

FOR SALE

43+ ACRES NORTH 25TH STREET, FT. PIERCE, FL



PARCEL ID: 1428-602-0028-020-3
USABLE LAND: 25 +/- acres. **TOTAL SITE:** 43.591 acres
OTHER: Approximately 23 +/- acres in pond, retention, and tree mitigation
LAND USE: Industrial, St Lucie County
FRONTAGE: 1,739.69 Ft on North 25th Street
UTILITIES: FPUA: Electric ,Water, Waste Water, Existing Gas Main and Forced Main Sewer
NOTE: Property was divided in 2016. Property is subject to St. Lucie County order PDS #16-011 dated February 2, 2016. Mitigation map is attached.
REAL ESTATE TAXES: Assessed Value: \$805,090 Property Tax (2016): \$21,475
PRICE: **\$775,000.00** (\$0.41 per square foot)



SLC Commercial
Realty & Development

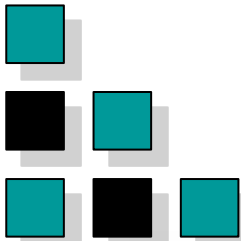
For More Information:

JOHN H. AULD, CCIM
772.220.4096

Mobile 772.418.3576
auld@slccommercial.com
www.slccommercial.com



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PROPERTY AERIALS

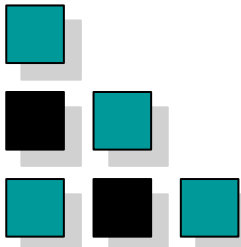
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CURRENT 2-25-2017



