

SUBJECT



Kings Hwy Industrial Development Site

2106 N Kings Hwy, Fort Pierce, Florida 34950

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PROPERTY OVERVIEW



Sale Price

\$4,500,000

Offering Summary

Acreage:	16.62 Acres
Price / Acre:	\$270,758
City:	Fort Pierce
County:	Saint Lucie
State:	Florida
Property Type:	Development Land

Property Overview

This 16.62 ± acre industrially zoned development site is located 1.7 miles north of Orange Ave. Exit 131 of I-95 in St. Lucie County. Surrounded by industrial development and warehouses, with excellent access, this property offers a strong opportunity for a distribution user, trucking facility, manufacturer or developer. The property is located across Kings Hwy from the stabilized Kings Hwy Industrial Park at Commercial Circle.

The Florida Department of Transportation has expanded Kings Hwy to a four lane divided highway as far as one mile south of the property with imminent plans for further expansion in front of the property to be completed in 2026. Those plans include a signalized interchange at the southwest corner of the property with excellent potential for future commercial use. The complete project is projected to be completed in 2027 providing four lane access to I-95 both Indrio Rd (FL614) to the north and Orange Ave (FL68) to the south.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% uplands
Soil Types:	8 acres of Winder Loamy Sand 3 acres of Wabasso Sand 3 acres of Arents 3 acres of Nettles & Oldsmar Sands
Taxes & Tax Year:	2023 Property Taxes were \$7,252.11
Zoning / FLU:	IL: Industrial Light
Road Frontage:	600 FT ± on North Kings Hwy
Fencing:	Barbed wire perimeter fenced

