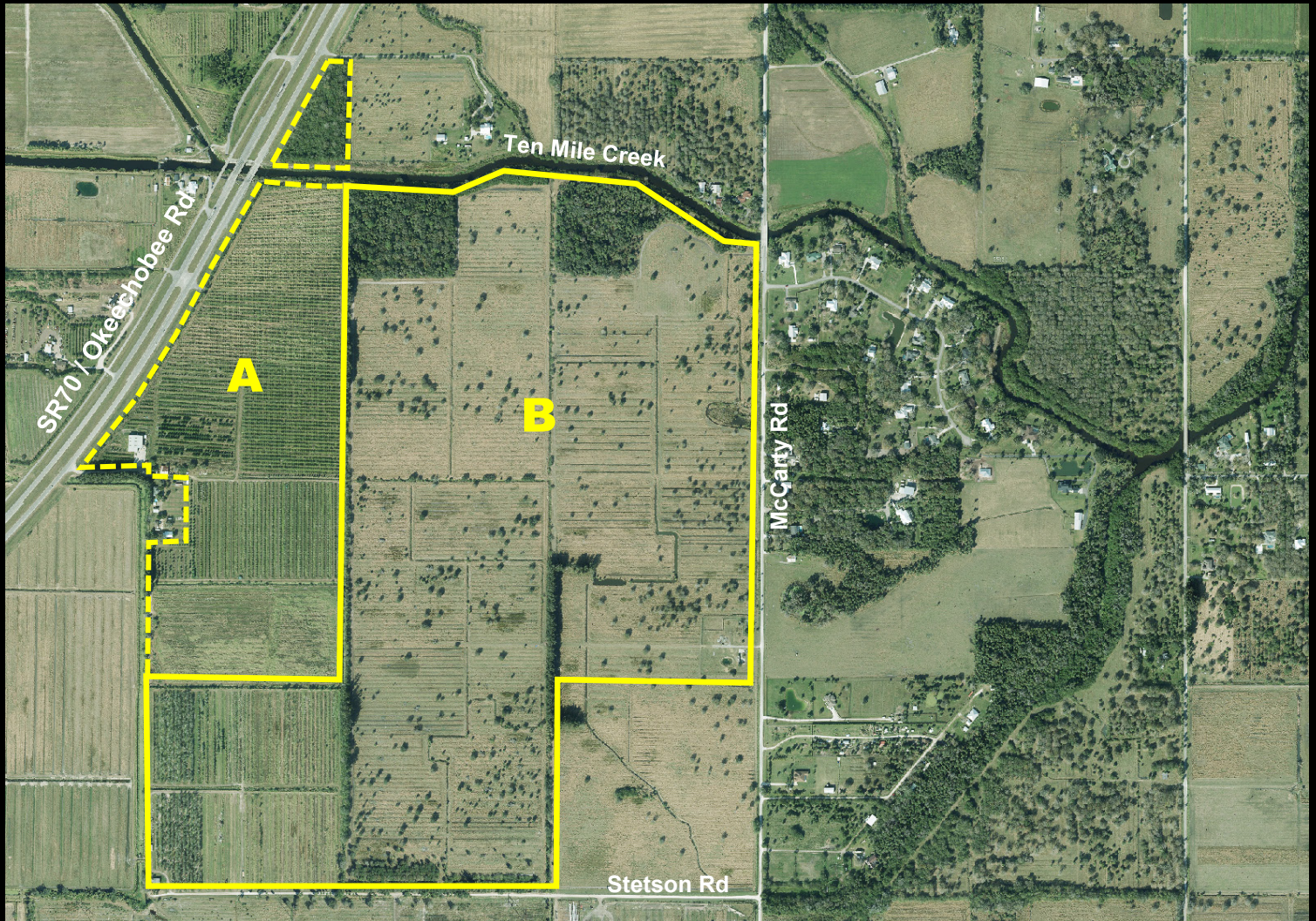


# 345±ac Development Site

State Rd 70 / Okeechobee Rd, Saint Lucie County, FL 34945



Property A: 82.7ac    2,851.52' Frontage on SR 70 / Okeechobee Rd  
Property B: 261.84ac    2,593.96' Frontage on McCarty Rd

