



# ST LUCIE HEADER CANAL 72 ACRES

2949 S HEADER CANAL RD  
FORT PIERCE, FL 34945

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# Property Overview



**Sale Price**

**\$2,290,500**

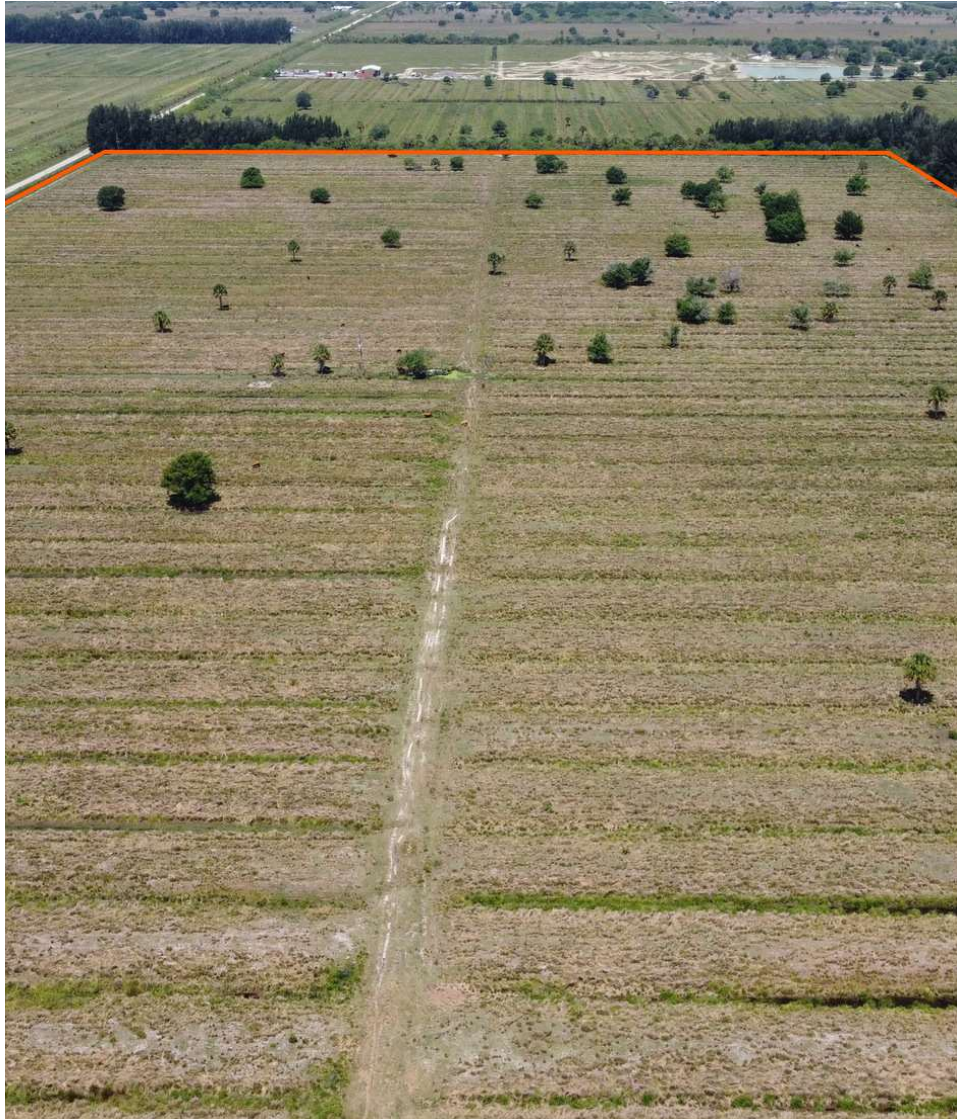
## PROPERTY OVERVIEW

The property is a corner acreage, totaling 72 acres, located in St. Lucie County, FL on Header Canal Rd. The property's AG-5 Zoning allows one unit per five acres. Header Canal Rd is the western boundary for a proposed Agricultural Limited Service Planning Area. This property would be a wonderful location for a ranchette community with 1250' of paved, county road frontage on Header Canal and 2500' on Kelly Rd. The property is a well-drained former citrus grove with no wetlands indicated on the National Wetland Inventory.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>76.35 Acres</b>
Price / Acre:	\$30,000
City:	Fort Pierce
County:	St Lucie
Property Type:	Agronomics, Land Investment

