

SALE

KNIGHT ROAD AT SCHUMANN RD GROVE

TBD Schumann Rd Fort Pierce, FL 34945



PROPERTY DESCRIPTION

Producing Lemon and Red Grapefruit Citrus Grove, Excellent Grove Drainage Infrastructure in place, Micro-sprinkler Irrigation system, Local Drainage District Canals along 3 sides, connected to North Saint Lucie Drainage District, Pumps into adjacent to SFWMD Canal 25 (Belcher Canal). Electric and Telephone Available in the Area. Good soils; see brochure for soil map. Extensive frontages and access on three County Roadways..

PROPERTY HIGHLIGHTS

- Producing Lemon and Red Grapefruit Citrus Grove.
- Excellent Grove Drainage Infrastructure in place, No Wetlands,
- Extensive frontages and access on three County Roadways.
- Agricultural Exemption for Taxes, 2022 Tax: \$10,602.64

OFFERING SUMMARY

Sale Price:	\$7,189,740
Lot Size:	304.65 Acres
Zoning:	AG-5
APN:	2202-323-0001-000-5

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	2,398	11,675	21,531
Total Population	5,454	26,086	47,195
Average HH Income	\$31,044	\$36,161	\$39,578

Philip Strazzulla, LLC
772 216 4975

Frank Strazzulla
772 473 0826



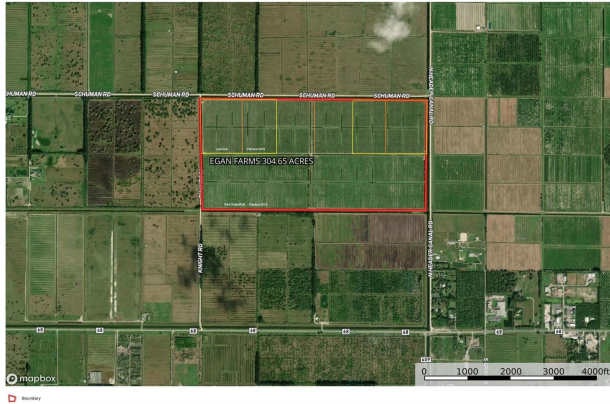
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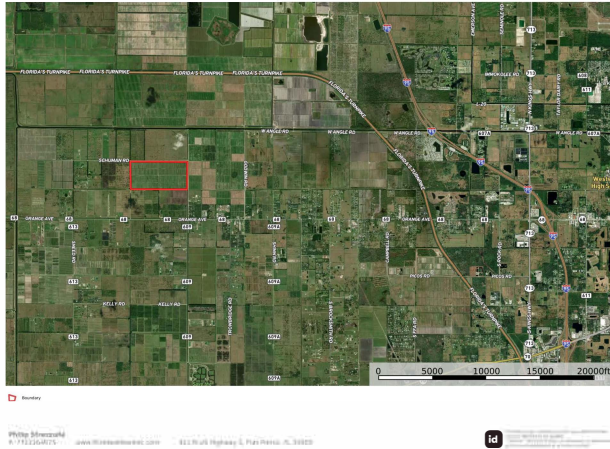
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Egan Farms Header Canal at Schumann Road Grove
Florida, 304.65 AC +/-