## Highly Desirable Location:

- Within Urban Services Boundary Assessment Area
- Direct access on SR70 to I-95 and Florida Turnpike Interchanges (approx. 4.5 miles)
- SR70: 4 Lane Hwy, Bike Path, Turning Lane Cut

- 10 minutes to Shopping & Groceries
- Golf, Beaches & Parks minutes away

## Link to Interactive Google Map:

[https://www.google.com/maps/d/edit?mid=1vhl48gdH41B\\_gsdWnpkLq8BFaaQGUY&usp=sharing](https://www.google.com/maps/d/edit?mid=1vhl48gdH41B_gsdWnpkLq8BFaaQGUY&usp=sharing)



mark walters  
& company  
real estate brokers & auctioneers

Office: (772) 468-8306  
Mark's Cell: (772) 201-5650  
email: [mark@waltersco.com](mailto:mark@waltersco.com)  
[www.WaltersCo.com](http://www.WaltersCo.com)



## Executive Summary

This 345ac property fronts the south side of SR70, Okeechobee Rd, 4.5 miles west of the I-95 & Florida Turnpike Interchanges at SR70. The property is located between SR70, Ten Mile Creek, McCarty Rd and Stetson Rd and has 2,851 ft frontage on SR70, a Four Lane Divided Hwy w/ FDOT designed bike bath and left turn in/out lane cut. The north boundary of the property fronts Ten Mile Creek.

This land's historical roots include citrus grove production with irrigation and drainage systems directly draining into Ten Mile Creek. There is a fruit packing house, equipment barn, caretaker's house and cattle pasture with cattle working pens. The land receives Agricultural Exemption for tax purposes based on the current AG business operations.

The Subject Land's current Future Land Use is AG and the zoning is AG – 5. The Subject parcel is within an **URBAN SERVICES BOUNDARY ASSESSMENT AREA** that St. Lucie County is exploring for the expansion of the Urban Services Boundary. The western extension of the Urban Services Boundary is proposed to go beyond the subject property, planning for the 2040 development needs in the western county. This expansion could allow the county to extend Public Utilities out to and past the St. Lucie County Fairgrounds beyond the subject property. The County is drafting an Amendment to the Future Land Use Element of the St. Lucie County Growth Management Policy Plan at this time.

Mark Walters & Company is pleased to exclusively offer for sale 2 individually-owned, contiguous properties. These properties are offered as a whole or separately. The owners are desirous to work together to enhance the property's development potential. **The SR 70 frontage 82.7ac is offered at \$4,500,000. The east 261.8 acres is being offered by a "CALL FOR OFFERS!" This 261.8ac parcel is UNPRICED AND THE OWNER IS INVITING ALL OFFERS.**

### 82.7ac Features:

#### **Engineered Metal Building - 6,000sf (60' x 100') Built 1987**

- 400amp 3-Phase Electric
- 19ft walls
- 2,250sf (25' x 75') attached Canopy on slab
- 25' x 80' concrete apron
- Paved driveway and apron
- 4 Rollup Doors and one walk-thru entry door:  
Dock High Door 10'x10'  
Ground Level Doors: 10'x10', 10'x14', 14'x14'
- Office, A/C, Half Bath

#### **Equipment Barn, Metal covered**

- 1,764sf (36' x 49') Built 1975
- 588sf (12' x 49') Canopy
- 3-Phase electric
- Sliding Doors – 3 sides