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Agronomics</li><li>• Land Investment</li></ul>
Uplands / Wetlands:	72.2 acres of Uplands
Soil Types:	<ul style="list-style-type: none"><li>• Winder Loamy Sand 66 acres</li><li>• Chobee Loamy Sand Depressional 6 acres</li></ul>
Taxes & Tax Year:	\$2,073.11 in 2023
Zoning / FLU:	Ag-5 one unit to 5 acres
Water Source & Utilities:	Property has power along the east and south side and a branch to the middle of the property
Road Frontage:	1/4 of a mile of frontage on S Header Canal Rd and 1/2 of a mile of frontage on Kelly Rd
Nearest Point of Interest:	1.25 miles south of the intersection of Orange Ave and Header Canal Rd west of Fort Pierce, FL
Fencing:	Property has barbed wire perimeter fencing
Current Use:	Cattle
Land Cover:	Property has a scattering of oak trees

# Location

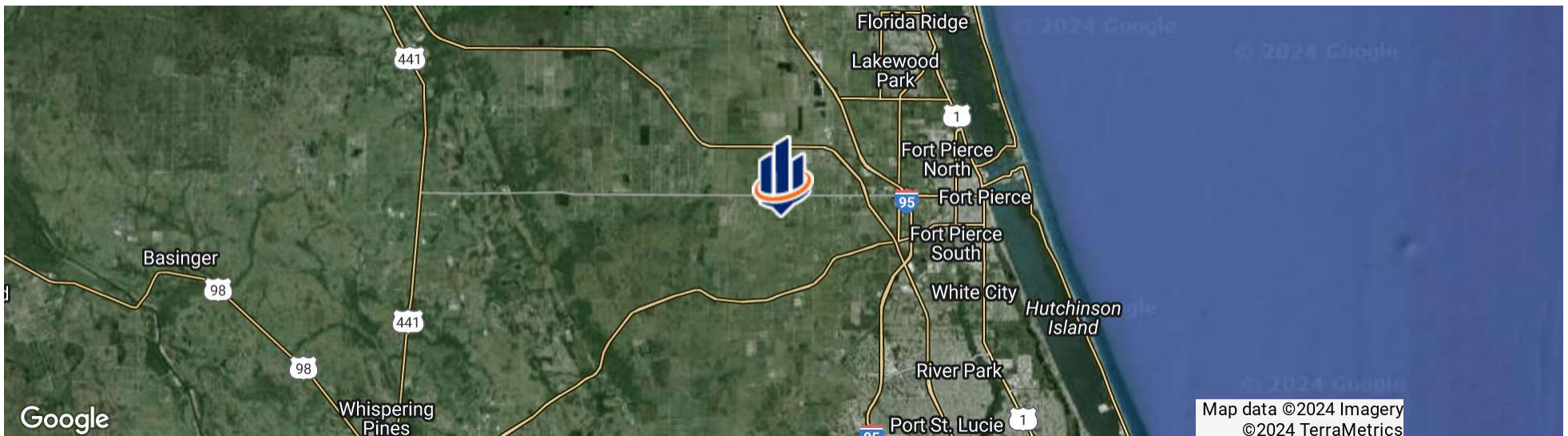


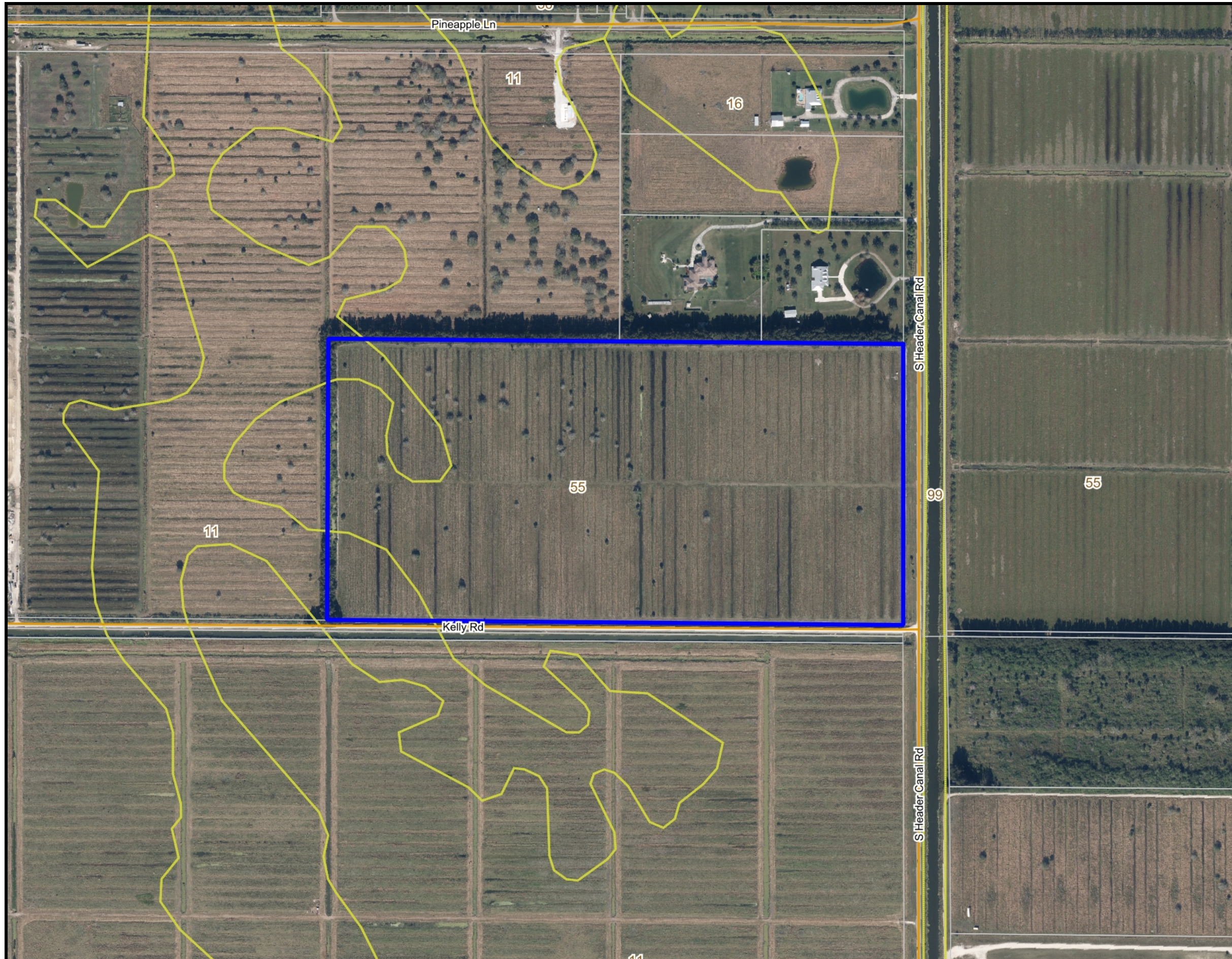
## LOCATION & DRIVING DIRECTIONS



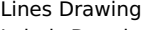
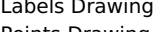
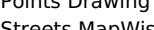
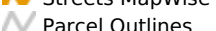
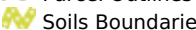

Parcel: 2226-111-0004-000-9  
GPS: 27.4264726, -80.4979683

### Driving Directions:

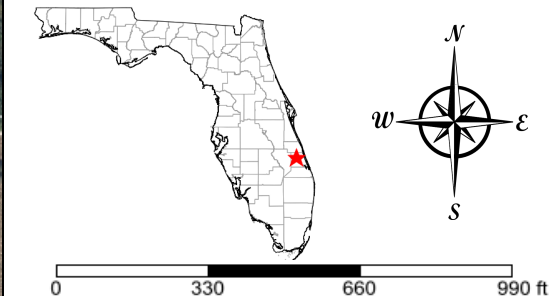
- From the intersection of SR 68 & I-95 travel W on Orange Ave 4.3 mi to S Header Canal Rd
- Take a left and travel S on Header Canal for 1.5 mi to Kelly Rd
- The property is on the NW corner





-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Soils Boundaries

CODE	DESC	ACRES
55	Winder Loamy Sand	66
11	Chobee Loamy Sand, Depressional	6
TOTAL =		72.2186577426474 acres



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# Additional Photos





**JEFF CUSSON, CCIM**

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## PROFESSIONAL BACKGROUND

Jeff Cusson, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate working out of Vero Beach.

Jeff specializes in agricultural, transition, industrial, and general commercial real estate properties. Since joining the team in 2009, Jeff has been involved in over \$300 million in real estate transactions.

He received a Bachelor of Science degree in agriculture/fruit crops and a Master of Science degree in business/entrepreneurship from the University of Florida, earning induction into the Beta Gamma Sigma Honor Society.

With over 25 years in the agricultural and real estate industries, Jeff served as grove manager, general manager/executive vice president, and ultimately a president/director. He would become involved in diversifying the company into commercial real estate and establishing one of the state's largest nursery/tree farms.

Jeff is currently a member of the Agricultural Advisory Committee for Indian River State College, the Board of Directors for the Judge Foundation, and Chairman of the Church Council for the First Methodist Church. He has served on the Hobe St. Lucie Conservancy District Board of Supervisors, Florida Citrus Production Managers Association, the Board of Directors for Becker Holding Corp, and more than a dozen international mission trips.

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