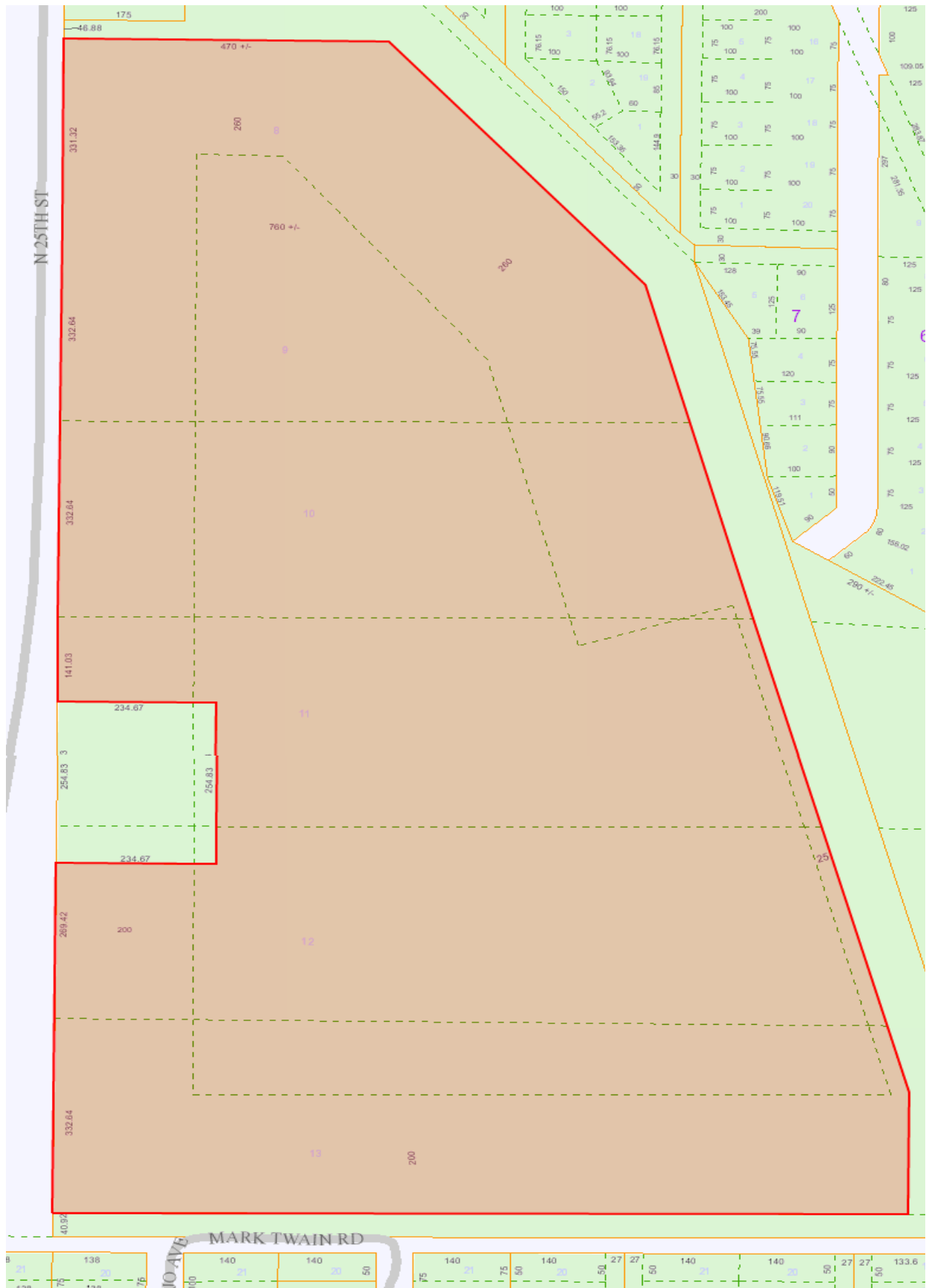
CURRENT 2-25-2017

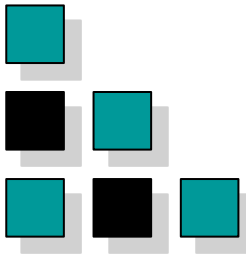




PROPERTY DIMENSIONS

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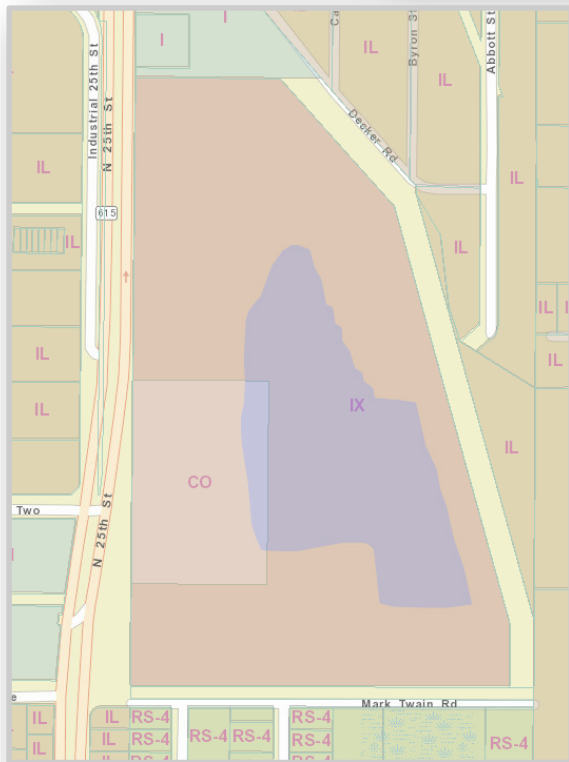
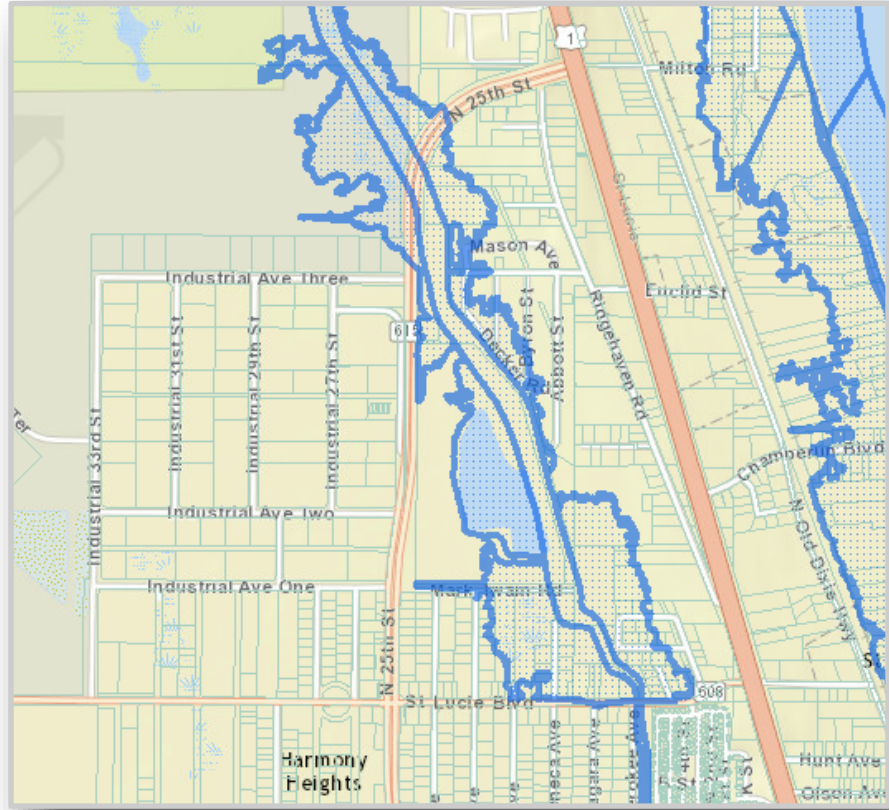
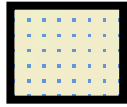




