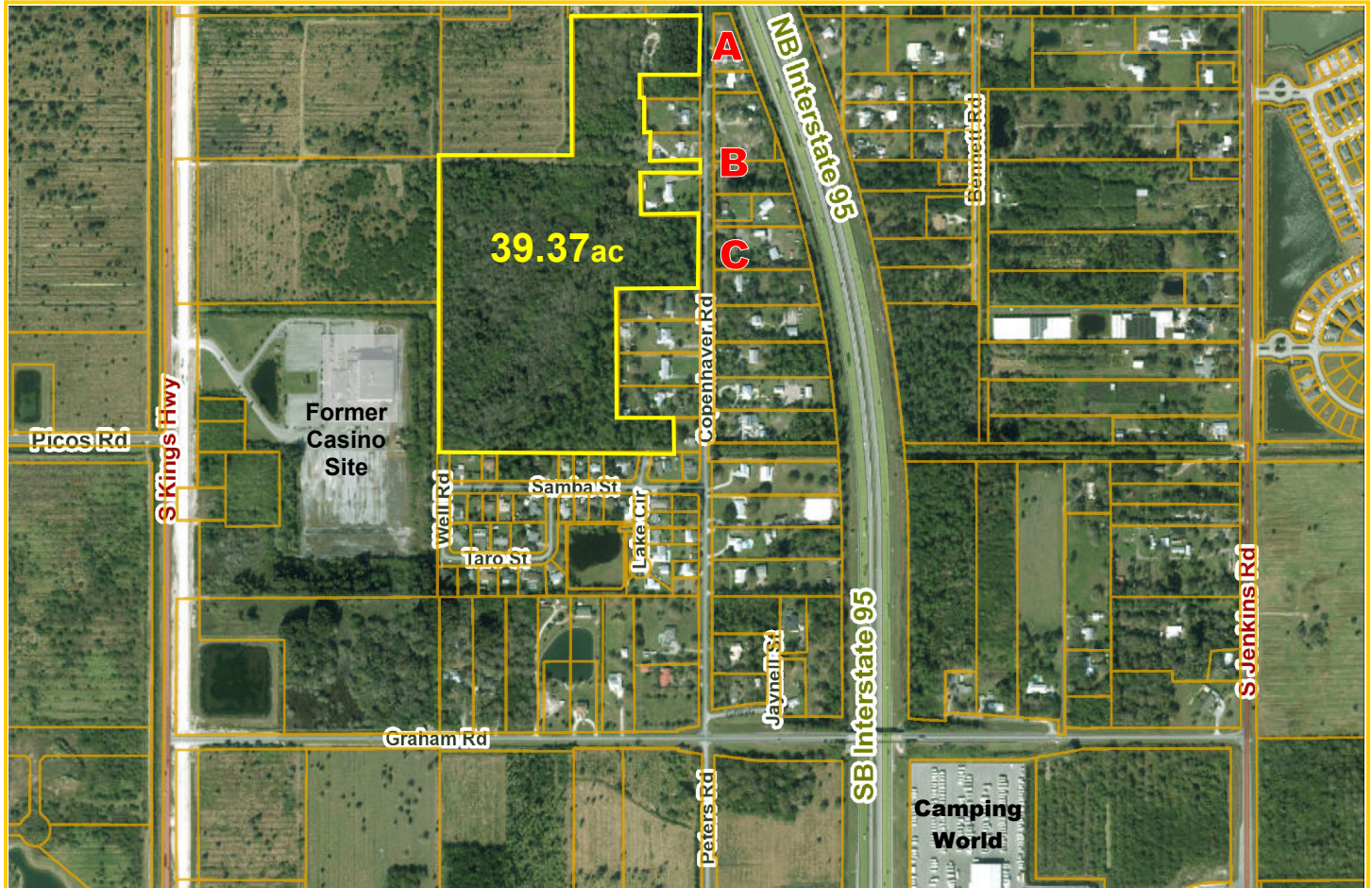


39+ac Residential Property

Copenhaver Road, Fort Pierce, Saint Lucie County, FL 34945



The subject property is currently located in the jurisdiction of Saint Lucie County; however, the parcel is adjacent to the City of Fort Pierce boundary and can be annexed into the City of Fort Pierce for development approvals. Fort Pierce Utilities Authority provides the area Public Water & Sewer and will require Annexation upon the request to connect to Public