LOCATION



Location & Driving Directions

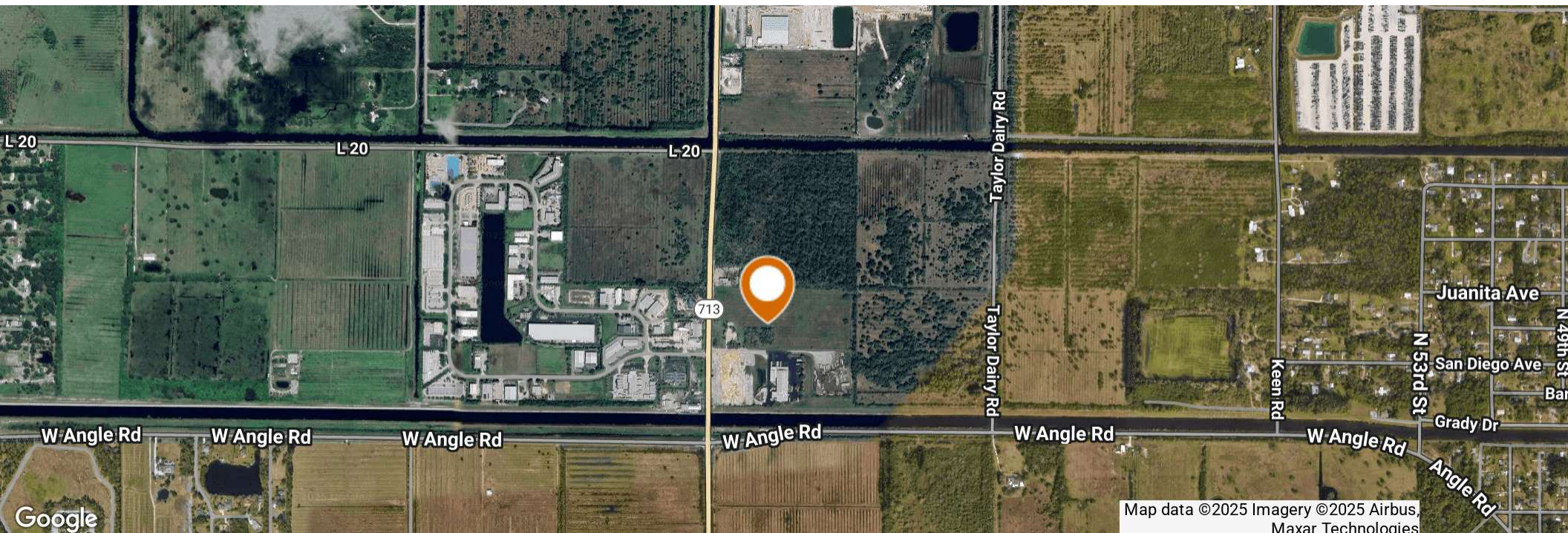
Parcel: 1336-331-0000-000-2

GPS: 27.472356, -80.3973463

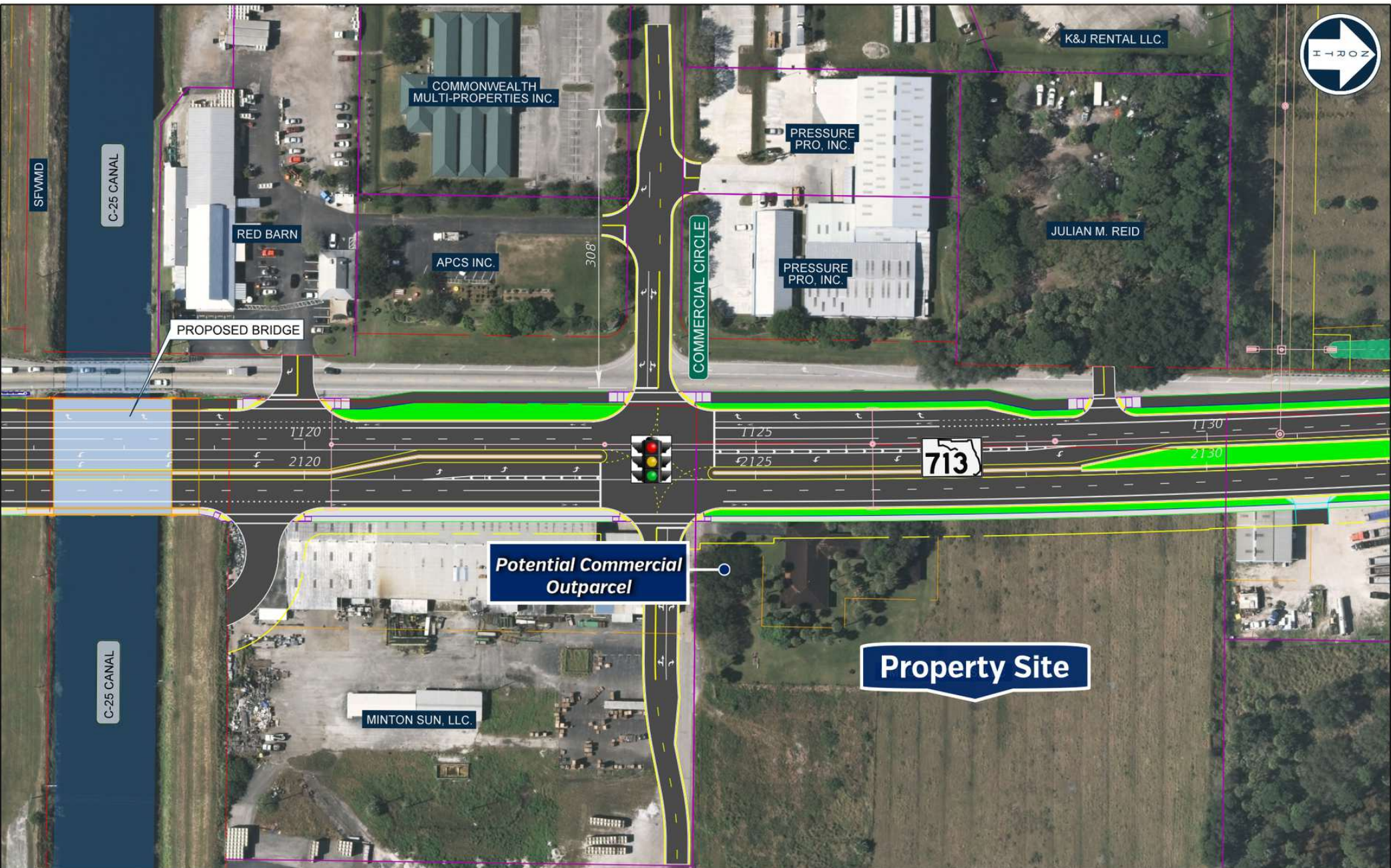
Driving Directions:

- From the intersection of SR68 and I-95 travel west 1650 feet to Kings Hwy
- Take a right and travel north 1.7 miles property is on your right.