MAPS — ZONING & FLOOD ZONE

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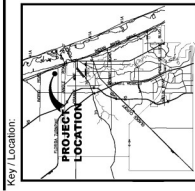
100 Year Floodplain



Zoning St Lucie County
CO (Commercial Office)
IX (Industrial Extraction)

MITIGATION MAP

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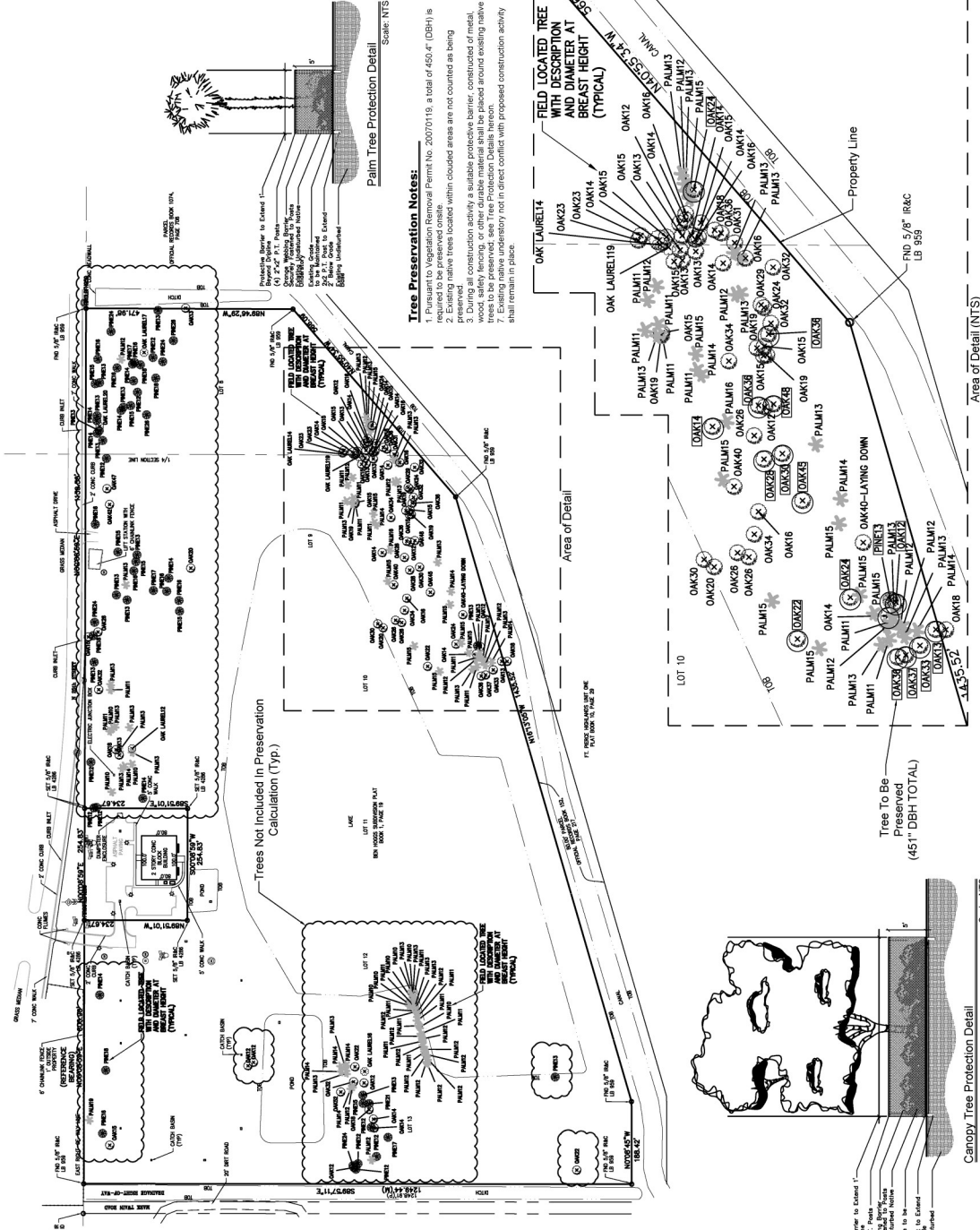
Project Team:
 Project No. 2017-0119
 Date: 07/20/18
 Project Name: SLC COMMERCIAL
 Client: Dickerson Realty Florida Inc.
 Designer: Thomas P. Lundo
 Project Manager: Thomas P. Lundo
 Surveyor: Thomas P. Lundo
 Landscape Architect: Lucido & Associates
 Scale: N.T.S.

