

FOR SALE

1.4± ac Vacant Commercial Parcel

4201 South 25th Street, Fort Pierce, Florida



- 200+ft Frontage by 300+ft Depth
- Curb, Gutter & Drainage completed on South 25th St
- C-1 Office Commercial Zoning, City of Fort Pierce
- Proposed Site Plan includes:
 - 10,710sf Office Building
 - 64 Parking Spaces including Handicap
- Signalized Intersection 330ft North of Property
- Daily Traffic Count: 15,900 as per FDOT
- Water & Sewer - Ft. Pierce Utilities Authority
- Electric provided by Florida Power & Light
- St Lucie County PID # 2432-411-0001-000-2
- 1.5 miles South of Edwards Road
- 1 mile North of Midway Road

W mark walters
& company
real estate brokers & auctioneers
& co. **772-468-8306**
www.waltersco.com
email: mark@waltersco.com

\$160,000.

Zoning Description Applicable to Site (City of Fort Pierce C-1):

Sec. 22-29. Office commercial zone (C-1).

- (a) *Purpose.* This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.
- (b) *Semi-restricted uses.* The following uses and their accessory uses are permitted in a C-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
- (1) Finance, insurance and real estate establishments, such as banks, savings and loan associations, credit unions, security and commodity brokers, life insurance companies, car insurance companies and real estate companies.
 - (2) Business service establishments, such as employment services, advertising services, consumer credit and reporting services, collection services, mailing services and building maintenance services.
 - (3) Communication service establishments, such as newspaper and printing services, television and radio services (except transmission towers) and telephone and telegraph services (except transmission towers).
 - (4) Professional service establishments, except hospitals, such as doctors' offices, medical clinics and laboratories, legal services, engineering and architectural services and accounting, auditing and bookkeeping services.
 - (5) Administrative offices for businesses, public uses or semi-public uses.
 - (6) Home occupations which satisfy requirements in [section 22-63](#)
 - (7) Temporary uses meeting the requirements in [section 22-65](#)
- (c) *Conditional uses.* The following uses and their accessory uses are permitted in a C-1 zone if the uses do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
- (1) Any of the following uses which are located on the ground floor of a building with offices and which are intended primarily for employees of semi-restricted uses located in the C-1 zone:
 - a. Restaurants.
 - b. Barber shops.
 - c. Beauty shops.
 - d. Laundry and dry-cleaning establishments.
 - e. Shoe repair services.
 - f. Small drug stores.
 - (2) Commercial off-street parking lots.
 - (3) Hospitals, convalescent or nursing homes, and adult congregate living facilities. Maximum residential density for an adult congregate living facility shall not exceed thirty (30) units per acre.

Zoning Description Continued:

- (4) Post offices.
- (5) Park or recreation areas.
- (6) Cemeteries.
- (7) Public utility structures, such as utility substations.
- (8) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-4 zone.
- (9) Day care centers which are intended primarily for use by employees of permitted uses located in the C-1 zone.
- (10) Residential uses, when located in the upper stories of a structure where the ground floor is developed as a semi-restricted use. Residential density shall not exceed eighteen (18) units an acre.

(d) *Basic use standards.* Uses in a C-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

