

# +/-15.46 Acre Residential Development Site

3950 US 1, Fort Pierce, FL 34982

# NAI Southcoast



*Presented by*  
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FOR SALE:

# \$3,995,000



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## Property Details

Property Address: 3950 US 1, Fort Pierce, FL 34982

Pricing: \$3,995,000

Site Size: ±15.46 Acres

Property Type: Proposed Development 140 Townhome Units

Zoning: Single-family intermediate density zone (R2)  
average net density less than 5 units per acre

Future land Use: Low Density Residential (RL) up to 6.5 units per acre.

Municipality: City of Fort Pierce

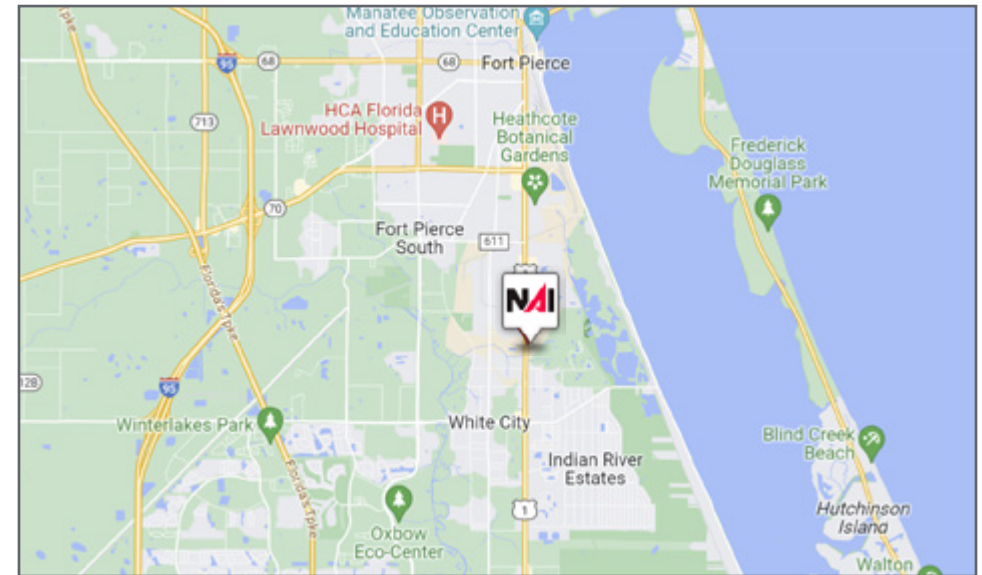
Utilities: Fort Pierce Utilities Authority



## Property Overview

This 15.46 acre site is an ideal townhome development, whether a built to rent community, similar to Weatherbee Townhomes, Cortez Townhomes, or Edwards Landing, or a for sale community similar to the nearby Tidewater Townhomes by Meritage Homes.