### 261.8ac Features:

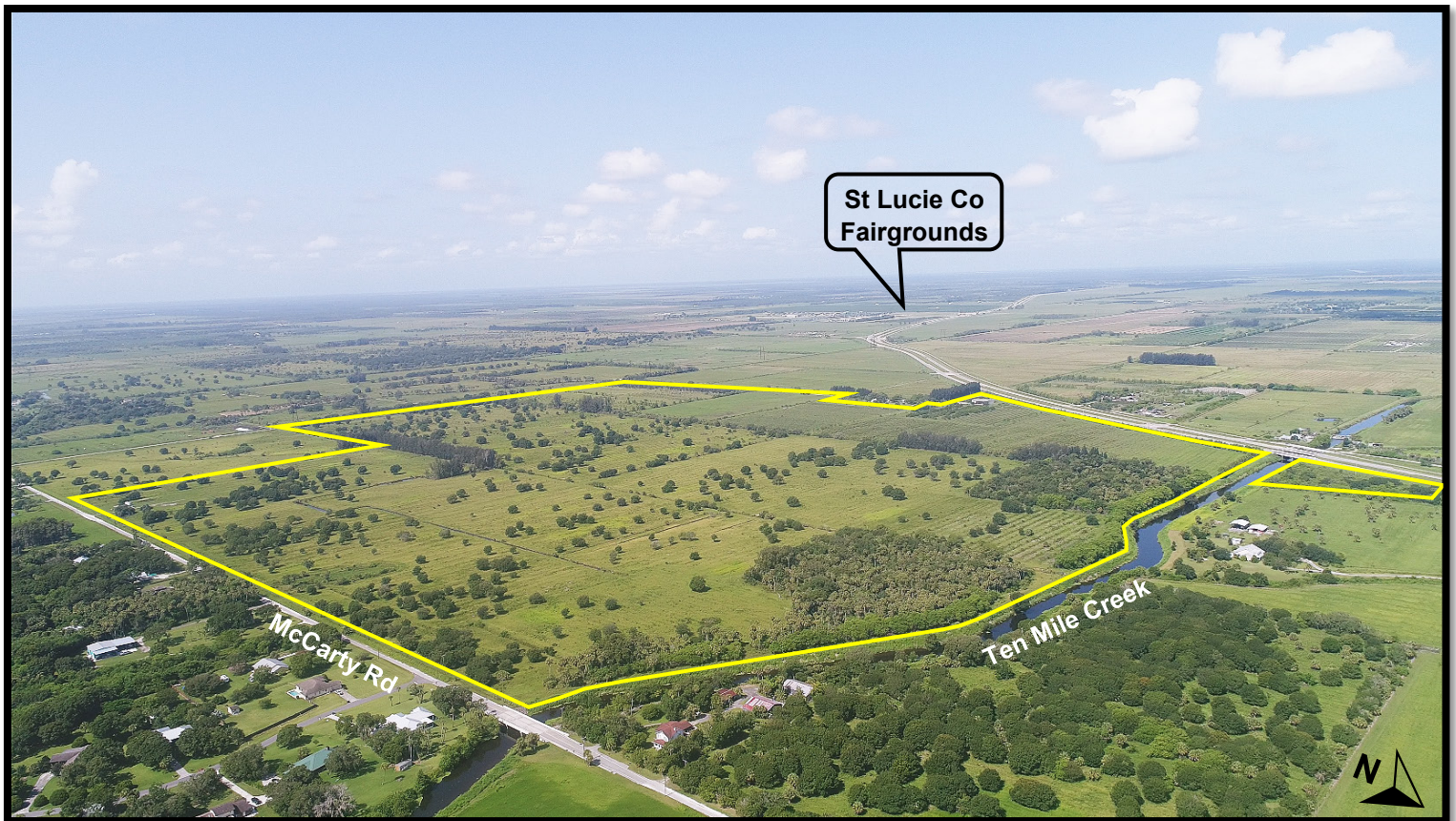
- Caretaker's house - 810sf Living Area - Gross under roof 1,647sf
- Cattle working Pens