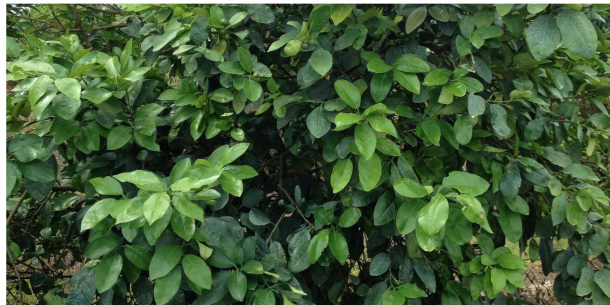


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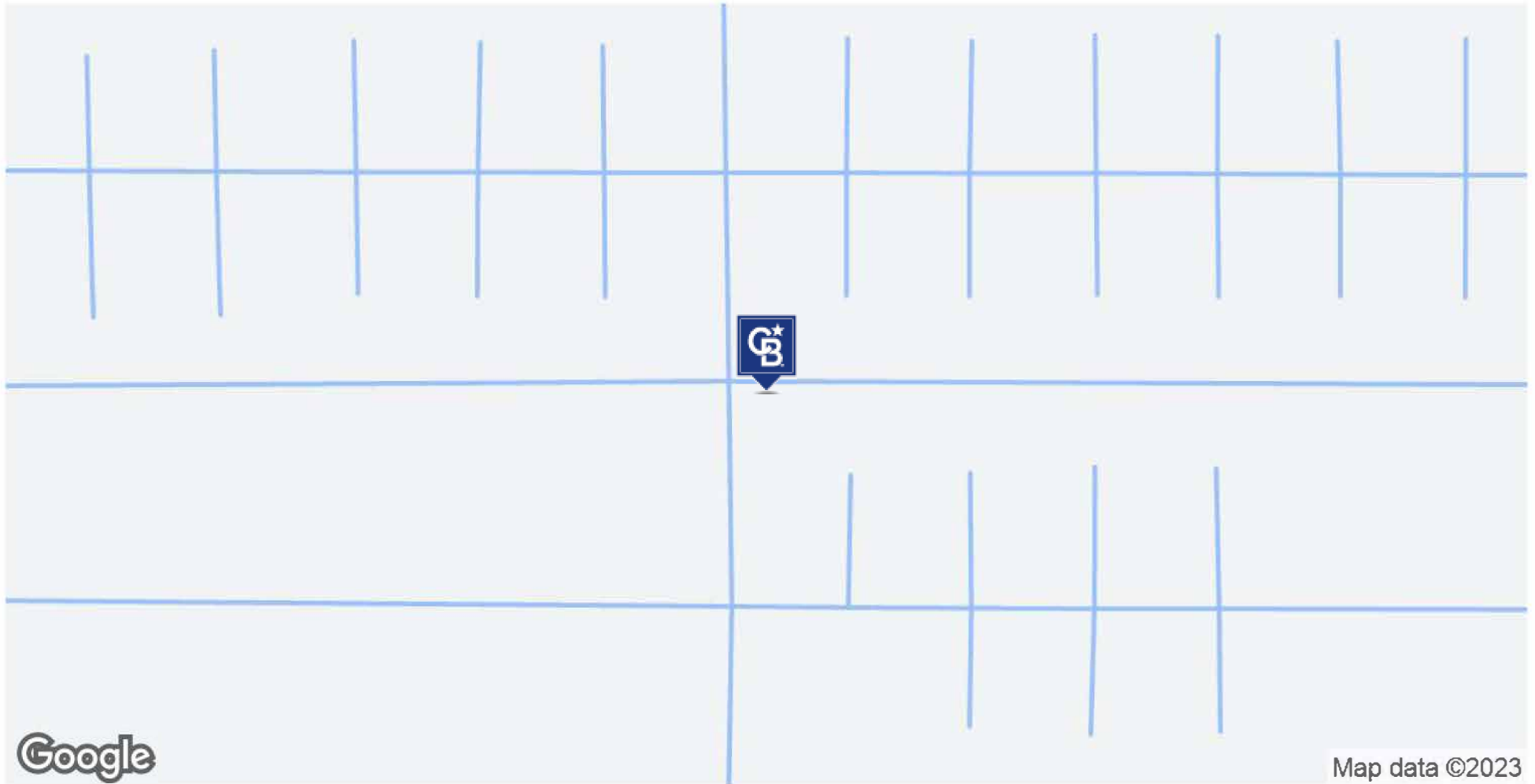


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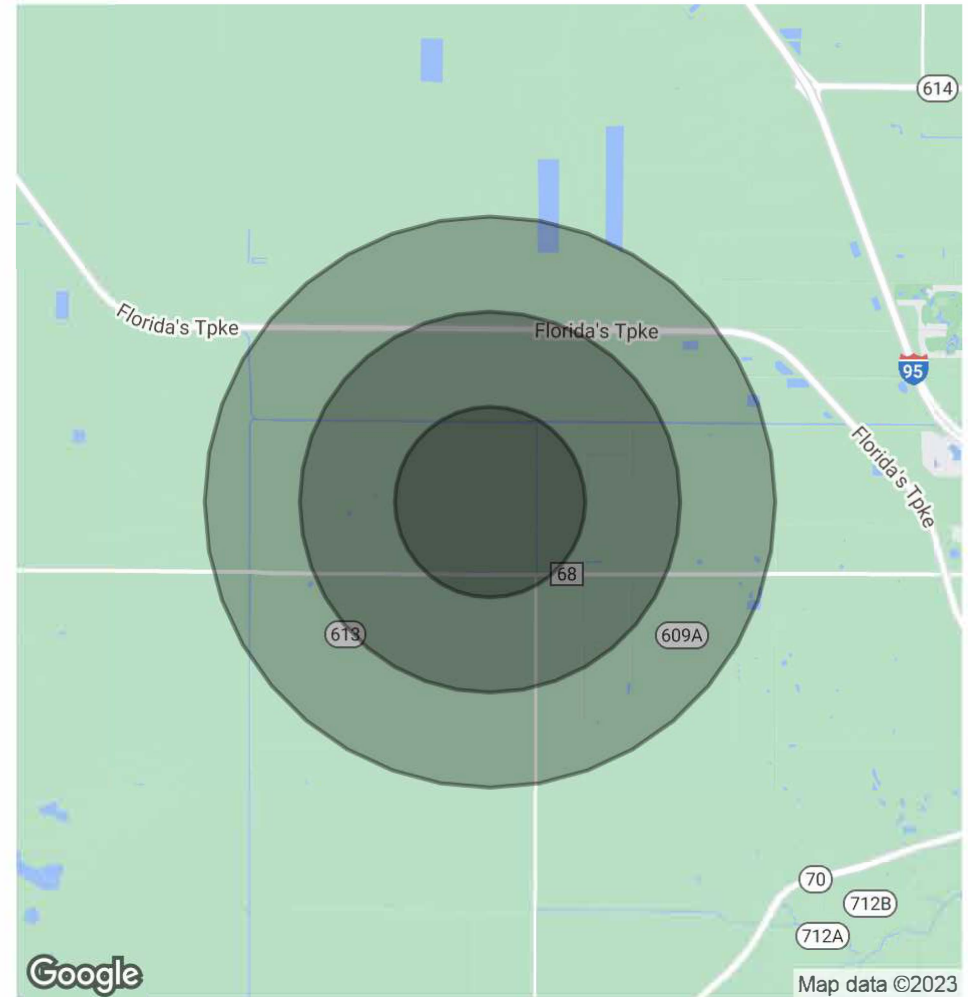
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,454	26,086	47,195
Average Age	38.7	38.2	38.9
Average Age (Male)	34.7	35.7	36.5
Average Age (Female)	38.5	41.3	42.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,398	11,675	21,531
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$31,044	\$36,161	\$39,578
Average House Value	\$71,987	\$115,581	\$132,859

* Demographic data derived from 2020 ACS - US Census



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