Utilities. Public Water lines run along the west side of Copenhaver Rd; Wastewater lines are along Kings Hwy. Within the Annexation process the Future Land Uses and Zoning will remain consistent to the County's designations, so the City of Fort Pierce's Future Land Use will be RL- Residential Low Density allowing zoning for 1 to 6.5 dwelling units per acre.

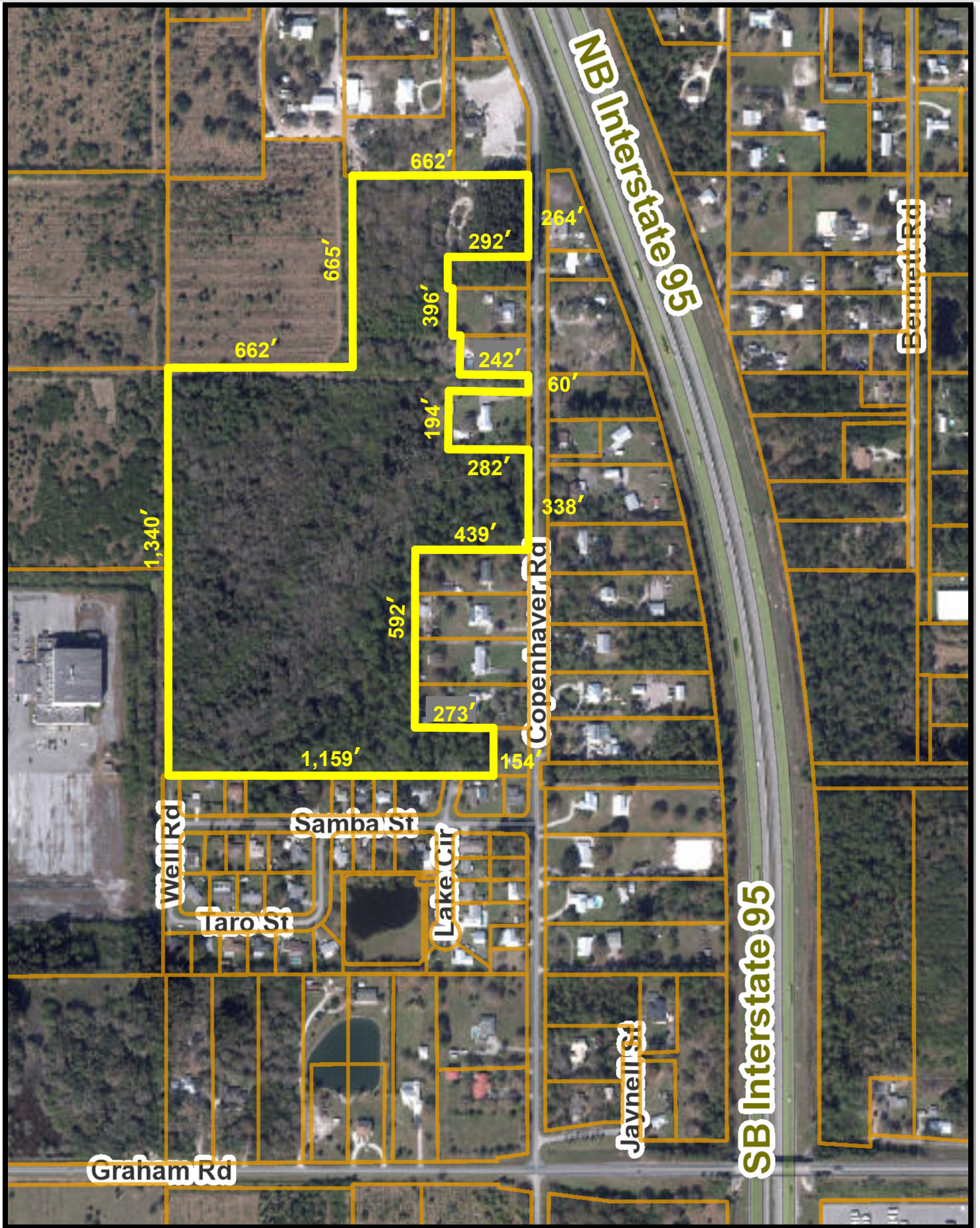
Three Potential Entrances on Copenhaver Road: **A** 264' Frontage
B 60' Frontage
C 338.26' Frontage

