

**FOR SALE**  
\$5,000,000

±98.5 Acre Strategic Investment Land | Eleven Mile Rd, Fort Pierce, FL 34945

FARM, ESTATE, OR FUTURE DEVELOPMENT

*Wylder*

Single-Family Residences at Bristol

K. Hovnanian's Four Seasons,  
a 55+ Neighborhood

Gated Golf Course Living  
at Glynlea Country Club

Waverly's Lakefront Townhomes

Founders Crossing

**SITE**  
±98.5 ACRES

GLADES CUTOFF RD

W MIDWAY RD

11 MILE RD

MCCARTY RD

STETSON RD

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## Property Details

**Sale Price:** \$5,000,000

**Land Size:** ±98.5 Acres

**Zoning:** AG-2.5

**Land Use:** AG-2.5 (1 du/2.5 Ac) and RC (1 du/5 Ac)

**Jurisdiction:** Saint Lucie County

**Parcel ID(s):** 2333-241-0001-000-7 - **38 Acres**

2333-334-0000-000-5 - **42 Acres**

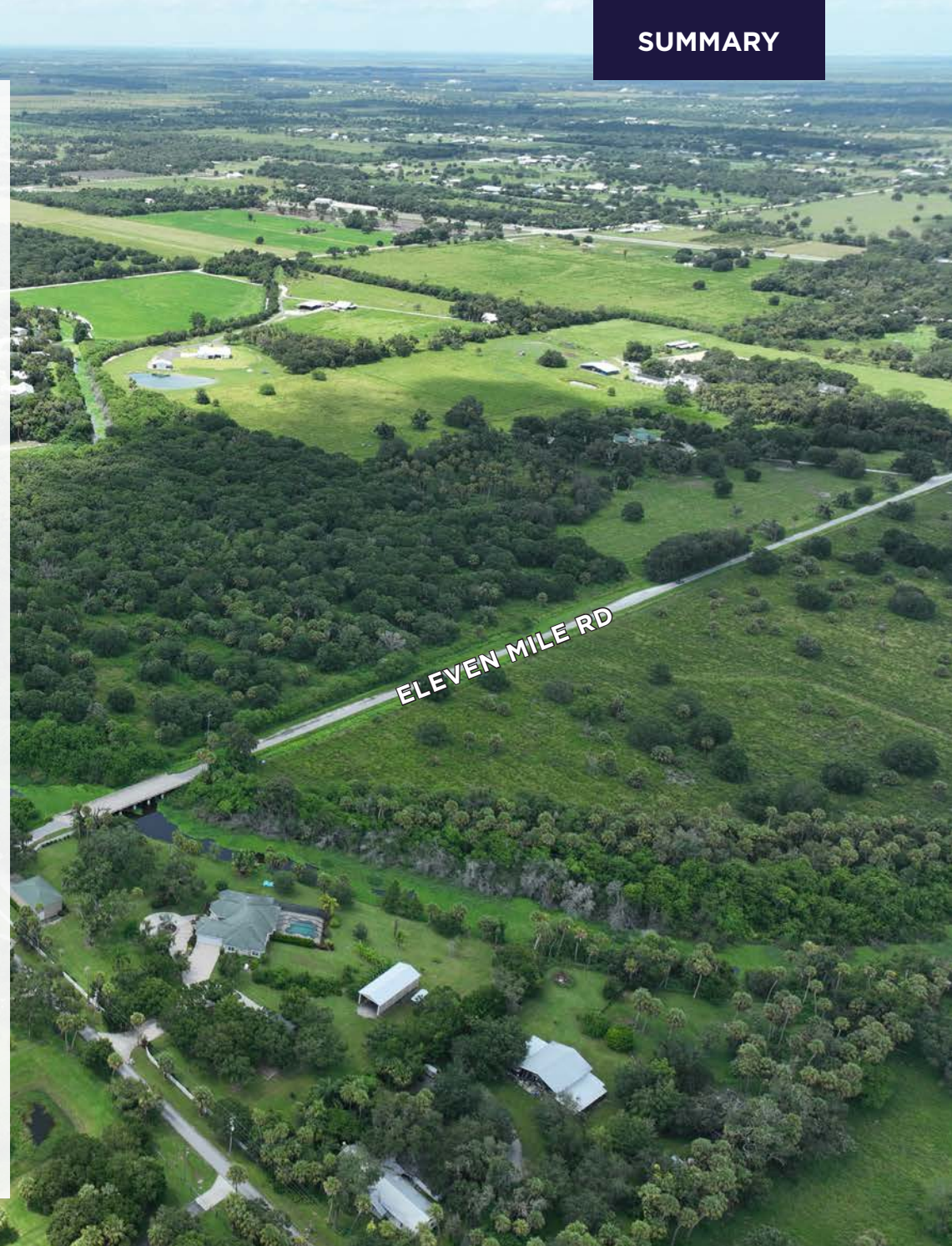
2333-423-0000-000-8 - **19 Acres**

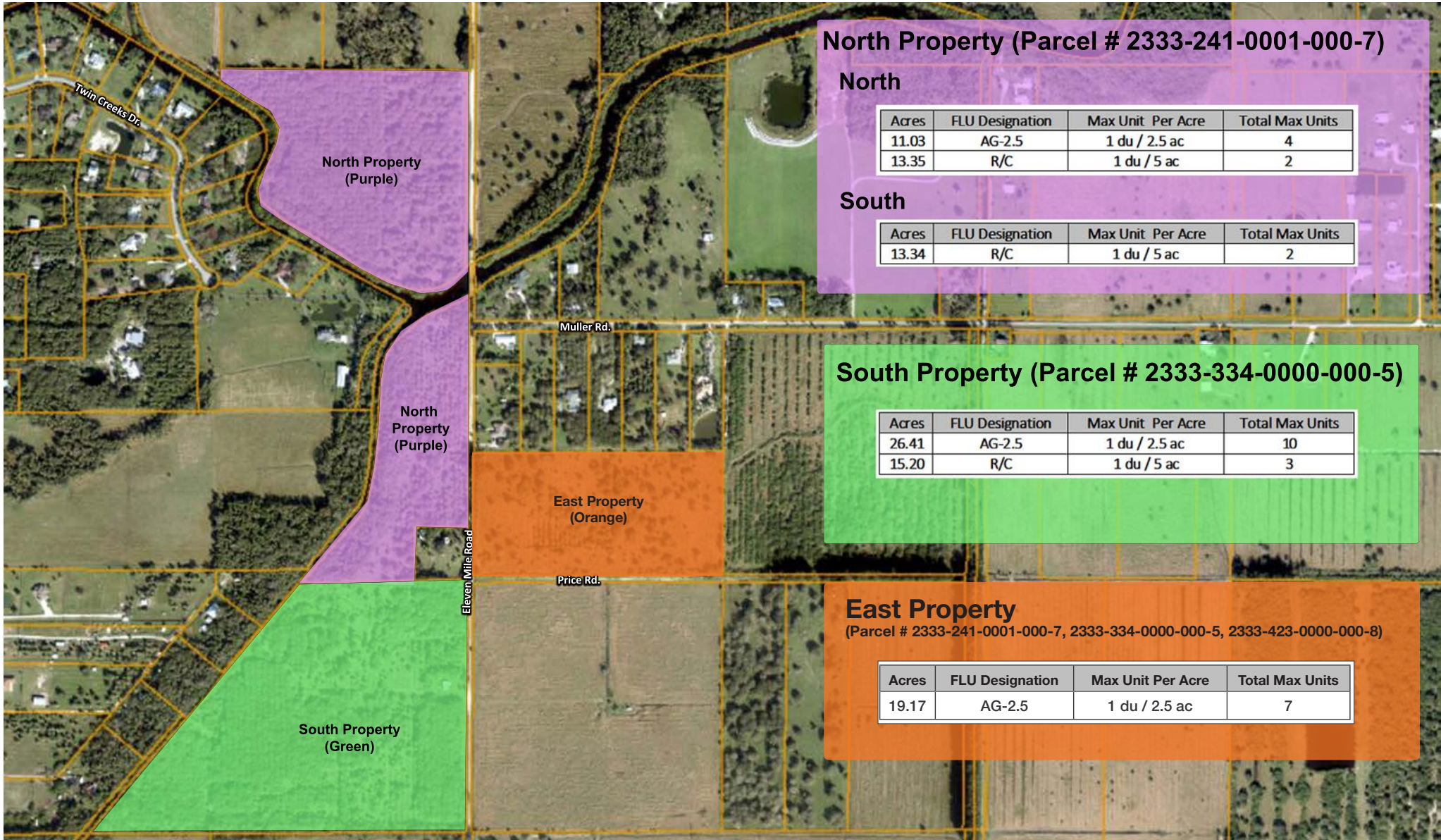
## Description

An exceptional opportunity to acquire 98.5 acres in Fort Pierce, FL, located east of I-95 between Eleven Mile Rd and McCarty Rd. Zoned AG-2.5 (Agricultural-2.5), it allows for agricultural operations, rural residential use, and potential future development subject to approvals. Positioned in a rapidly growing area, the property benefits from proximity to major transportation routes, including I-95, with convenient access to the broader Treasure Coast region.

