

CALL FOR OFFERS:

75.21 ac DEVELOPMENT OPPORTUNITY

South Kings Highway, Fort Pierce, Saint Lucie County, FL 34945



- N** 669' Frontage } Future Land Use: COMMERCIAL and/or Residential up to 15 dwelling units per acre
S 669' Frontage }
C 3 Frontages on Copenhaver Rd • Future Land Use: RESIDENTIAL, R-L, 1 - 6.5 dwelling units per acre

- Kings Highway improvement & widening to 4-lanes in progress.
- * Ingress-Egress / Turning Lane Entry Driveway being pursued.
- Between two I-95 Exits: #129 at SR70 / Okeechobee Rd (2¼mi south) and #131 at SR68 / Orange Ave (1mi north)
- FL Turnpike Exit #152 is direct onto Kings Hwy 1.6mi south of subject.
- Adjacent to Casino Fort Pierce (former Jai Alai Fronton)
- Located in an area of Intense Development Activity
- Previous Preliminary Site Plans for full site Mixed Use Development
- SLC PIDs: 2313-223-0000-000-2, 2313-223-0001-000-9, 2313-214-0000-000-4 • 2020 Taxes: \$14,089.

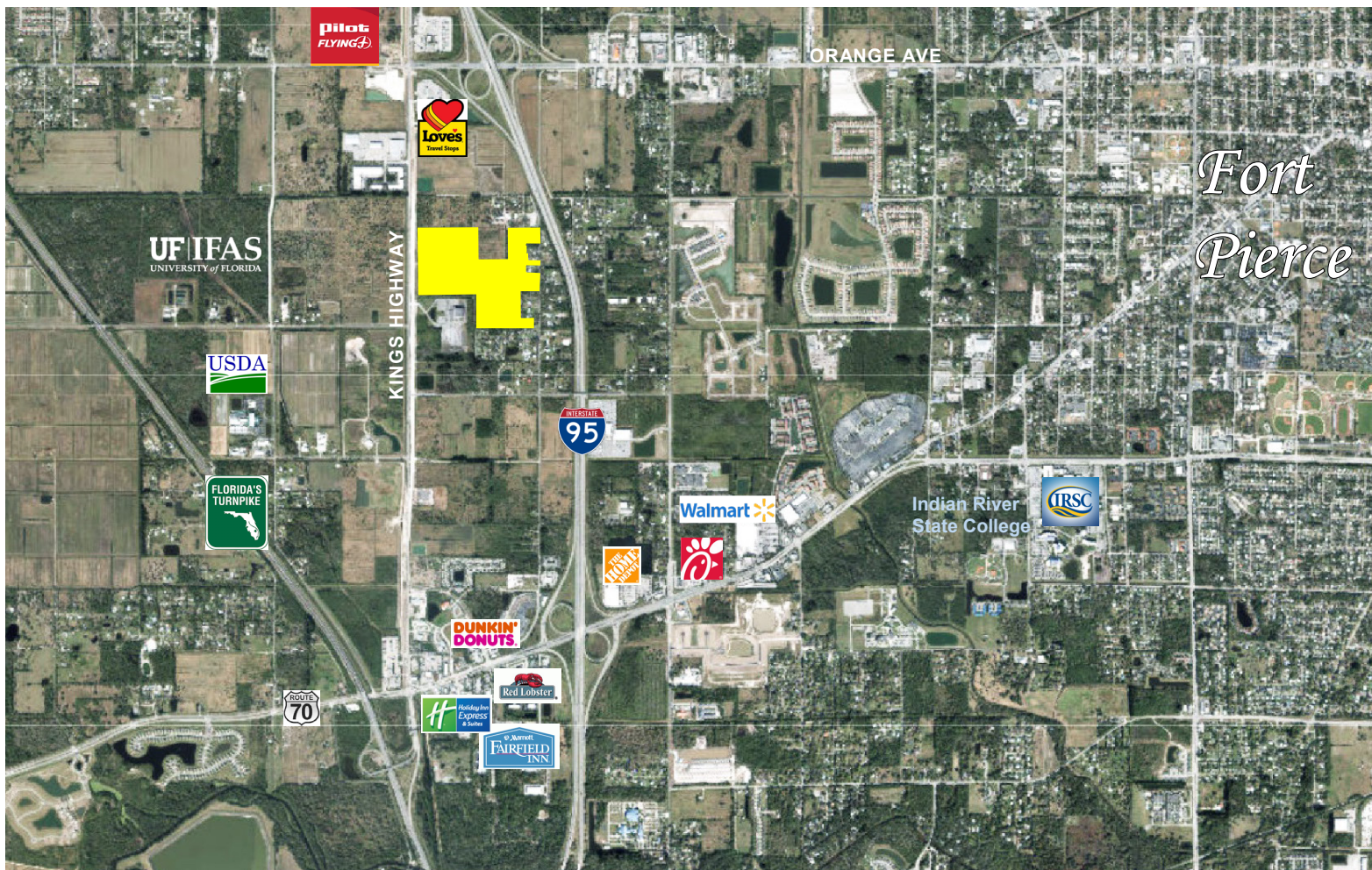
Executive Summary

Mark Walters & Company is pleased to exclusively offer for sale 3 contiguous Development Parcels. This unique purchasing opportunity in an intensely developing market is being offered by a **“CALL FOR OFFERS”!** **THAT IS CORRECT, THESE PARCELS ARE UNPRICED AND THE OWNERS ARE INVITING ALL OFFERS.** The subject (3) properties are individually deeded, but affiliated through a management group to complete these sales. The ownerships are TIC-Tenants in Common entities and they are desirous to sell together in one transaction, although again, they invite **ALL OFFERS!**