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## Soil Map - 345 acres



**Natural Resources  
Conservation Service**

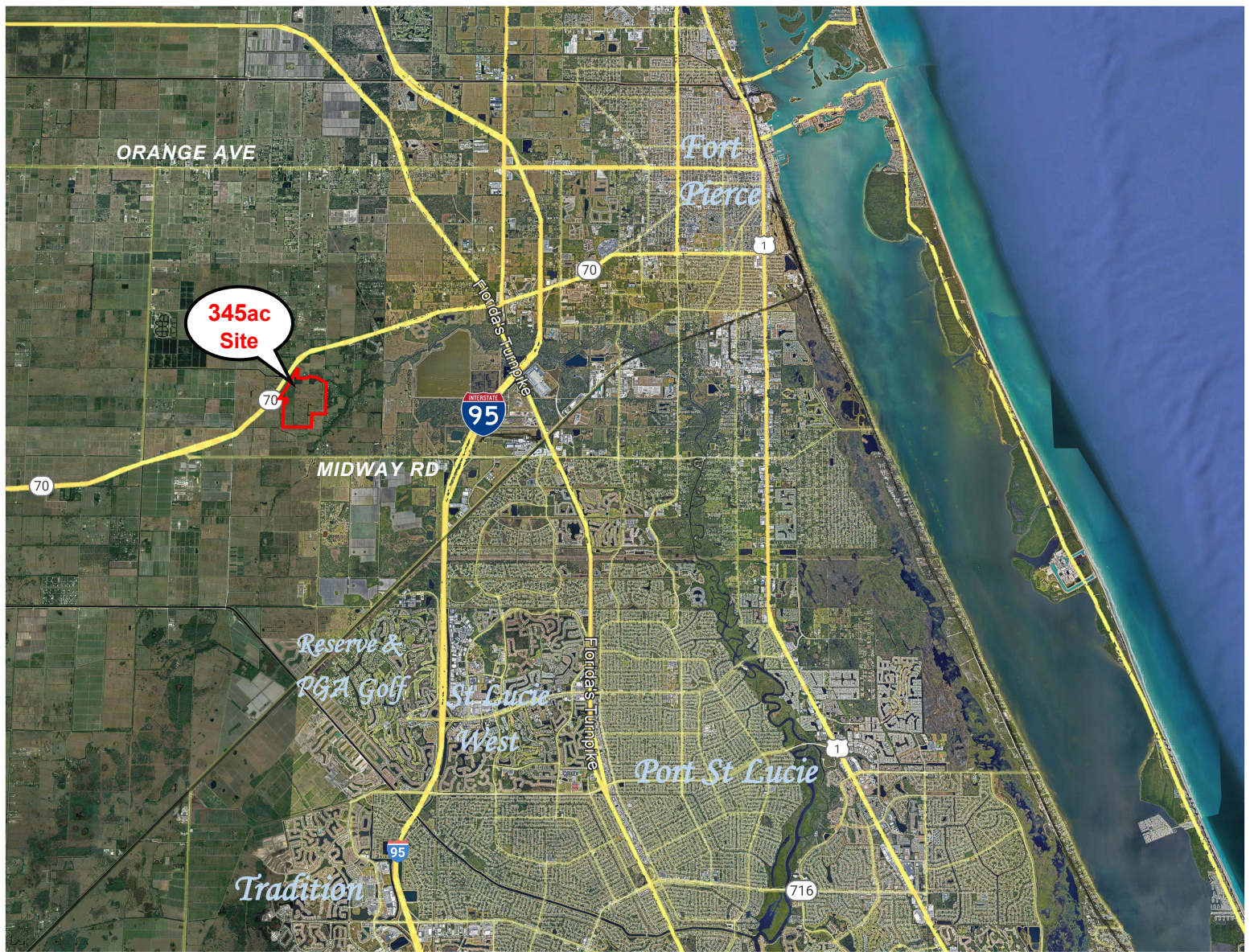
Web Soil Survey  
National Cooperative Soil Survey



Map Unit	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	4.9	1.4%
38	Riviera fine sand, 0 to 2 percent slopes	302.1	86.4%
55	Winder loamy sand	42.7	12.2%
99	Water	0.1	0.0%
<b>Totals for Area of Interest</b>		<b>349.8</b>	<b>100.0%</b>

The information in this brochure, while believed to be accurate, is subject to verification by prospective purchasers and no liability for errors or omissions is assumed by Mark Walters & Company, its Broker or any of its Agents.





### Demographics:

County Population (2021 estimated)..... 343,579

Housing Units.....153,312 - Owner-occupied...75.1%

Radius of Site Data:	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population.....	1,729	16,208	195,994
Housing Units.....	686	6,406	82,273
Owner Occupied...	89%	80.5%	72%
Median H/H Income...	\$89,355	\$69,259	\$58,763
Median Age.....	45.9	41.4	43.9

Cost of Living Index..... 90 (U.S. Average = 100)

Median Home Value (Port St Lucie).....\$400,678.

FEMA Flood Zones X & AE: 1-2% Minimal Flood Hazard

### PROPERTY HIGHLIGHTS:

- SR70 is a major cross-state highway
- Excellent access to both I-95 & FL Turnpike
- Site is in the path of rapid growth
- Part of County Development Planning for 2040



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