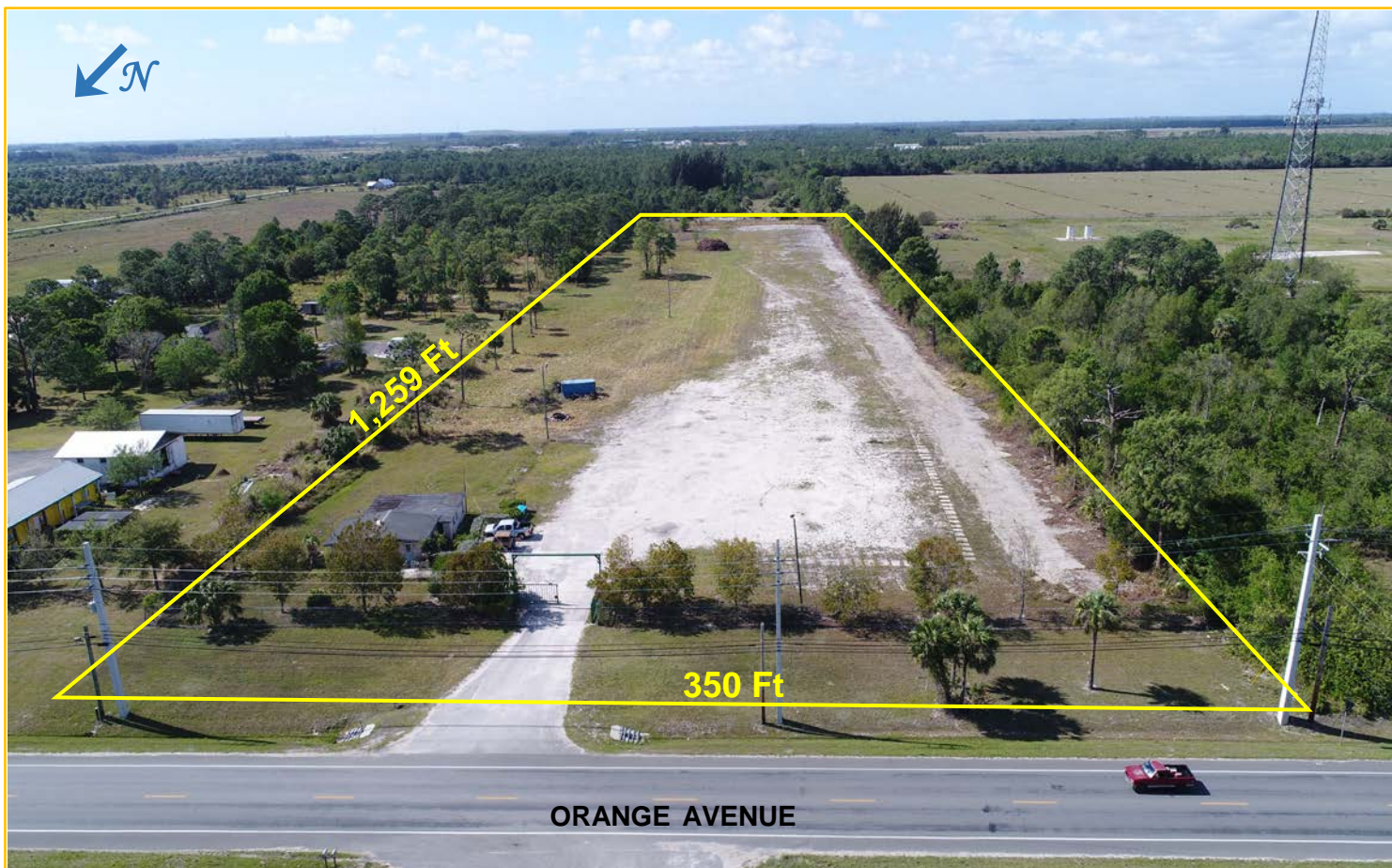


FOR SALE

# Business Location Secured 10.23ac Yard with Office Building

8455 Orange Ave, Saint Lucie County, FL



- 1,554sf CBS Residence Converted to Office Building:  
4 Offices, Full Kitchen, Bath & Laundry, New Roof in 2006
- 5' Chain Link Fencing with large double gates; Security Lighting in Yard
- AG-1 Zoning; PID: 2311-312-0002-000-3; 2016 Real Estate Taxes \$3,188.36
- Concrete Parking Apron at Building; Site partially Stabilized; Extensive Semi-Trailer Parking area
- Site is Adjacent to 1,650ac Treasure Coast Research and Education Park
- From I-95: take Exit 131 at Orange Ave / SR68, go West 1 mile to property & sign on South side



mark walters  
& company

real estate brokers & auctioneers

**\$575,000.**

Office: (772) 468-8306 • Mark's Cell: (772) 201-5650



# Location:

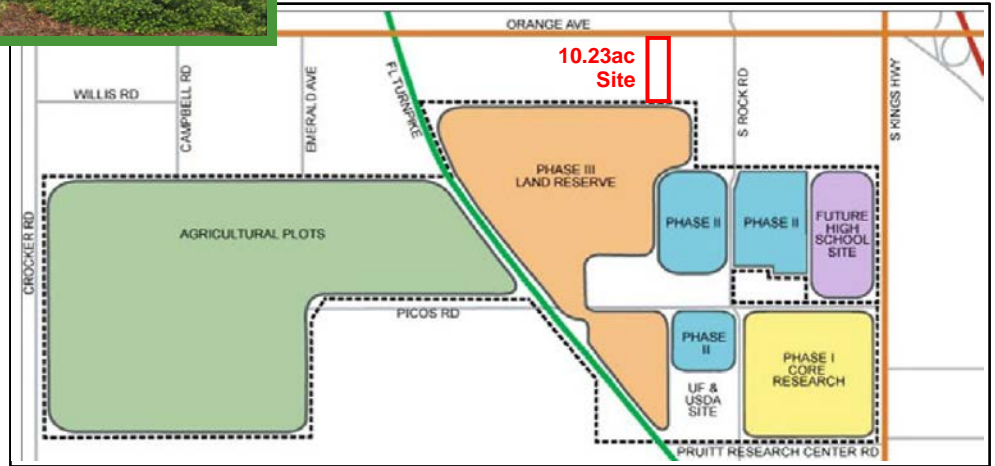


## TREASURE COAST RESEARCH PARK

Phase I - Core Research Campus	154ac
Phase II - Future Expansion	146ac
Phase III - Land Reserve	333ac
Future High School Site	60ac
Existing Developments & Ag Plots	957ac

**TOTAL 1,650ac**

Potential Development Capacity: up to 3,992,274 sf







**USDA Horticultural Research Laboratory**



**University of Florida IFAS  
Research & Education Center**

### **TREASURE COAST RESEARCH & EDUCATION PARK**

“To create a legacy for Florida’s future generations, the Treasure Coast Education, Research and Development Authority’s top priority is to attract research organizations that will make an investment in commercial innovation and scientific research. The park will foster new businesses and new employment, the result of which will be a continual expansion of human intellectual capital. The park’s mission is to find solutions to society’s biggest challenges and to capitalize on subsequent research opportunities for the benefit of all.”

*Excerpt from TCRP Mission Statement*





Additional Photos  
Available  
on Our Website  
[www.WaltersCo.com](http://www.WaltersCo.com)

Office Building at Front of Property



**Saint Lucie County Statistics:**

County Population (2016 estimated)..... 306,507  
 Radius of Site Population...3mi: 8,657 / 5mi: 42,479 / 10mi: 152,056  
 Area..... 572 sq. miles  
 Cost of Living Index (US Avg = 100)..... 90  
 Median Household Income..... \$43,459.  
 Median Resident Age..... 43.9 years