

FOR SALE

Fully Approved 18,000± SF Flex Condo Development Site

2560-2591 MCNEIL ROAD

Fort Pierce, FL 34981

PRESENTED BY:

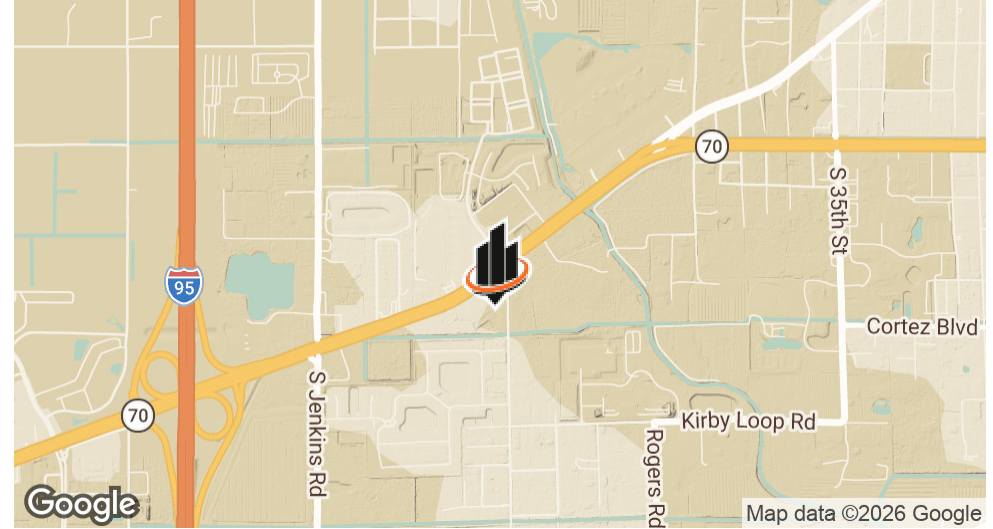
ROBERT HAMMAN

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PROPERTY SUMMARY



VISUAL MEDIA

VIDEO

OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LOT SIZE:	3.4± Acres
BUILDING SIZE:	18,000± SF
ZONING:	General Commercial
PCN # - 2591 MCNEIL ROAD	2419-244-0035-000-6
PCN # - 2560 MCNEIL ROAD	2419-241-0001-010-7

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PROPERTY DESCRIPTION

Introducing The District, a fully site plan-approved and permitted 18,000± SF flex office/warehouse condominium development strategically located in one of the fastest-growing areas of Florida's Treasure Coast.

This exceptional opportunity allows a developer or owner-user to construct highly desirable air-conditioned flex office/warehouse units ranging from approximately 1,500± SF to 8,500± SF, featuring 16-foot clear heights and 10-foot overhead doors.

The approved plans include two new tilt-wall buildings designed to the highest quality standards, offering excellent visibility, prominent signage opportunities, and convenient access to both Interstate 95 and Florida's Turnpike.

Join a rapidly expanding commercial corridor anchored by major national and regional users, including Wawa, Chick-fil-A, Starbucks, Walmart, ALDI, and Indian River State College, all contributing to the area's strong growth and demand drivers.

RENDERING



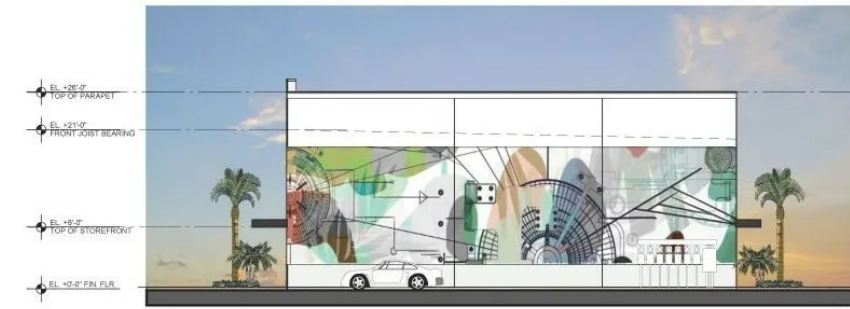
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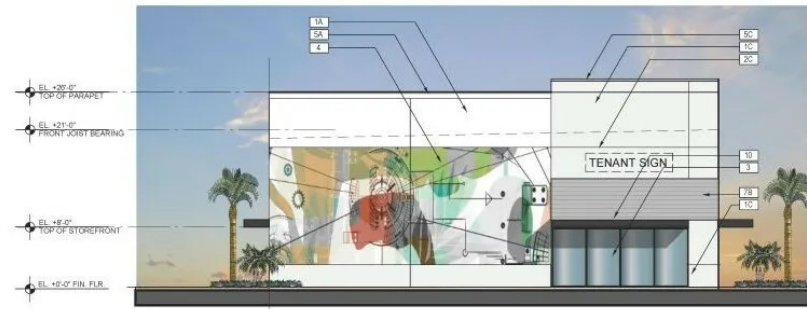
ELEVATIONS