Dickerson Realty Florida Inc.
 St. Lucie County
 Tree Preservation Plan

Date	By	Description
07/20/18	TL	Initial Submission

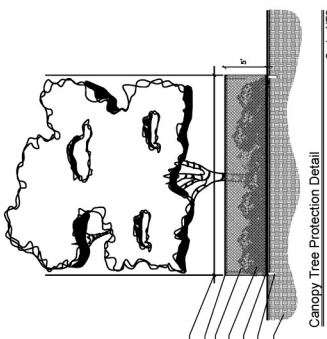
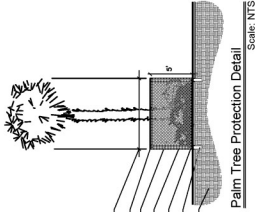


REG # 1018
 Thomas P. Lundo
 Designer
 TPL
 Project Manager
 07/20/18
 Municipal Number
 Computer File: 18-1002_Lucido_MitigationMap.dwg
TP-1
 Sheet

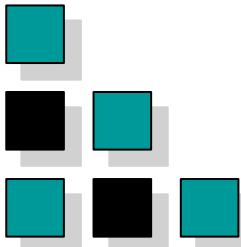


Tree Preservation Notes:

- Pursuant to Vegetation Removal Permit No. 20070119, a total of 450.4' (DBH) is required to be preserved onsite.
- Existing native trees located within clouded areas are not counted as being preserved.
- During all construction activity a suitable protective barrier, constructed of metal, wood safety fencing, or other durable material shall be placed around existing native trees to be preserved.
- Existing native vegetation not in direct contact with proposed construction activity shall remain in place.