\$1,150,000.

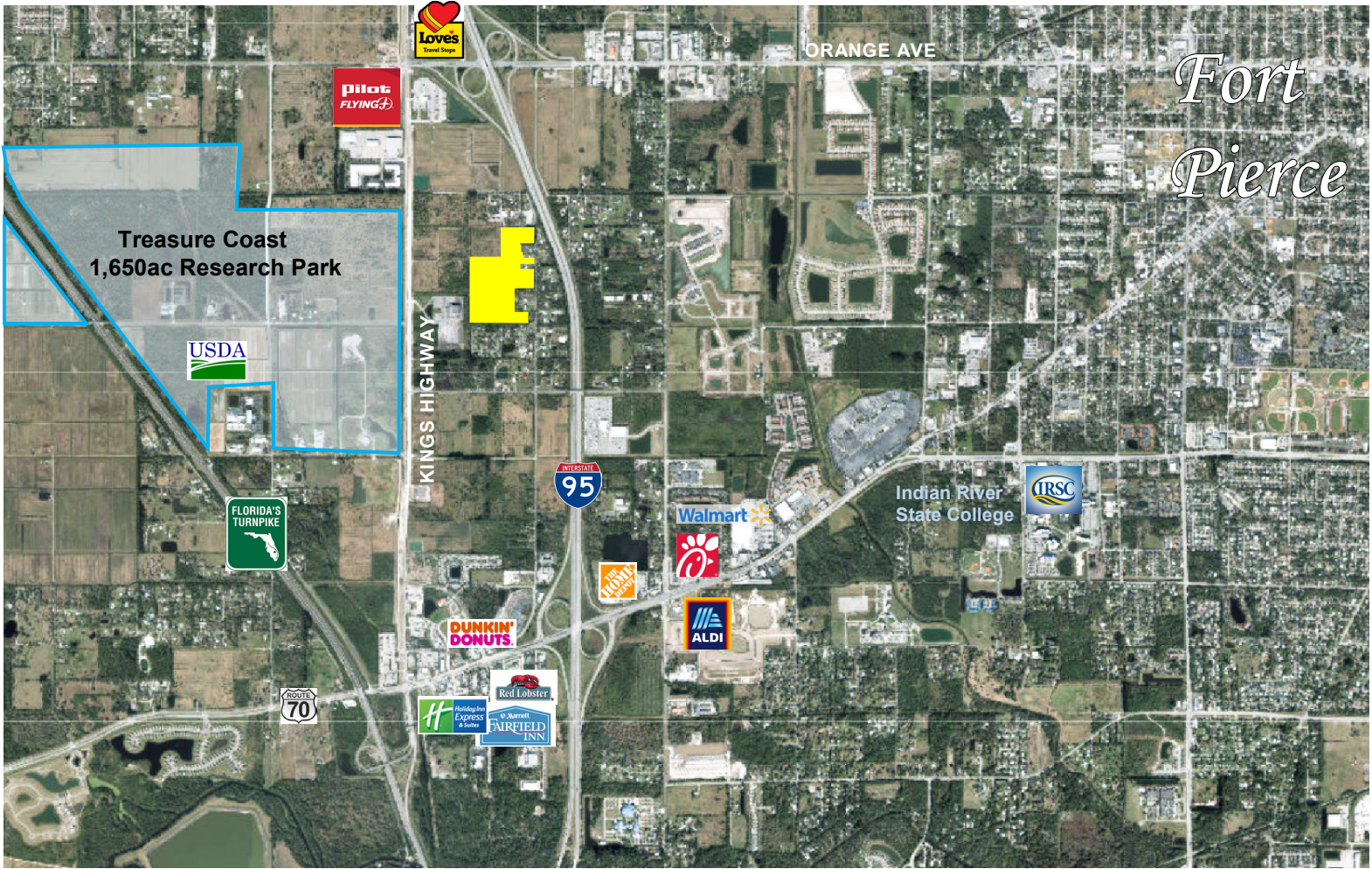
- Between two I-95 Exits: #129 at SR70 / Okeechobee Rd (2mi south) and #131 at SR68 / Orange Ave (2.5mi north)
- Located in an area of Intense Development Activity • PID: 2313-214-0000-000-4 • 2022 Taxes: \$13,292.