The subject properties are currently located in the jurisdiction of Saint Lucie County; however, all the parcels will be annexed into the City of Fort Pierce for development approvals. Fort Pierce Utilities Authority provides the Public Water & Sewer and will require Annexation upon the request to connect to Public Utilities. Public Water lines run along the west side of Copenhaver Rd and a Sewer Line along the east side of Kings Hwy. Within the Annexation process the Future Land Uses and Zoning will remain consistent to the County’s designations, so the City of Fort Pierce’s Future Land Use for the Kings Hwy frontage parcels will be Commercial, allowing zoning of CP1 – Commercial Parkway and/or Residential up to 15 dwelling units per acre. The east 39ac fronting Copenhaver Rd will be RL- Residential Low Density allowing zoning for 1 - 6.5 dwelling units per acre.

Kings Hwy is currently under construction into four (4) lanes, plus center-curbed median, turning lanes, and curb & gutter. The two (2) subject Kings Hwy parcels have approximately 669.27 ft frontage each for a total of 1,338.54 ft total frontage. An Electrical Distribution Line runs through the middle of the Commercial Parcels (West to East) through to Copenhaver Rd.

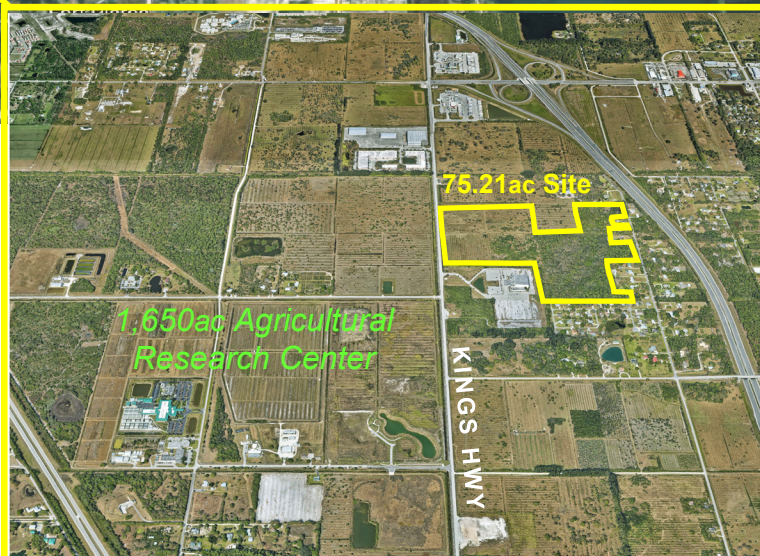
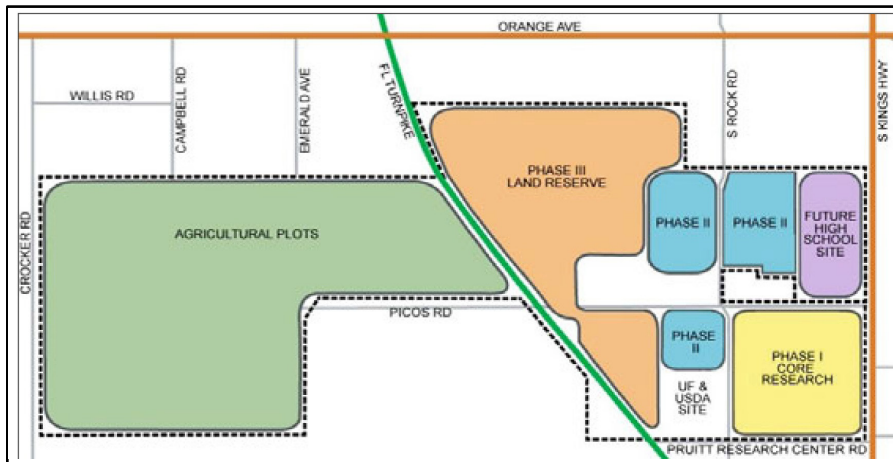
Aerial Map