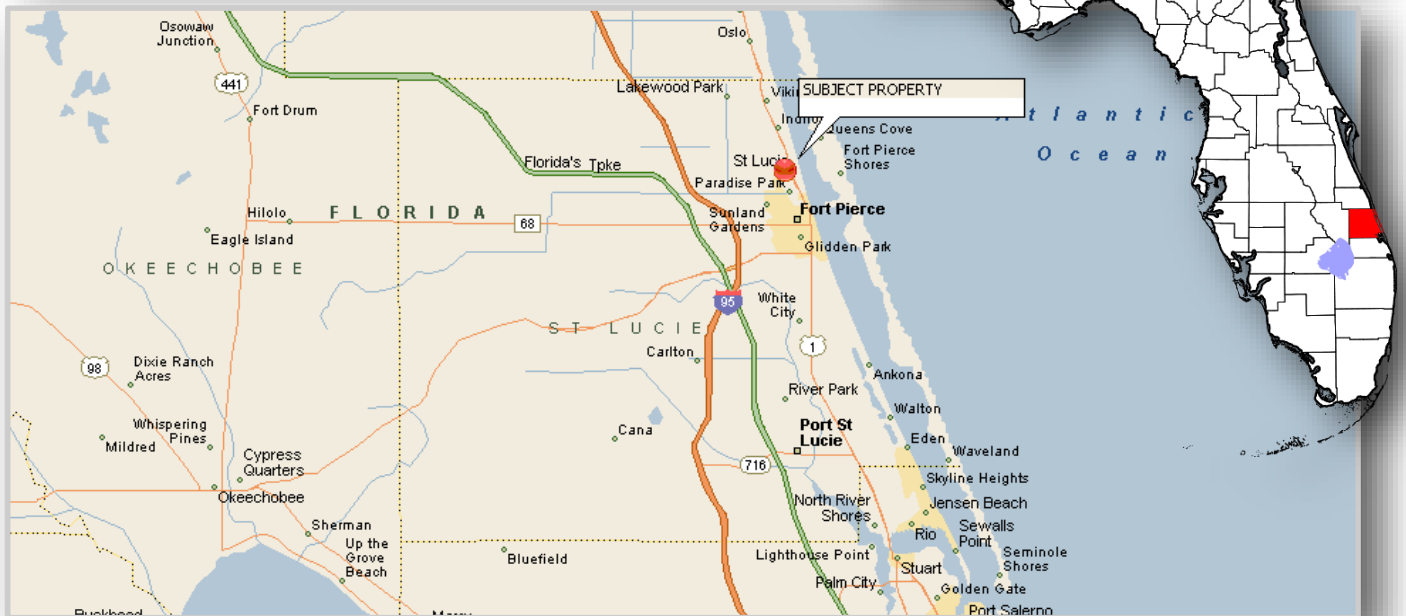
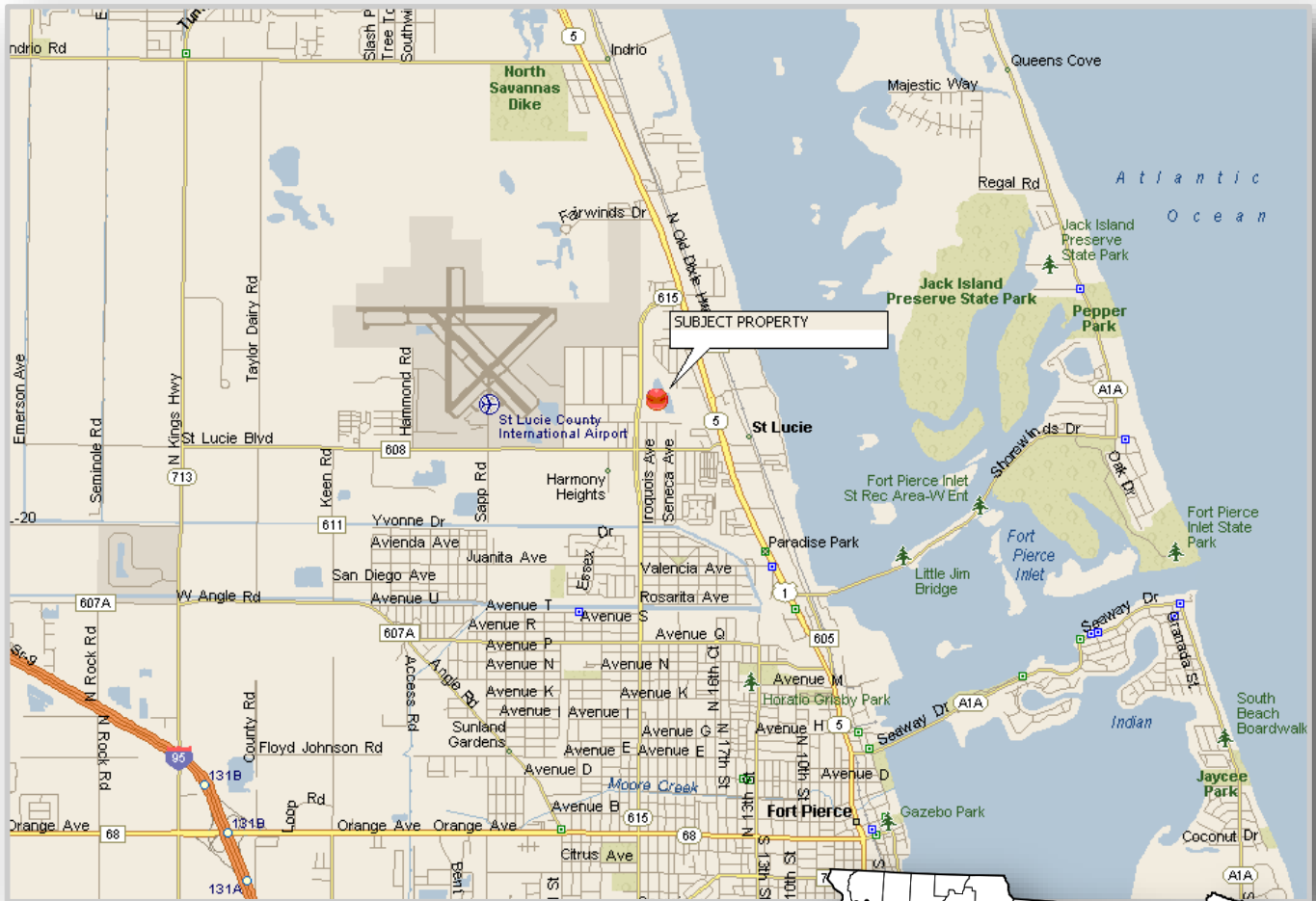


