

Drug and Alcohol - Detox and Rehabilitation Center - Building Site / Development Parcel

**3275 South US Highway 1
Ft. Pierce, Florida**

Choice Properties is pleased to present this 3.0 acre parcel for sale. The City of Ft. Pierce recently approved the Conceptual Development Plan for this location.

This Drug and Alcohol, Detox and Rehabilitation Facility is designed for 76 total beds. The East Building has conceptual approvals for 28 Detox Beds, and the West Building has conceptual approvals for 48 Rehabilitation Beds. Both buildings combined concept totals 24,885 square feet.

Direct Utility Services inquiries to the Ft. Pierce Utility Authority.

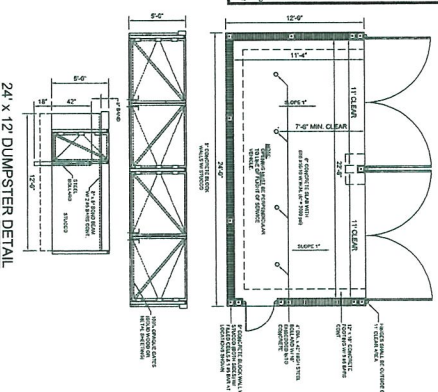
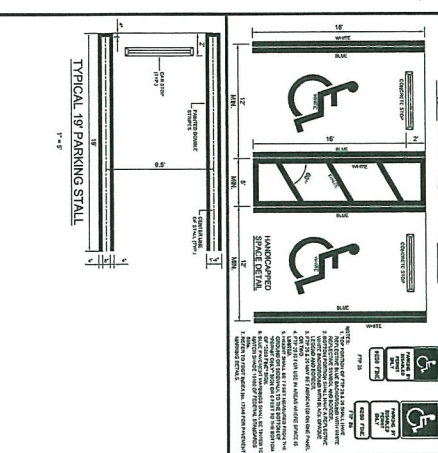
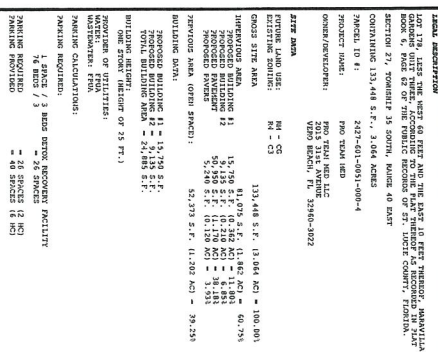
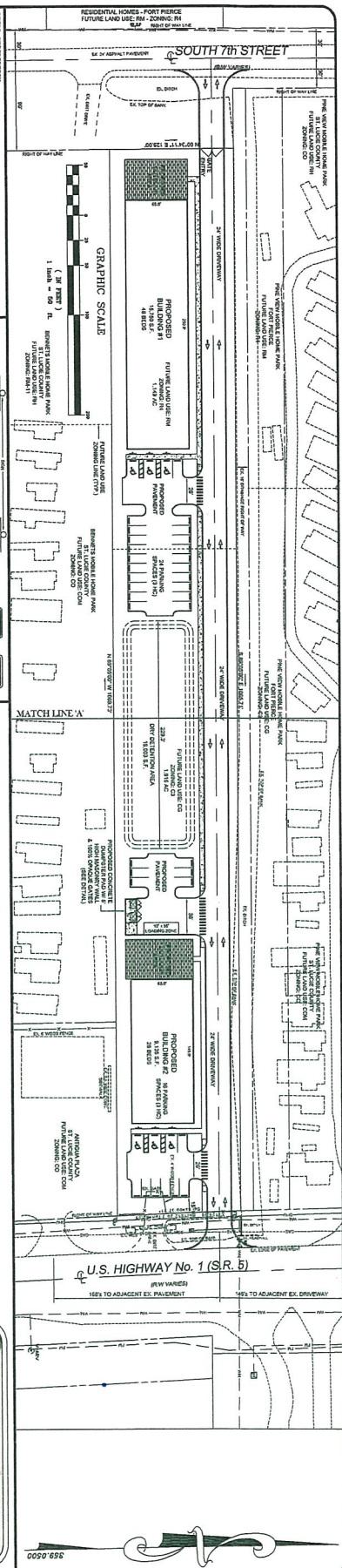
**According to the Utility Map provided
by the FPUA, Natural Gas is available
along US Highway I.**