FRONT ELEVATION
1/8" = 1'-0"



SIDE INTERIOR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



MATERIAL SCHEDULE		
MK	Material	Finish
1	CEMENT PLASTER	PAINT-LIGHT TEXTURED FINISH
2	SCOPE LINE - 1/2" D x 1/2" W MIN	PAINT
3	GLASS & GLASS STOREFRONT	ODOR BOND- GLASS - CLEAR
4	CUSTOM MURAL	PAINT
5	METAL	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	BLACK FINISH
7	HORIZONTAL SCORE LINE PATTERN	PAINT
8	ROLL-UP DOOR	PAINT
9	ALUMINUM DOWNSPOUT	PAINT TO MATCH ADJACENT WALL
10	METAL CANOPY	PRE-FINISHED BLACK
11		
12		
A	SHERWIN WILLIAMS	OFF WHITE
B	SHERWIN WILLIAMS	MEDIUM GRAY
C	SHERWIN WILLIAMS	LIGHT GRAY
E		
F		

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ELEVATIONS



MATERIAL SCHEDULE		
MX	Material	Finish
1	CEMENT PLASTER	PAINT - LIGHT TEXTURED FINISH
2	SCORE LINE - 1/2" D x 1/2" W MIN	PAINT
3	ALUM & GLASS STOREFRONT	DARK BRONZE - GLASS - CLEAR
4	CUSTOM MURAL	PAINT
5	METAL	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	BLACK FINISH
7	HORIZONTAL SCORE LINE PATTERN	PAINT
8	ROLL-UP DOOR	PAINT
9	ALUMINUM DOWNSPOUT	PAINT TO MATCH ADJACENT WALL
10	METAL CANOPY	PRE-FINISHED BLACK
11		
A	SHERWIN WILLIAMS	OFF WHITE
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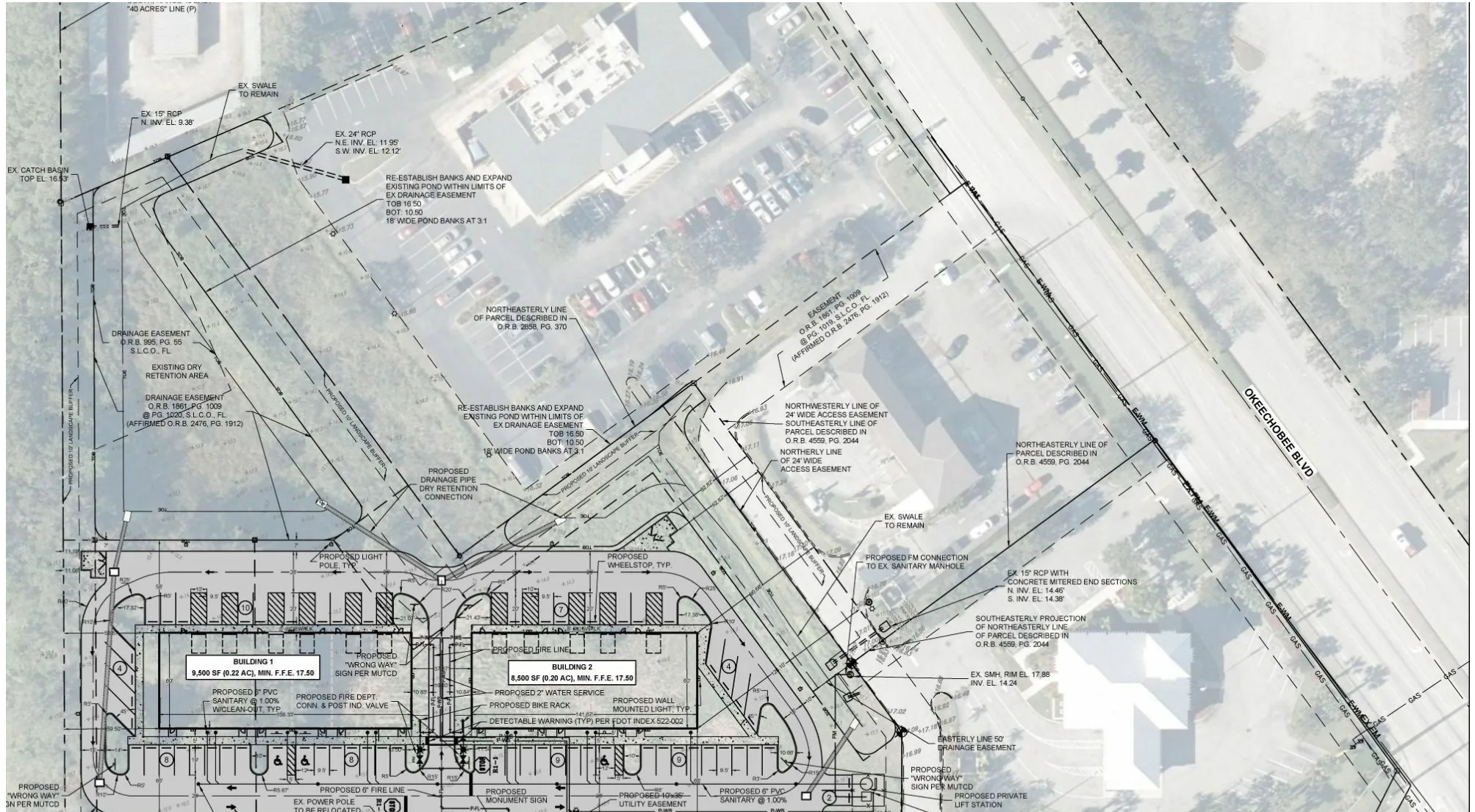
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PARCEL OUTLINE