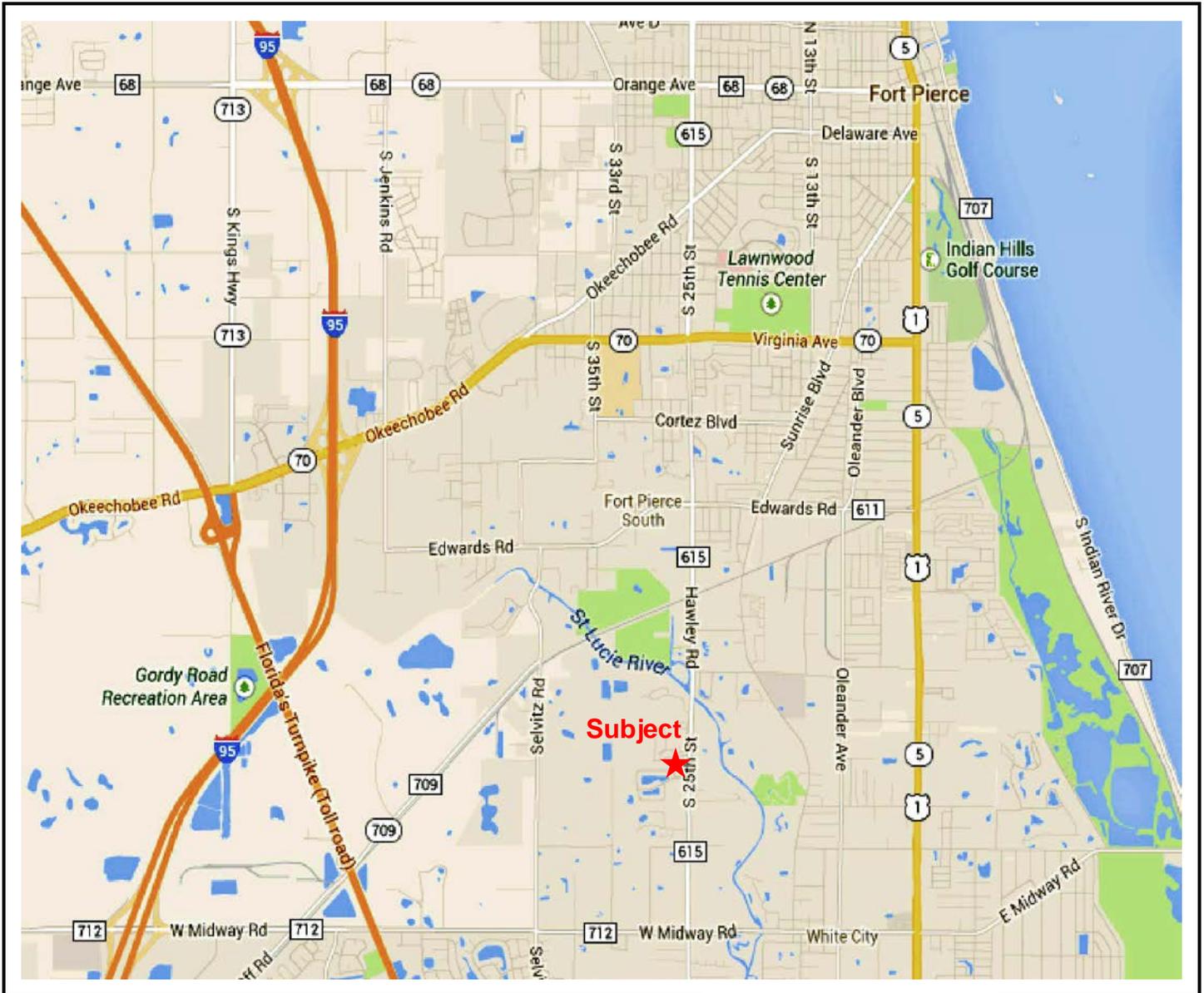
- (1) Lot size.
 - a. The minimum lot area shall be ten thousand (10,000) square feet.
 - b. The minimum lot width shall be seventy (70) feet.
 - c. The minimum lot depth shall be ninety (90) feet.

Editor's note— Pursuant to instructions from the city, [§ 22-29\(d\)\(1\)](#) has been conformed to [§ 22-30\(d\)\(1\)](#), to correct a printing error in the ordinance.