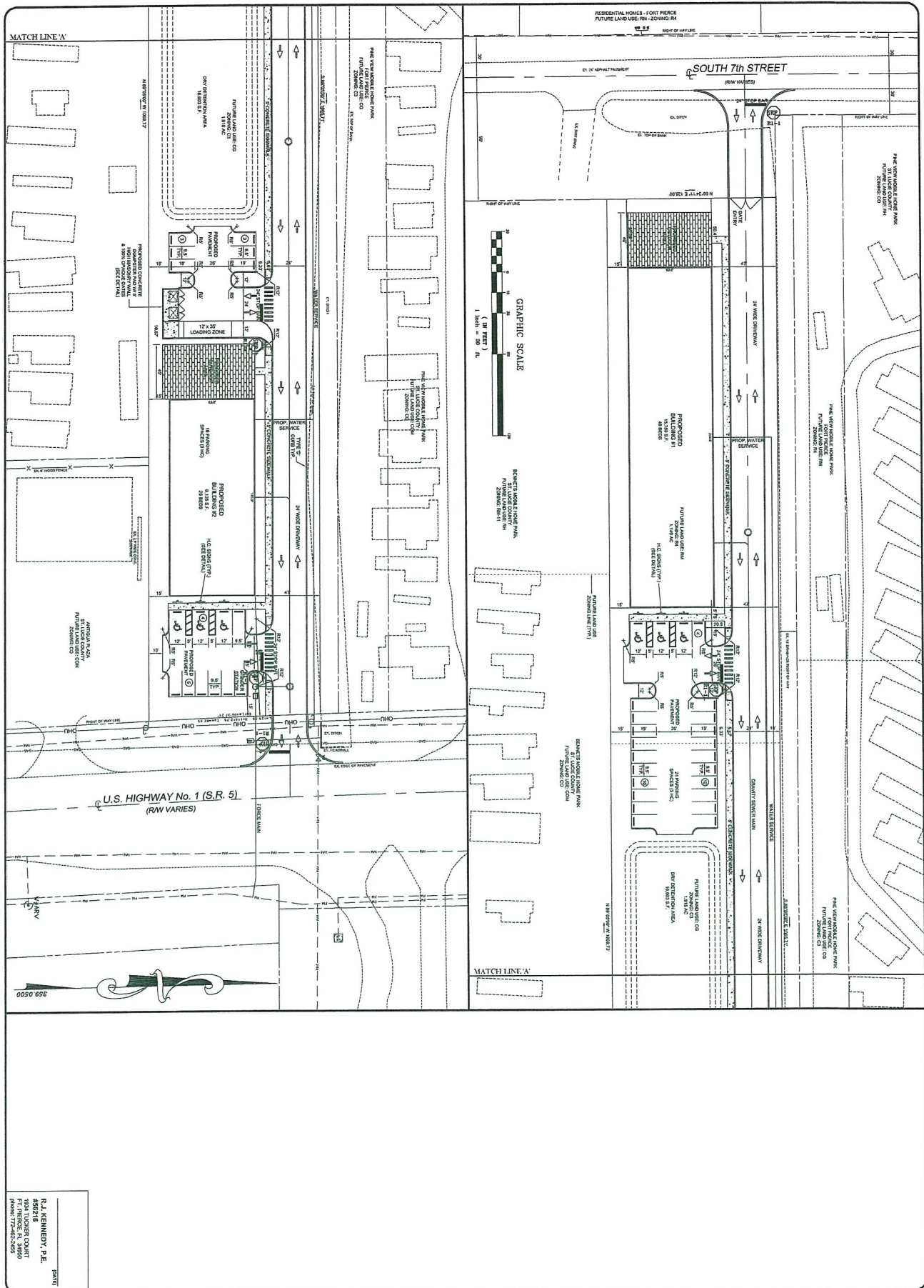
Gary E. Webb

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**This informational marketing product, or
additional informational communications about
this property, does not purport to be all inclusive
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prospective purchaser may desire.**

***All information in this publication has been obtained from
current and qualified sources, is believed to be correct but could
be subject to change. Please request permission prior to
duplication of this material.***





DATE
SCALE
JOB NO.
SHEET

2

PRO TEAM MED
CONCEPTUAL DEVELOPMENT PLAN

ADG
ATLANTIC DESIGN GROUP
300 NW PRIMA VISTA BOULEVARD
FORT ST. LUCI, FLORIDA 32033
PHONE: (772) 840-4800
FAX: (772) 310-9980
E-MAIL: info@atlanticdesigngroup.com
BPR & EPL License No. 30794

DATE	BY	REVISION
10/1/10	ADG	1
10/1/10	ADG	2
10/1/10	ADG	3
10/1/10	ADG	4
10/1/10	ADG	5
10/1/10	ADG	6
10/1/10	ADG	7
10/1/10	ADG	8
10/1/10	ADG	9
10/1/10	ADG	10