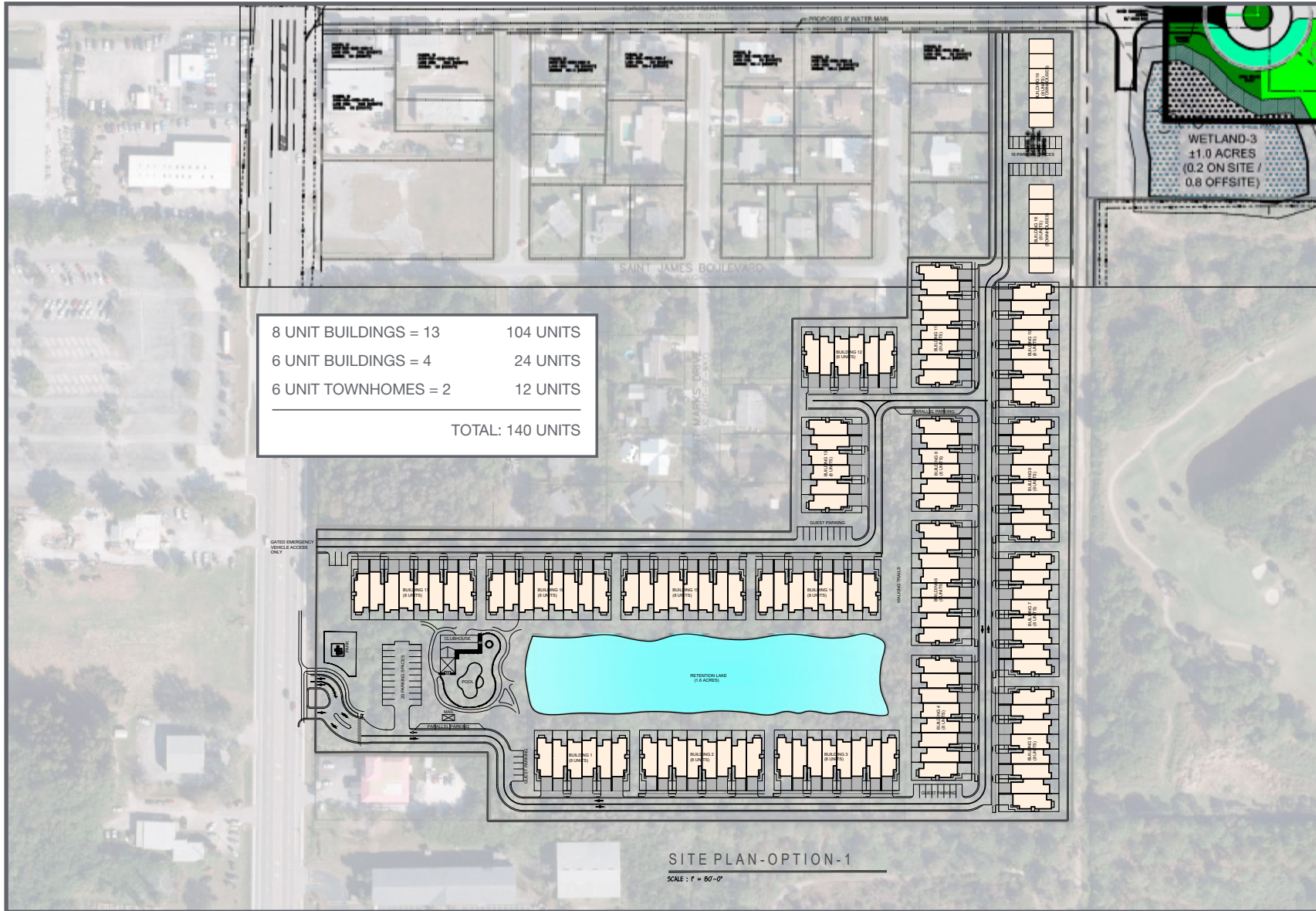
Conceptually designed as Sea Pines Village, the site plan has been discussed with City Staff and received favorable remarks. With nearby employment centers such as the St. Lucie County Health Department, the Florida Department of Agriculture farmers market and a number of car dealerships, the site has a captive audience and represents an infill development opportunity.



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## Conceptual Site Plan Sea Pines Village