Showing Instructions: Call for instructions



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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

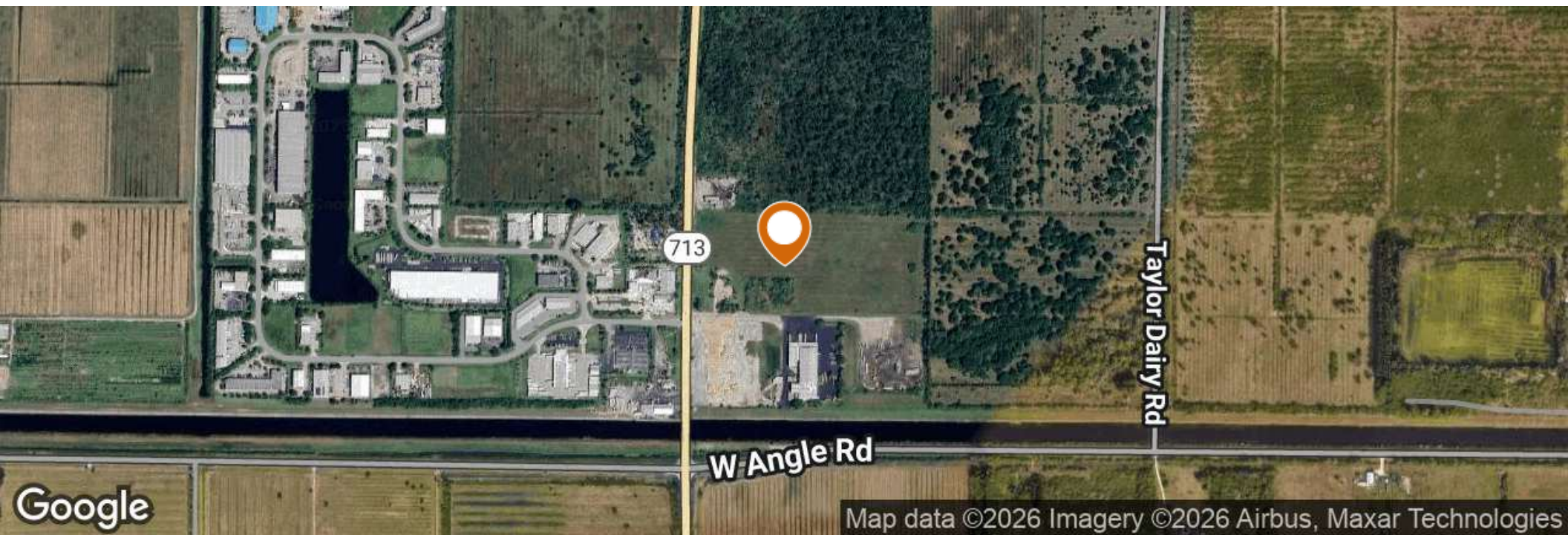
OSCAR OLIVA, P.E.
P.E. LICENSE NUMBER 75502
BCC ENGINEERING, LLC.
6401 SW 87th AVE, SUITE 200.
MIAMI, FLORIDA 33173
P: (305) 670-2350 F: (305) 670-2351

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	438379-1-52-01

**AMRC EXHIBIT
ALTERNATIVE 2**

SHEET
NO.





SURROUNDING INDUSTRIAL BUSINESSES

United Rentals

ABC
Supply Co. Inc.

PRODIM

FritoLay

CORE & MAIN

TRUE STONE
MASONRY

US Installation Group

Pressure-Pro

UniFirst

American Pressure Systems Pressure World

AAA Cooper Transportation

NO CITRUS
FT. PIERCE, FL.

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