Site Dimensions

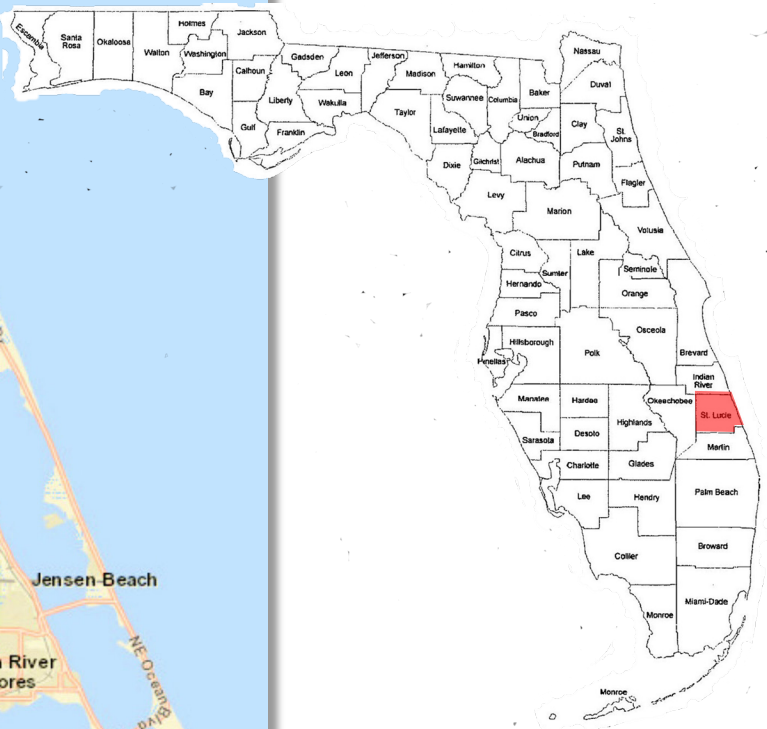
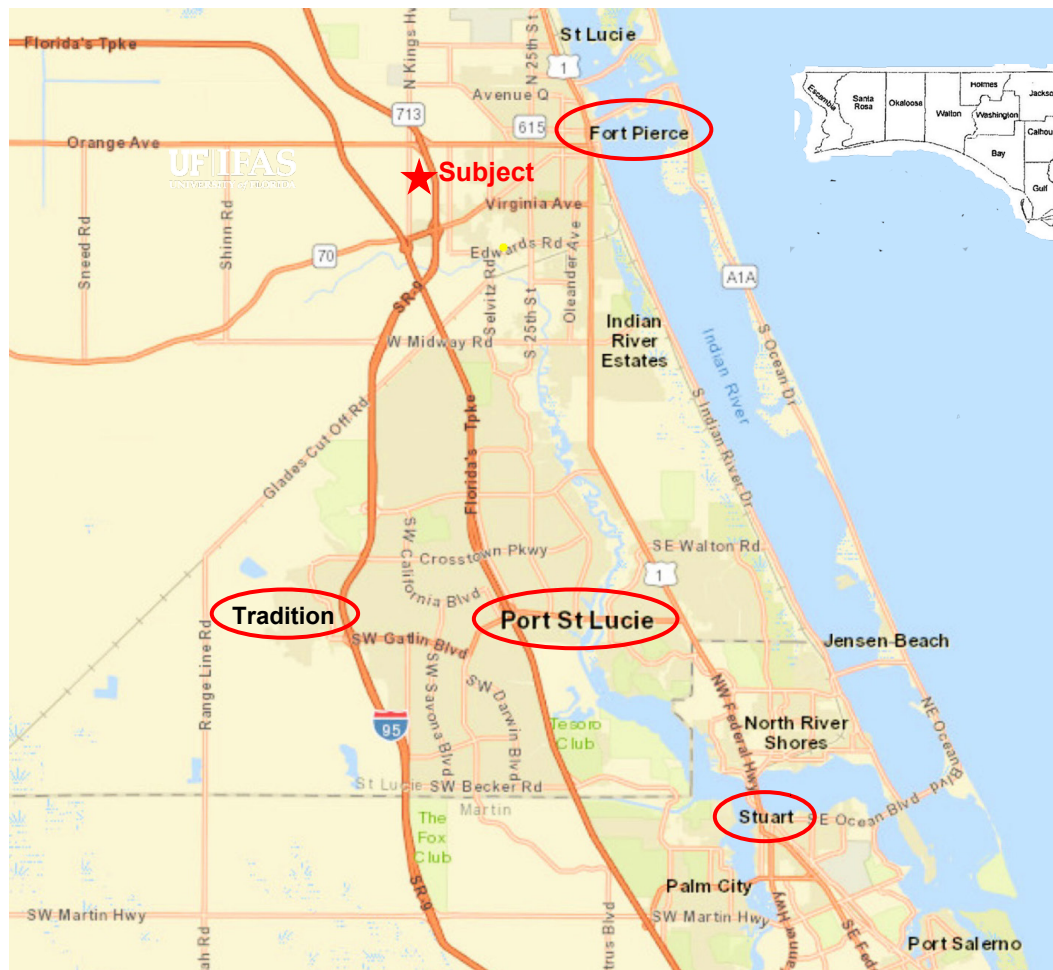
(Figures are rounded to nearest foot)



