



---

LAND FOR SALE

---

# Vacant +/- 120 Acres

S US Highway 1 Fort Pierce, FL 34982

FOR SALE | \$2,500,000

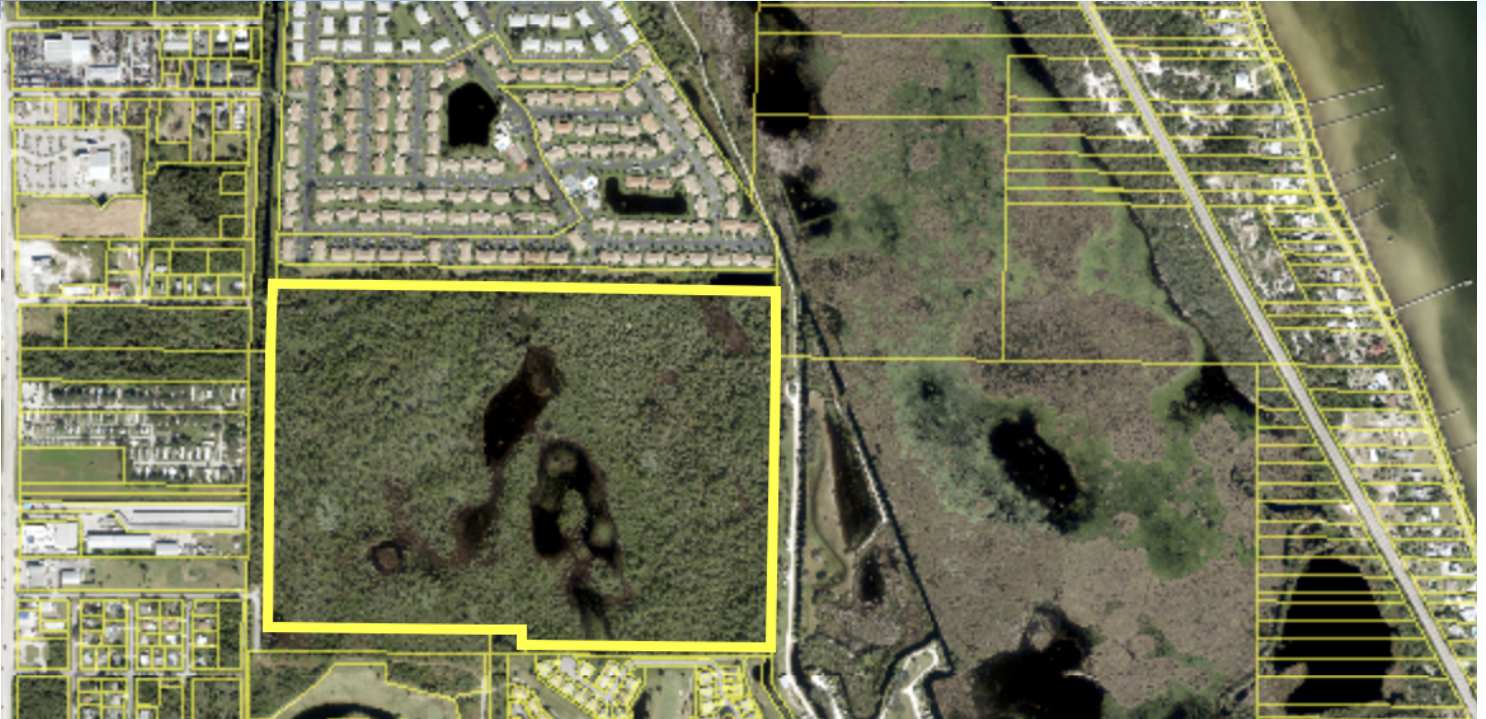
presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR**

President | Broker  
321.722.0707 X14  
brian@teamlbr.com

# VACANT LAND FOR SALE

Vacant +/- 120 Acres • S US Highway I Fort Pierce, FL 34982



## OFFERING SUMMARY

**Sale Price:** \$2,500,000

**Price / Acre:** \$20,761

**Lot Size:** 120.42 Acres

**Zoning:** PUD

**APN#:** 2426-333-0015-000-5

**Market:** Ft. Pierce

## PROPERTY OVERVIEW

### Per Ft. Pierce, FL Code of Ordinances Comprehensive Plan Consistency :

Any Residential, Commercial, Industrial, or Public Land Uses and Structures are Permitted in the District, Provided the Proposed Development is Shown to be Consistent with the Goals, Objectives and Policies of the Comprehensive Plan, and Consistent with the Future Land Use Element.