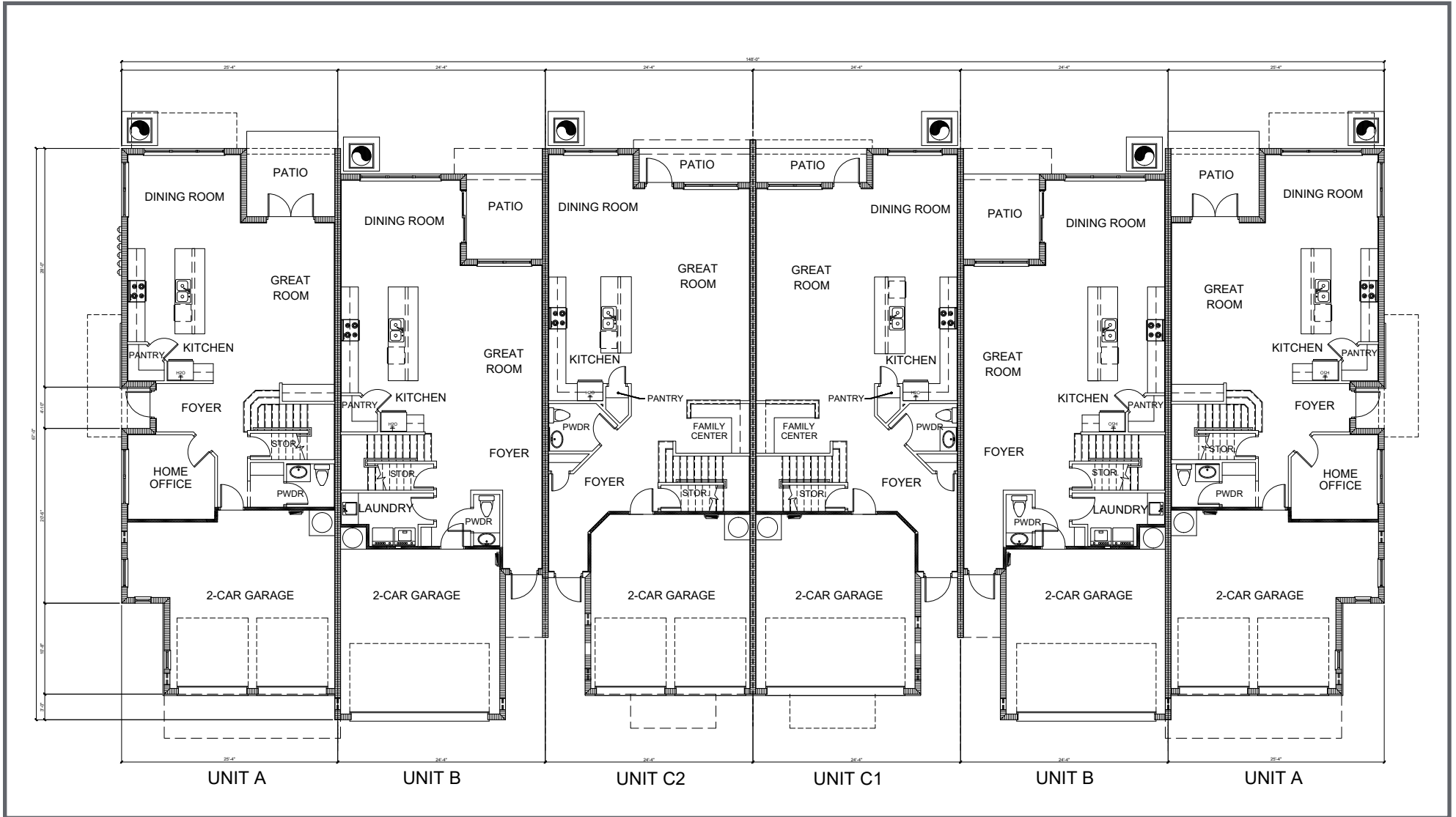




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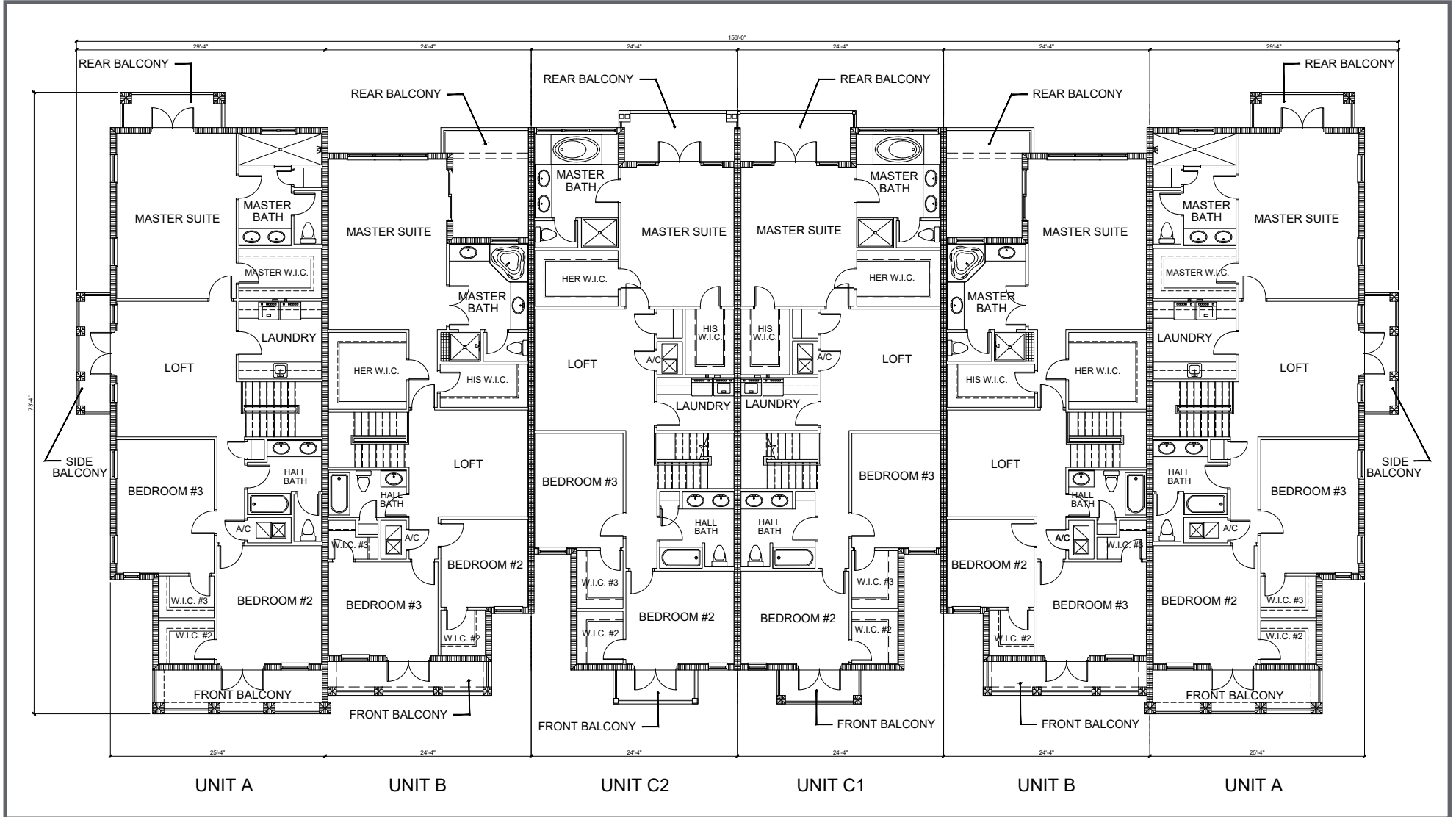
## Townhome Concept First Floor



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## Townhome Concept Second Floor