This versatile site supports agriculture, equestrian estates, or long-term investment, with rezoning potential as development demand rises. Located near Treasure Coast International Airport, major distribution centers, and future infrastructure expansions, it's an excellent opportunity for investors.

Ideal for development, land banking, or agricultural use, this high-growth corridor property offers significant investment potential in an expanding market.





**North Property (Parcel # 2333-241-0001-000-7)**

**North**

Acres	FLU Designation	Max Unit Per Acre	Total Max Units
11.03	AG-2.5	1 du / 2.5 ac	4
13.35	R/C	1 du / 5 ac	2

**South**

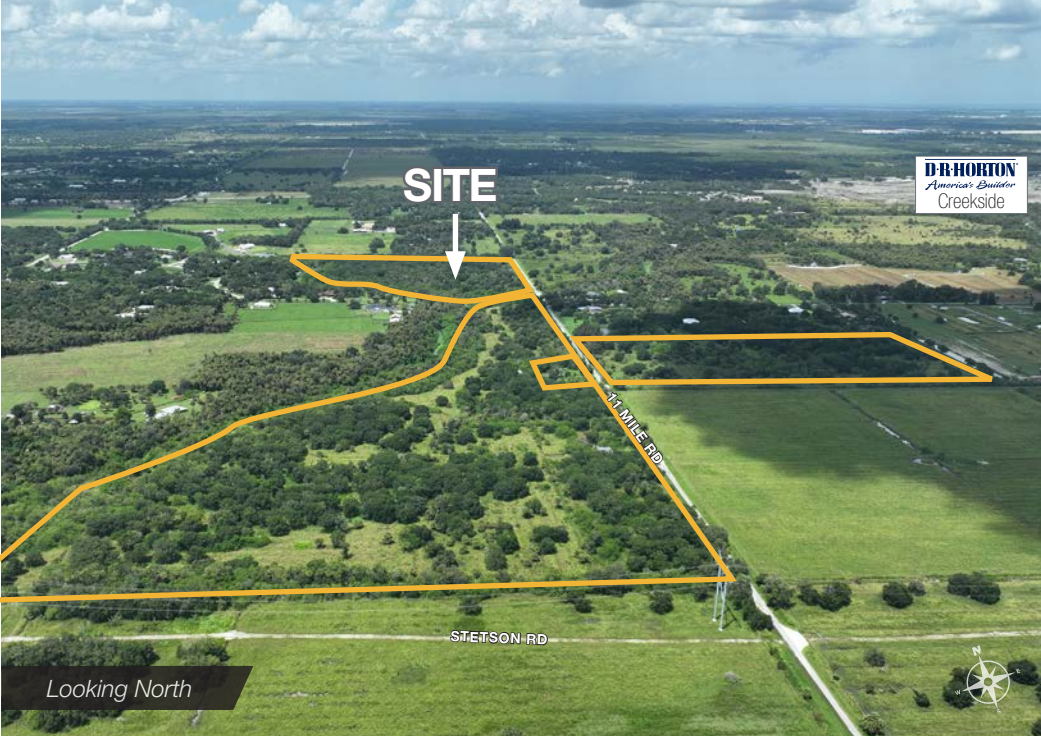
Acres	FLU Designation	Max Unit Per Acre	Total Max Units
13.34	R/C	1 du / 5 ac	2

**South Property (Parcel # 2333-334-0000-000-5)**

Acres	FLU Designation	Max Unit Per Acre	Total Max Units
26.41	AG-2.5	1 du / 2.5 ac	10
15.20	R/C	1 du / 5 ac	3

**East Property**  
(Parcel # 2333-241-0001-000-7, 2333-334-0000-000-5, 2333-423-0000-000-8)

Acres	FLU Designation	Max Unit Per Acre	Total Max Units
19.17	AG-2.5	1 du / 2.5 ac	7