## LOCATION OVERVIEW

Property is in The Planned Development District (PD) North of Gator Trace Country Club

Located Between US Highway I and Indian River Drive in Ft. Pierce, FL

All Public Utilities are Available to the Subject Property

The Subject Does Have Some Wetland Areas

Surrounding Area is Both Commercial and Residential

## BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker  
321.722.0707 X14  
brian@teamlbr.com

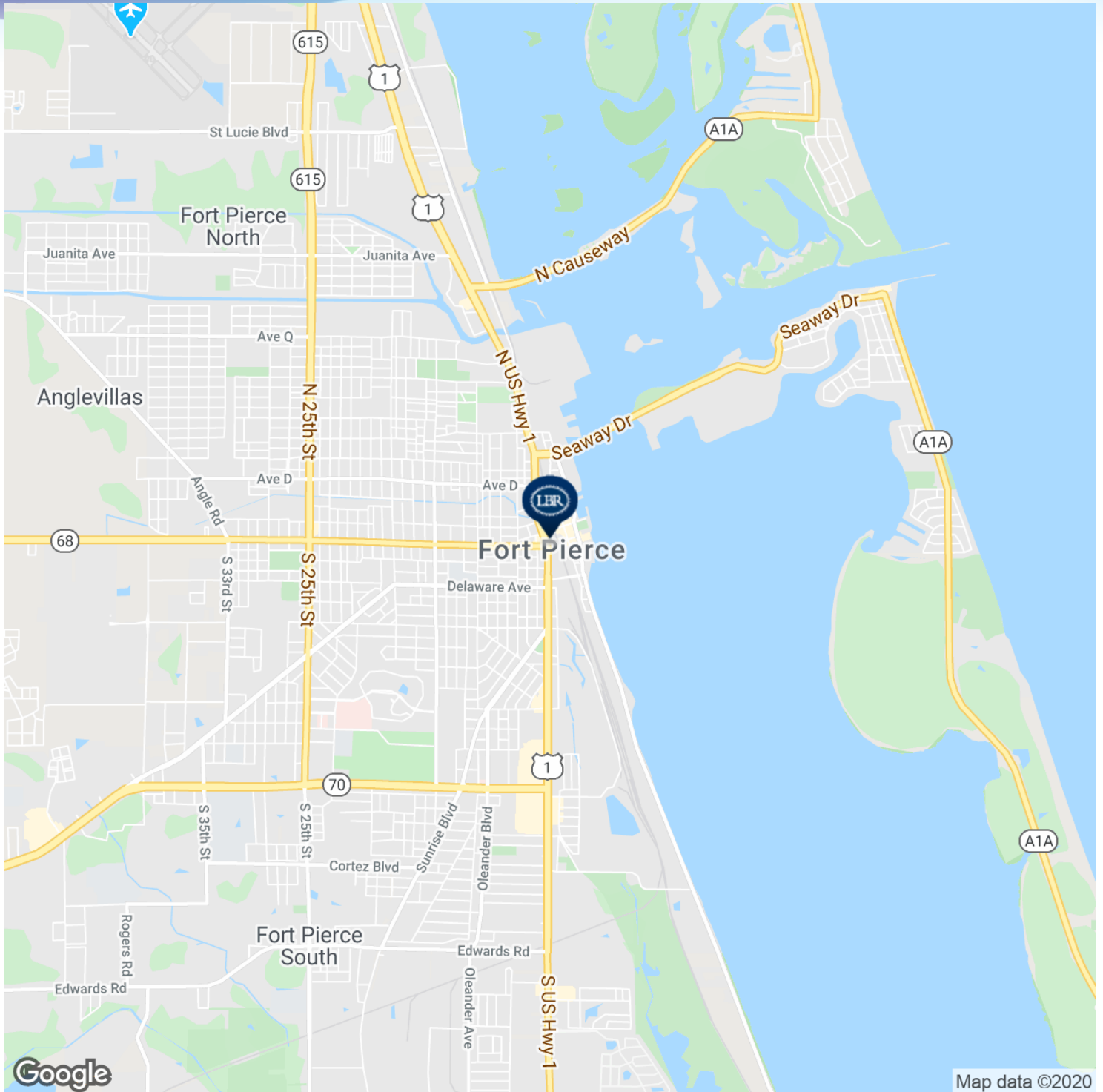
## Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# LOCATION MAPS