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## Looking North





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Looking South





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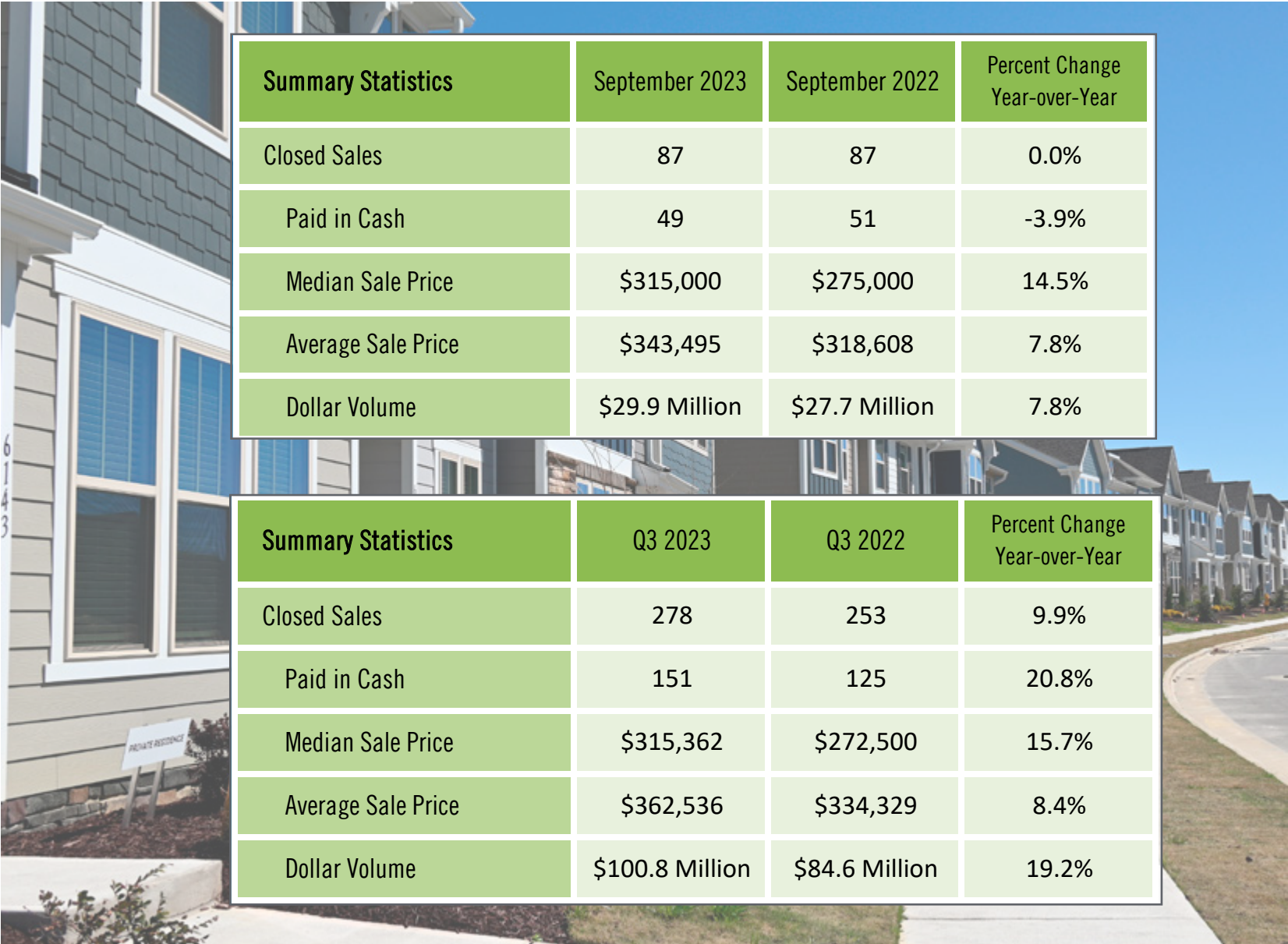




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## Townhome Market Detail St. Lucie County



| Summary Statistics | September 2023 | September 2022 | Percent Change Year-over-Year |
|--------------------|----------------|----------------|-------------------------------|
| Closed Sales       | 87             | 87             | 0.0%                          |
| Paid in Cash       | 49             | 51             | -3.9%                         |
| Median Sale Price  | \$315,000      | \$275,000      | 14.5%                         |
| Average Sale Price | \$343,495      | \$318,608      | 7.8%                          |
| Dollar Volume      | \$29.9 Million | \$27.7 Million | 7.8%                          |