US HIGHWAY 1



HIGH POINT BLVD

SOUTHLAND DR

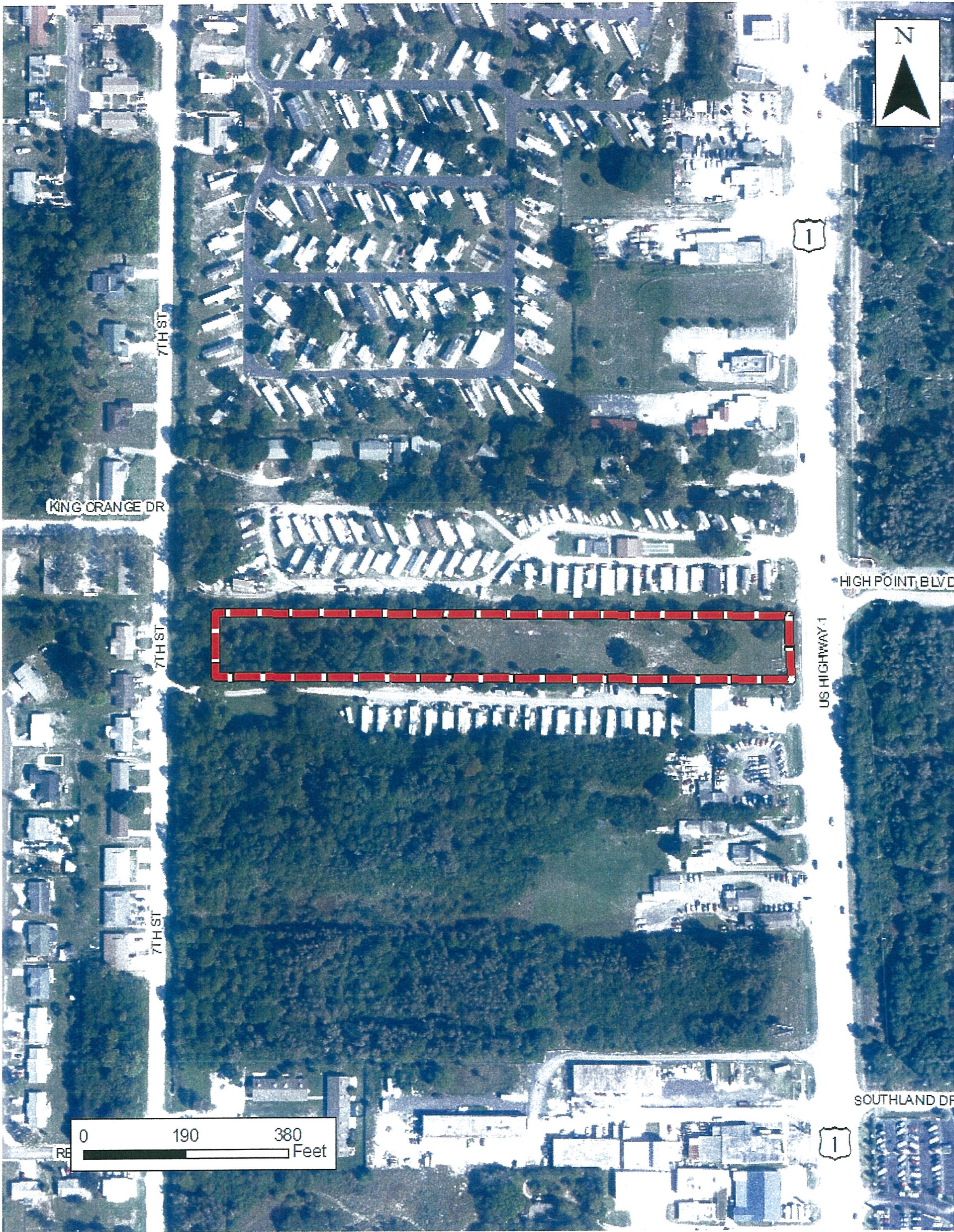
7TH ST

7TH ST

7TH ST

KING ORANGE DR

0 190 380 Feet





- | | | | |
|--|----------------------|--|----------------------|
| | Water Gate Valve | | Manhole |
| | Water Meter | | Active Sewer Service |
| | Active Fire Hydrant | | Active Force Main |
| | Active Water Service | | Active Gravity Main |
| | Active Water Main | | Gas Meter |
| | Sewer Valve | | Active Gas Main |
| | Lift Station | | Clean Out |