Vacant +/- 120 Acres • S US Highway 1 Fort Pierce, FL 34982



## BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker  
321.722.0707 X14  
brian@teamlbr.com

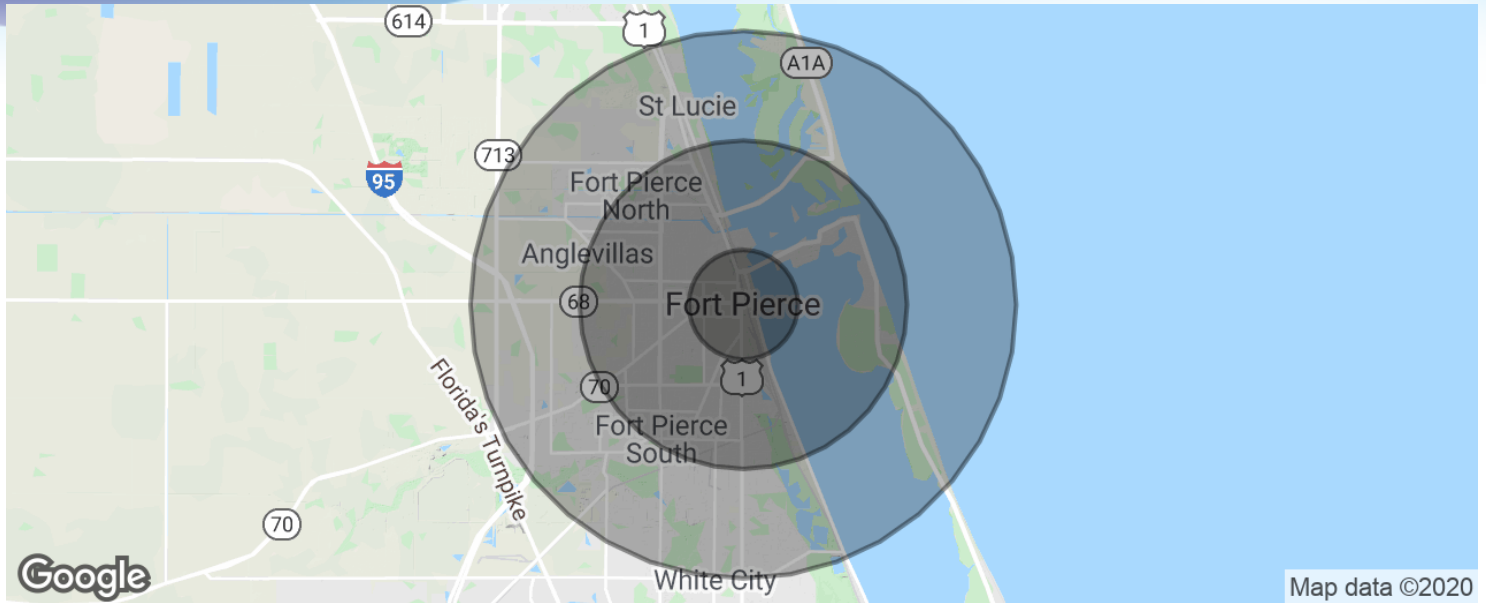
## Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# DEMOGRAPHICS MAP & REPORT

Vacant +/- 120 Acres • S US Highway I Fort Pierce, FL 34982



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,260	53,306	89,622
Median age	36.9	36.5	37.2
Median age (Male)	35.2	34.0	35.6
Median age (Female)	41.2	39.3	39.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,211	19,270	31,357
# of persons per HH	2.6	2.8	2.9
Average HH income	\$36,875	\$47,627	\$53,983
Average house value	\$110,649	\$137,095	\$161,384

\* Demographic data derived from 2010 US Census

### BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker  
321.722.0707 X14  
brian@teamlbr.com

### Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.