.

### D. Development Standards Comparison

C-3 (City): 10,000 SF min lot, 65 ft height, 60% coverage.

CG (County): 20,000 SF min lot, 60 ft height, 50% coverage.

### E. Development Potential

Supports retail centers, mixed-use development, office campuses, and service commercial uses. Estimated build potential based on coverage: ~24,000–28,000 SF total buildable footprint depending on configuration.

### F. Parking & Intensity

Parking requirements will vary by use (retail, office, restaurant). Site supports moderate to high intensity commercial development.

## ZONING SUMMARY

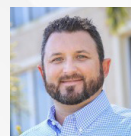
**City of Fort Pierce (C-3):** High-intensity commercial uses including retail, office, automotive, and hospitality.

**St. Lucie County (CG):** Flexible commercial uses including retail, restaurant, office, and service uses.

## ZONING COMPARISON

City (C-3): Min Lot Size 10,000 SF | Height 65 ft | Coverage 60%

County (CG): Min Lot Size 20,000 SF | Height 60 ft | Coverage 50%



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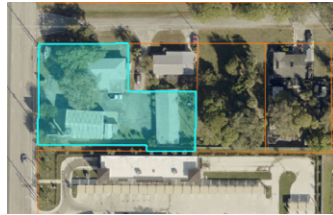
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# PARCEL SUMMARY

5300 S US HWY 1, FORT PIERCE, FL 34982

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1



## PARCEL 3403-433-0007-000-5

Finished/Under Air: 4,886 SF

Land Size: .71 AC

- 1. Efficiency Units: 4 rented units
- 2. Commercial Warehouse
- 3. Single Family Home / Commercial Office

2



## PARCEL 3403-433-0006-000-8

Finished/Under Air: 1,400 SF

Land Size: .17 AC

- Single Family Residence

3

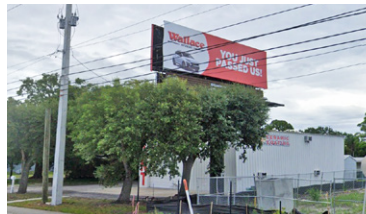


## PARCEL 3403-433-0004-000-4

Land Size: .36 AC

- Vacant Commercial Land

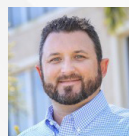
4



## PARCEL 3403-433-0007-010-8

Land Size: .04 AC

- Billboard Signage Income



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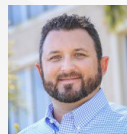
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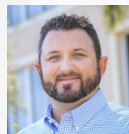


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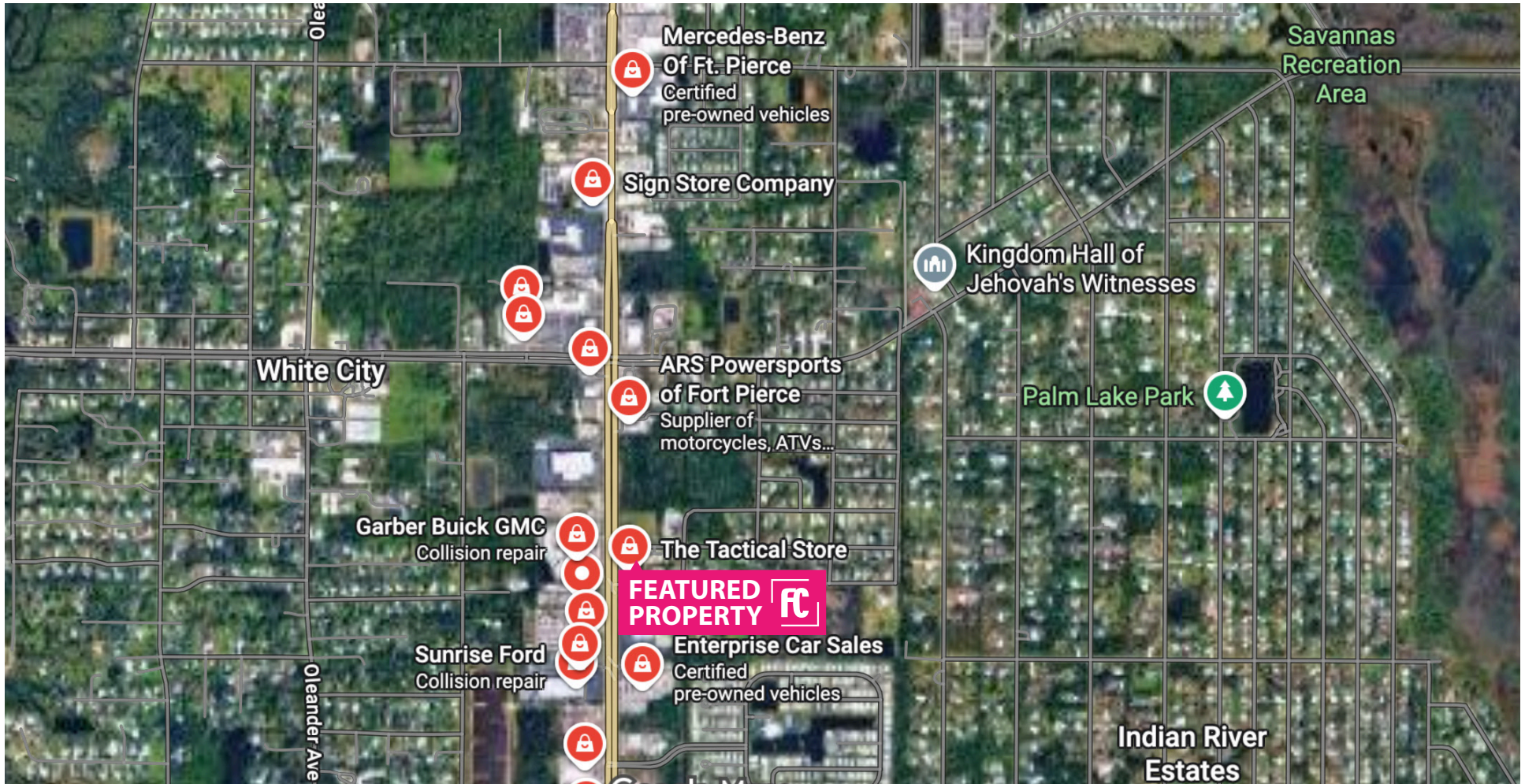
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# AERIAL MAP