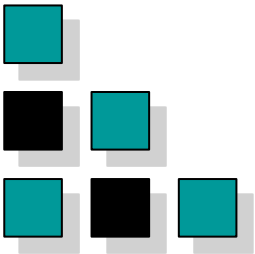
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MAPS — LOCATION

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CO COMMERCIAL, OFFICE.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in [Section 3.01.02\(B\)](#). The number 999 applies to a use not defined under the SIC Code but may be further defined in [Section 2.00.00](#) of this Code.

2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Communications - except towers. (48)
- d. Computer programming, data processing and other computer related services. (737)
- e. Contract construction services - office only. (15, 16, 17)
- f. Duplicating, mailing, commercial art/photography and stenographic services. (733)
- g. Engineering, accounting, research, management and related services. (87)
- h. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
- i. Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)
- j. Health services - except nursing homes and hospitals. (80)
- k. Membership organizations subject to the provisions of [Section 7.10.31](#). (86)
- l. Miscellaneous business services:
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7364)
 - (5) Business Services - misc. (7389)
- m. Personnel supply services. (736)
- n. Social services:
 - (1) Individual and family social services. (832/839)
- o. Travel agencies. (4724)

3. *Lot Size Requirements.* Lot size requirements shall be in accordance with [Section 7.04.00](#).

4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with [Section 7.04.00](#).

5. *Off-street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to [Section 7.06.00](#).

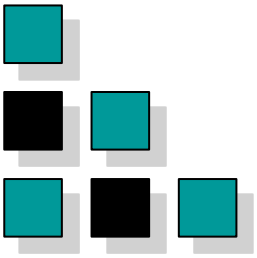
6. *Landscaping Requirements.* Landscaping requirements are subject to [Section 7.09.00](#).

7. Conditional Uses:

- a. Child care services. (835)
- b. Television and radio transmitting towers. (999)
- c. Telecommunication towers - subject to the standards of [Section 7.10.23](#). (999)

8. *Accessory Uses.* Accessory uses are subject to the requirements of [Section 8.00.00](#) and include the following:

- a. Eating and drinking places (undistilled alcoholic beverages as an accessory to a restaurant).
- b. Postal services. (43)
- c. Solar energy systems, subject to the requirements of [Section 7.10.28](#).



IX INDUSTRIAL, EXTRACTION.

1.Purpose. The purpose of this district is to provide and protect an environment suitable for the extraction of natural resources from the ground, together with such other uses as may be necessary to and compatible with industrial extraction surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in [Section 3.01.02\(B\)](#). The number 999 applies to a use not defined under the SIC Code but may be further defined in [Section 2.00.00](#) of this Code.

2. Permitted Uses:

- a. Mining and quarrying of nonmetallic minerals, except fuels. (14)
- b. Mobile food vendors. (999)

3. Lot Size Requirements. Lot size requirements shall be in accordance with [Section 7.04.00](#).

4. Dimensional Regulations. Dimensional requirements shall be in accordance with [Section 7.04.00](#).

5. Off-Street Parking and Loading Requirements. Off-street parking and loading requirements are subject to [Section 7.06.00](#).

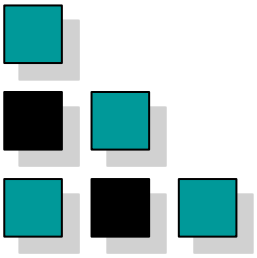
6. Landscaping Requirements. Landscaping requirements are subject to [Section 7.09.00](#).

7. Conditional Uses:

- a. Telecommunication towers - subject to the standards of [Section 7.10.23](#). (999)

8. Accessory Uses. Accessory uses are subject to the requirements of [Section 8.00.00](#), and include the following:

- a. Detached single-family dwelling unit or mobile home, for on-site security purposes. (999)



DISCLAIMER

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.