Location Maps



*Fort
Pierce*



Local Information

Demographics:

County Population (2021 estimated).....	343,579		
Radius of Site Data:	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population.....	21,794	64,665	189,090
Housing Units.....	7,780	26,965	83,487
Avg Home Value..	\$206,053	\$213,541	\$237,744
Median Age.....	35	37.4	45.8
Cost of Living Index.....	90 (US Average = 100)		
Median Household Income	\$72,101.		
Median Home Value (St Lucie County).....	.\$231,000.		
Site is in FEMA Flood Zone X - Minimal Flood Hazard			

From Subject Property to:

Disney World, Orlando.....	113 miles
Orlando International Airport (MCO).....	110 miles
Daytona Beach	138 miles
Palm Beach International Airport (PBI).....	60 miles
Miami International Airport (MIA).....	124 miles

Fort Pierce is renowned for its fishing and easily navigable inlet. The action offshore in the Atlantic, or inshore in the Indian River Lagoon, is always rewarding. With such a diversity of fish species there is nonstop action for anglers of all skill levels. Fort Pierce has multiple marinas, free boat ramps and a vibrant downtown waterfront with great dining, charming shops, art galleries and a lovingly restored 1923 theater that has live performances.

Saint Lucie County has 21 miles of uncrowded pristine beaches; nearly half the coastline is public preservation, a rare characteristic for a South Florida coastal community. With the exception of the State Park beaches, all beaches are free admission & free parking and many are equipped with amenities such as bathrooms, pavilions, dune walkovers and more.

The area offers over 20 Golf Courses with prices ranging from very affordable to upscale, including the PGA Village Golf Club, ranked among America's best golf destinations.



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