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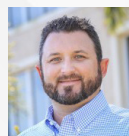
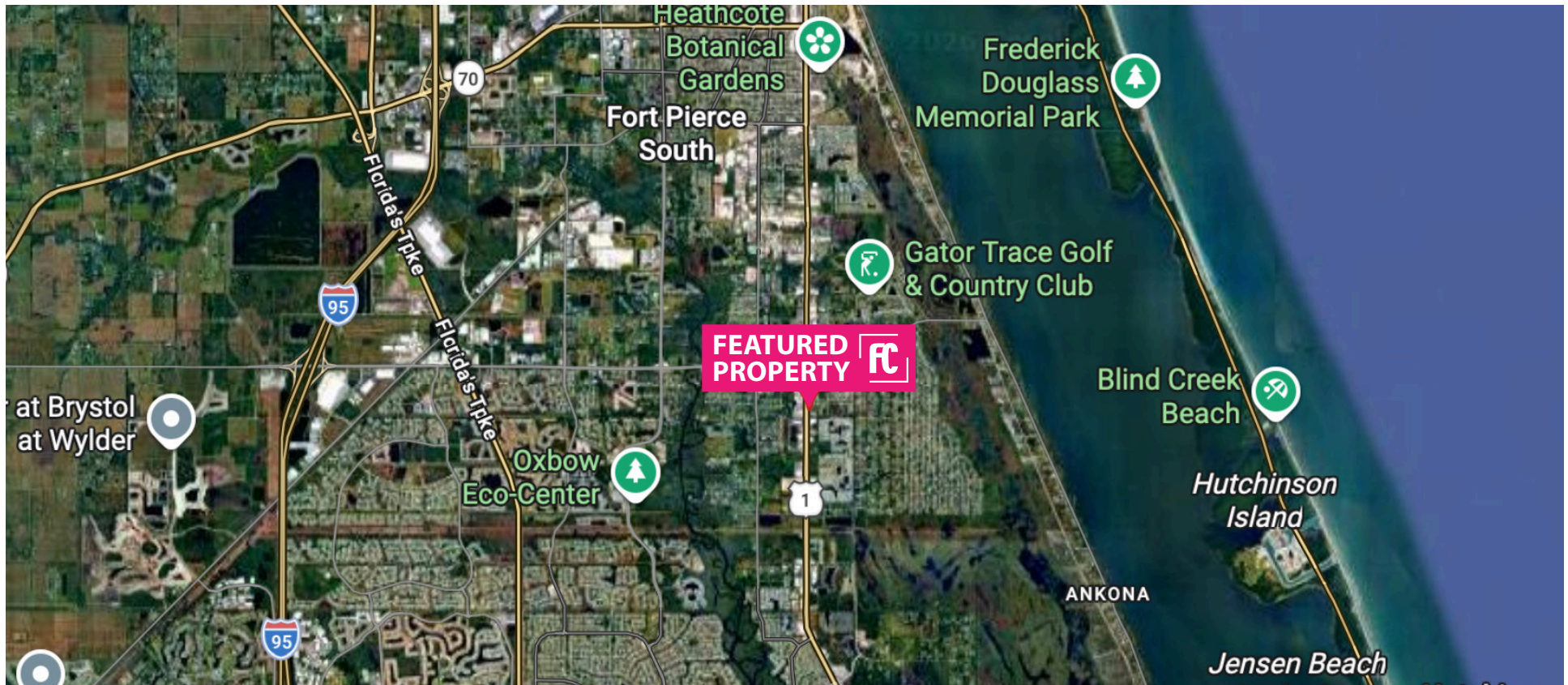
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# DEMOGRAPHICS & MAP

5300 S US HWY 1, FORT PIERCE, FL 34982 | MIXED-USE COMMERCIAL & RESIDENTIAL PROPERTY

 POPULATION	1 MILE	3 MILES	5 MILES	 HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Population	10K	50K	80K	# of Persons Per HH	2.8	2.6	2.6
Median Age	39	40	37	Average HH Income	\$70K	\$75K	\$51K



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