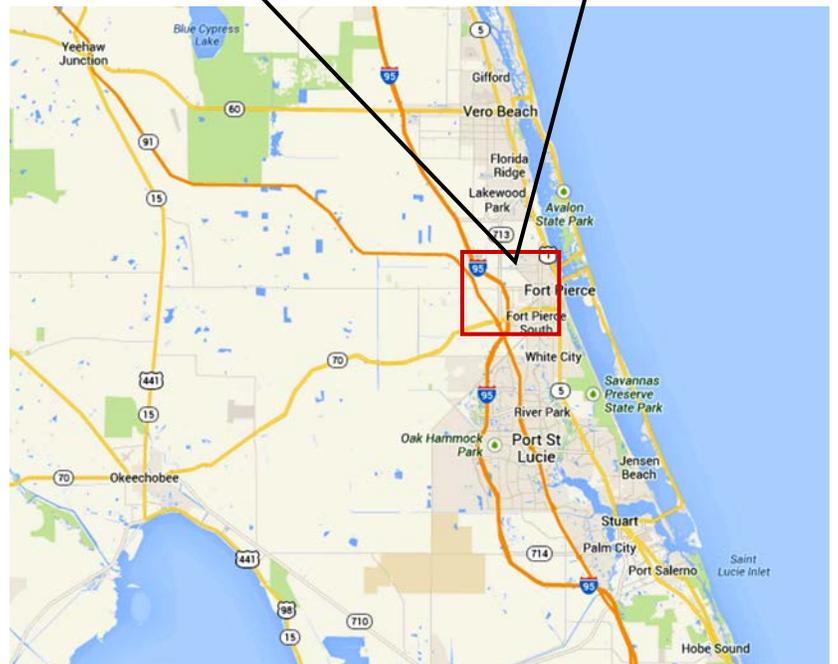
- (2) Yards.
 - a. The minimum depth of the front yard will be twenty-five (25) feet.
 - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.
- (3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.
- (4) Building height. No building shall exceed a height of sixty-five (65) feet above grade.

(e) *Other applicable use standards.*

- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections [22-60](#) and [22-61](#)
- (6) Conditional uses will meet the requirements in sections [22-74](#) through [22-86](#)
- (7) Signs will comply with standards referred to in [section 22-55](#)
- (8) All other applicable ordinance requirements will also be satisfied.



This 1.4ac parcel is centrally located on a 4-lane divided north-south arterial road that traverses the entire county and has both residential & commercial development along its length. To the north of the parcel is the county's newest & largest high school with a signalized intersection, and to the south are several gated communities, office buildings and a church. This location has good access to major roads including U.S. Hwy 1, I-95 and the Florida Turnpike.



W mark walters & company
 real estate brokers & auctioneers
 & co. **772-468-8306**
 www.waltersco.com
 email: mark@waltersco.com



Front of Subject, looking S on 25th St

Subject Property's Entrance on 25th St

25th St Intersection 330' N of Subject

Local Information:

Saint Lucie County is located on Florida's southeast coast in an area know as "The Treasure Coast" because of the early Spanish shipwrecks during hurricanes that led to gold coins, bullion & jewelry being lost at sea and later found by treasure hunters. Coins are still found occasionally by beach walkers and novice treasure hunters with metal detectors after a storm churns the coastal waters.

Fort Pierce, the oldest community and county seat, was established in 1901 and still retains the feel of the quaint fishing village that was its heritage. The city's waterfront lies along a marine estuary, the Indian River Lagoon, and has numerous restaurants, a marina and palm tree filled park adjacent to a revitalized downtown shopping area. The historic Sunrise Theater has been beautifully restored and brings national touring companies, music concerts & comedy shows to its 1,200 seat venue. Fort Pierce has one of the nicest inlets on Florida's east coast, providing deep water access to the Atlantic Ocean through the barrier islands that line the coast. Commercial and sport fishing are still an important part of the local economy and fishing tournaments are held throughout the year.

Saint Lucie County takes pride in its abundance of conservation land, numerous public beaches, pristine waterways, eco-assets and especially the Indian River Lagoon, the nation's most biologically diverse estuary with over 4,000 species of plants and animals and the premier recreational and environmental asset of Fort Pierce. The area offers a multitude of indoor and outdoor activities for both residents and visitors.

Saint Lucie County Statistics:

- County Population (2012 estimated)..... 283,866
- Radius of Site Population...1mi: 1,830 / 3mi: 32,925 / 5mi: 85,591
- Area..... 572 sq. miles
- Cost of Living Index (US Avg = 100)..... 85.6
- Median Household Income..... \$44,947.
- Median Resident Age..... 42 years



W mark walters & company
 real estate brokers & auctioneers
 & co. **772-468-8306**
 www.waltersco.com
 email: mark@waltersco.com

531 South US Hwy 1, Suite B
Fort Pierce, FL 34950

Office (772) 468-8306 / Fax (772) 497-5096
Mark's Cell (772) 201-5650