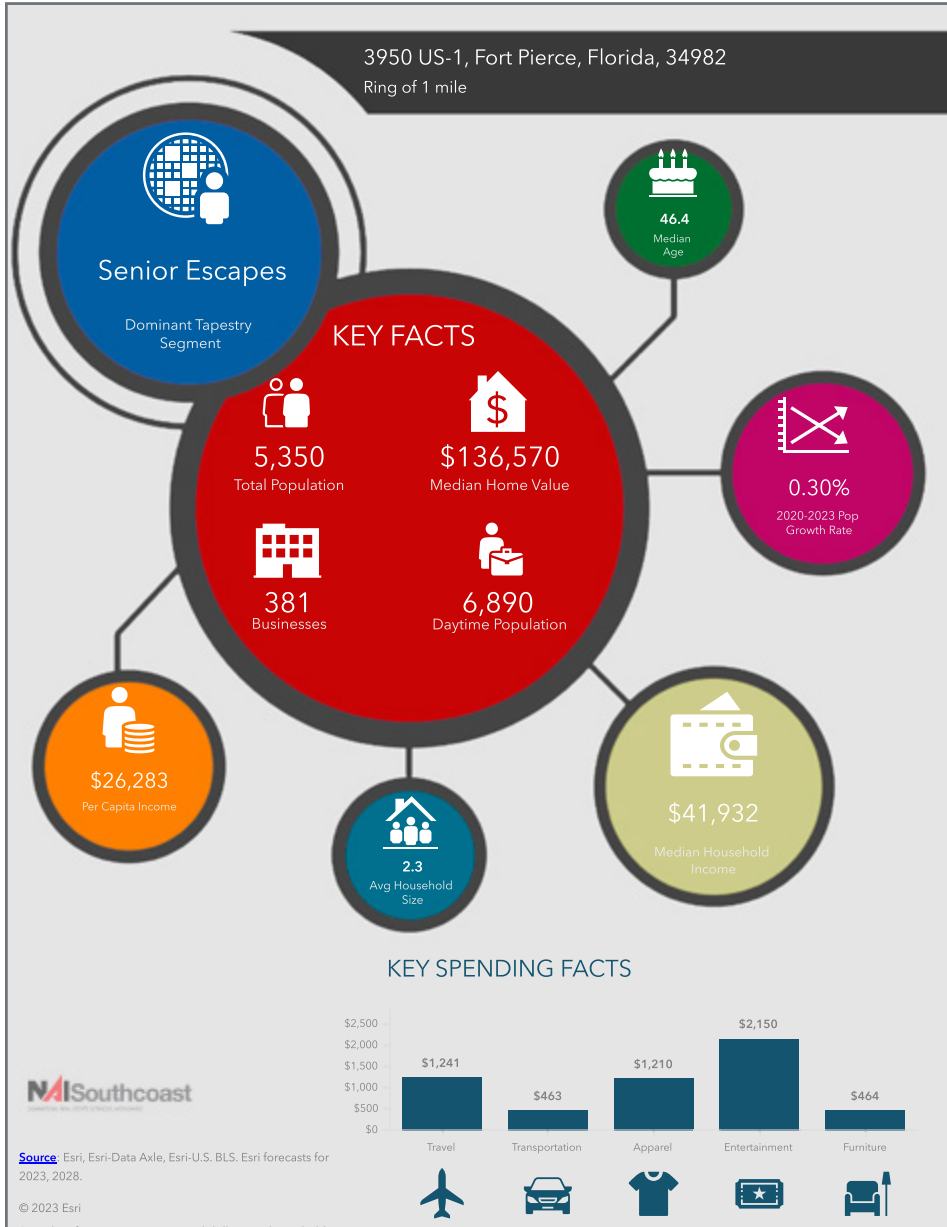
| Summary Statistics | Q3 2023         | Q3 2022        | Percent Change Year-over-Year |
|--------------------|-----------------|----------------|-------------------------------|
| Closed Sales       | 278             | 253            | 9.9%                          |
| Paid in Cash       | 151             | 125            | 20.8%                         |
| Median Sale Price  | \$315,362       | \$272,500      | 15.7%                         |
| Average Sale Price | \$362,536       | \$334,329      | 8.4%                          |
| Dollar Volume      | \$100.8 Million | \$84.6 Million | 19.2%                         |