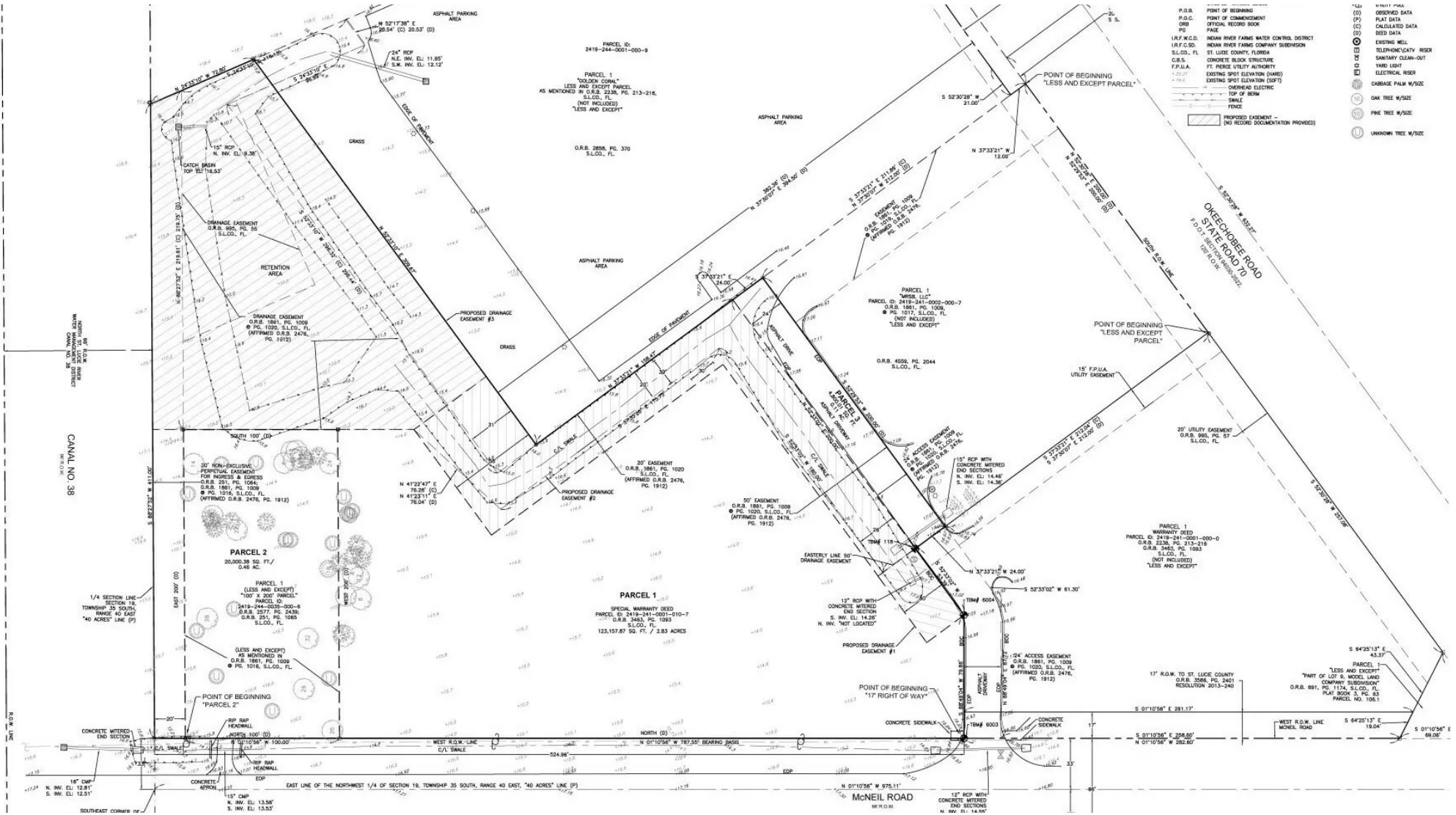
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APPROVED SITE PLAN



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TOPOGRAPHICAL SURVEY



- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - O.R.B. OFFICIAL RECORD BOOK
 - PG. PAGE
 - U.R.F.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
 - S.L.C.O. ST. LUCIE COUNTY, FLORIDA
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - F.P.A.A. FT. PIERCE UTILITY AUTHORITY
 - EXISTING SPOT ELEVATION (HAWK)
 - EXISTING SPOT ELEVATION (SPT)
 - OVERHEAD ELECTRIC
 - TOP OF BERM
 - SMALL
 - FENCE
 - PROPOSED EASEMENT - (NO RECORD DOCUMENTATION PROVIDED)
- (O) OBSERVED DATA
 - (P) PLAT DATA
 - (C) CALCULATED DATA
 - (D) DEED DATA
 - (E) EXISTING WELL
 - (T) TELEPHONE/UTILITY RISER
 - (S) SANITARY CLEAN-OUT
 - (L) LAND LIGHT
 - (E) ELECTRICAL RISER
 - (P) CABBAGE PALM W/SIZE
 - (O) OAK TREE W/SIZE
 - (P) PINE TREE W/SIZE
 - (U) UNKNOWN TREE W/SIZE

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,642	34,802	78,337
AVERAGE AGE	38.1	36.2	39.2
AVERAGE AGE (MALE)	38.5	36.5	39.3
AVERAGE AGE (FEMALE)	41.3	38.5	42.4

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	978	12,080	28,720
# OF PERSONS PER HH	2.7	2.9	2.7
AVERAGE HH INCOME	\$79,722	\$63,367	\$66,851
AVERAGE HOUSE VALUE	\$319,992	\$233,313	\$258,791

2023 American Community Survey (ACS)



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SURVEYOR 03

LANDSCAPING 04

05 PET GROOMERS

POSH AND VINTAGE 06

07 GARDEN