Location Information

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



W mark walters & company
 & co. real estate brokers & auctioneers

www.waltersco.com • email: mark@waltersco.com
 531 South US Hwy 1, Suite B • Fort Pierce, FL 34950
 Office (772) 468-8306 • Cell (772) 201-5650



USDA Horticultural Research Laboratory



Research Park Potential Development Capacity: up to 3,992,274 sq ft



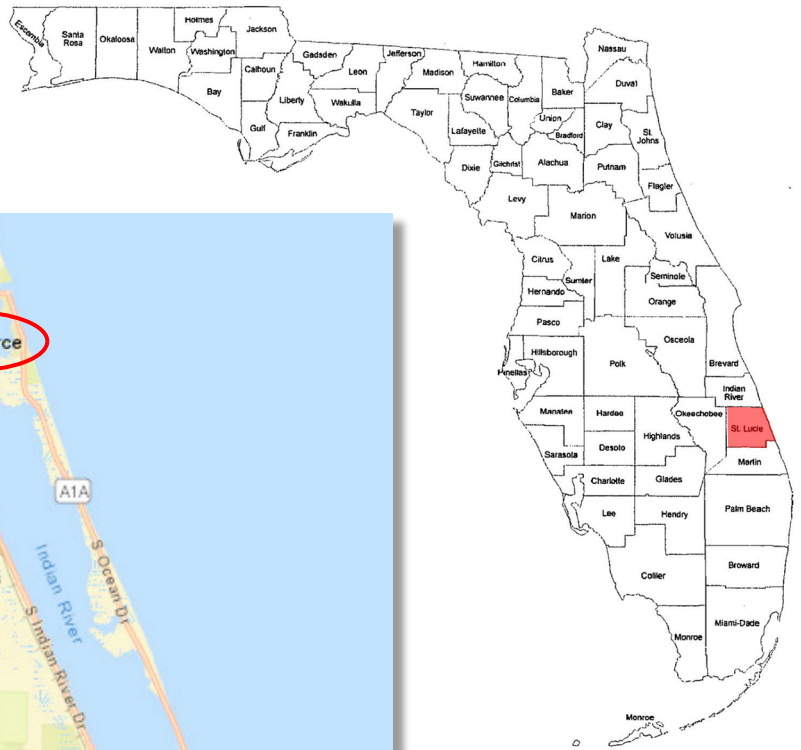
**University of Florida IFAS
Research & Education Center**

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

Location Maps



Demographics:

County Population (2019 estimated)..... 328,297

Radius of Site Data: 3 miles 5 miles 10 miles

Population..... 17,962 60,506 183,724

Housing Units.... 6,468 24,272 83,487

Median Age..... 35.2 38.5 45.6

Cost of Living Index..... 90 (US Average = 100)

Median Household Income (2019)..... \$57,292.

Median Home Value (Port St Lucie).....\$296,857.

Site is in FEMA Flood Zone X - Minimal Flood Hazard



Office: (772) 468-8306
 Mark: (772) 201-5650
 mark@waltersco.com
 www.WaltersCo.com