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## 2023 Demographics



### Population

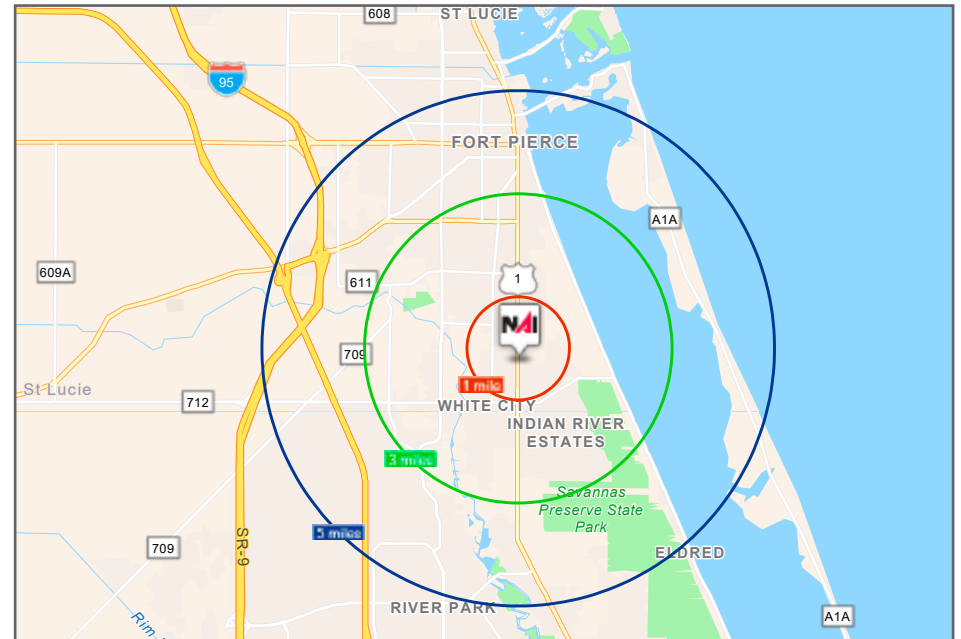
- 1 Mile: 5,350
- 3 Mile: 33,221
- 5 Mile: 91,342

### Median Age

- 1 Mile: 46.4
- 3 Mile: 42.3
- 5 Mile: 40.8

### Average Household Income

- 1 Mile: \$59,852
- 3 Mile: \$66,985
- 5 Mile: \$69,635





# City Overview

## Ft. Pierce, Florida



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.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.



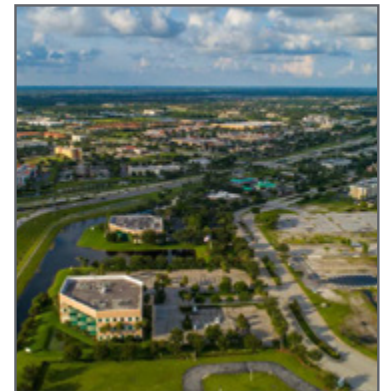
# County Overview

## St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 280,000 and has experienced growth of over 40% since 2000. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to First Data Field in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 39,000 students and 5,400 staff. The Economic Development Council is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (14.8%), and Retail Trade (13.2%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. In 2017 and 2018 the Economic Development Council of St. Lucie County facilitated 20 expansion and job creating projects with a net growth of building area nearing 1,000,0000 square feet.





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