FPUA Utility Map

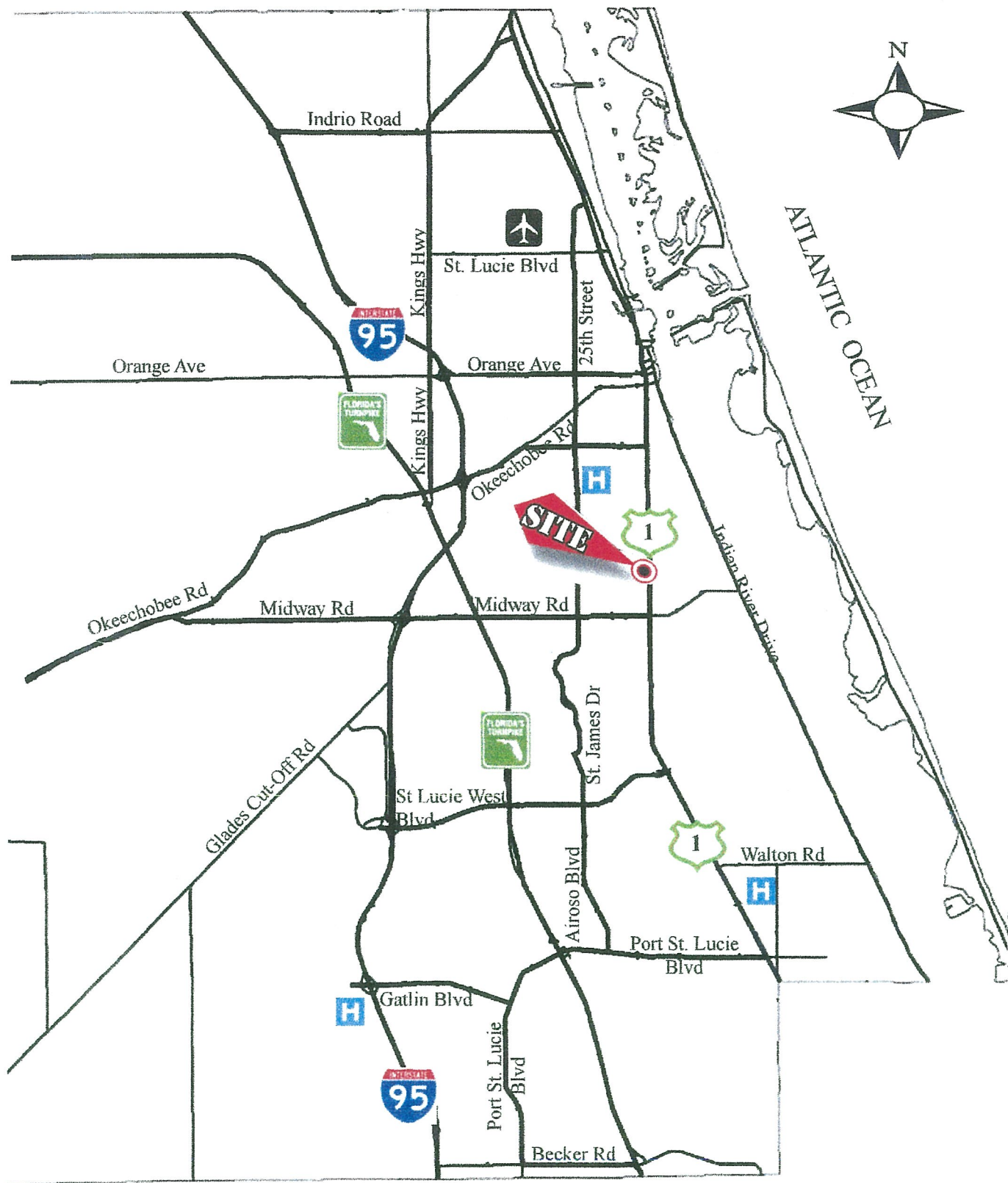
By: Name

Date: 6/18/2015

1" = 103.7'



St. Lucie County



Disclaimer

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While conscientiously prepared, this Pro Team Med marketing brochure about the Property and the surrounding areas should be independently verified and confirmed by the buyer, and their advisors, engineers, consultants, accountants, and counsel.

This Property offering is made on an "as is - where is - as zoned" basis, and prospective purchasers are encouraged to schedule property tours, to carefully consider the Property, and conduct their own independent due diligence, including financial, engineering, environmental inspections, to determine the conditions, suitability, and zoning of the Property for the intended, or projected use, as well as for the existence of any potentially hazardous materials used in the construction or maintenance of any current or previous structures, or located on site. Each recipient of the Property information must rely on its own examination and due diligence with respect to the Property, as well as the terms of any proposed transaction, including its own merit and risks involved.

Pro Team Med reserves the right at any time to negotiate with one or more prospective counterparties and to enter into a definite agreement, or to terminate all negotiations, without prior notice to you or other prospective parties.