Looking North



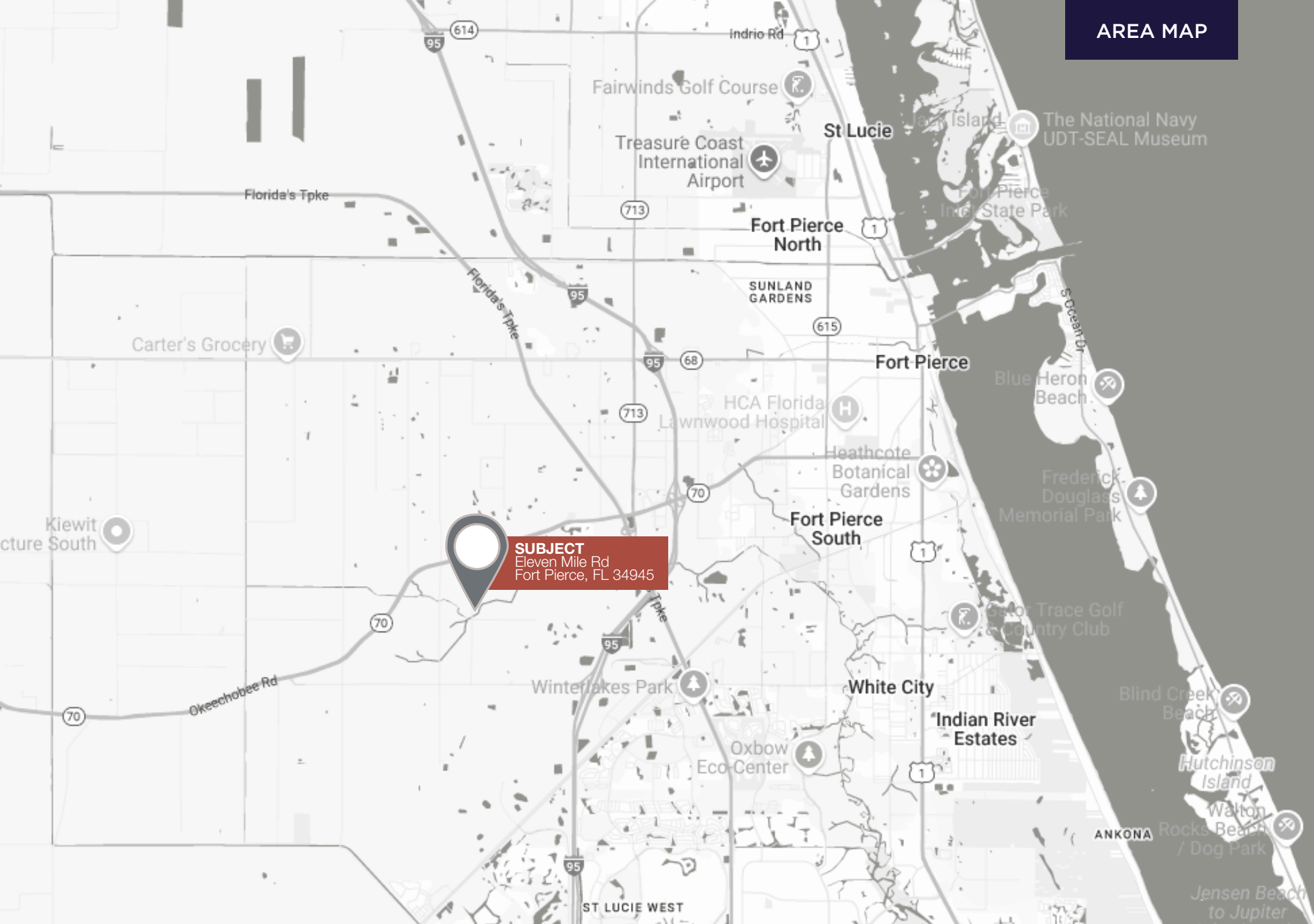
Looking South



Looking East



Looking West



**SUBJECT**  
Eleven Mile Rd  
Fort Pierce, FL 34945



**SITE**

Creekside  
179 Acres  
128 Units

Gordy Creek  
65 Acres  
316 Units

Creekside Phase 2  
187 Acres  
447 Units

Sunrise PUD  
116 Acres  
400 Units

KOA Surf Park  
204 Acres  
Mixed Use

MIDWAY RD

Founders Crossing  
±317.67 Acres

Wylder  
1,970 Acres  
4,000 Units

PGA Reserve  
Industrial Park

Saint Lucie  
West Industrial Park

PGA Golf Club  
at PGA Village  
2,511 Units

PGA Verano  
3,398 Units

Astor Creek  
Golf & Country  
Club  
900 Units

Central Park St Lucie  
(1,500 Units):  
Alan 218  
Haven 60  
Moranda Homes 285  
Ryan Homes 435  
Taylor Morrison 139

Crossstown  
Commons  
612 Units

Heritage  
Oaks  
525 Homes

Esplanade  
600 Units

Cadence  
439 Units

Mattamy  
381 Units

The Estates at Tradition  
132 Units

Seville:  
Phase 1  
520 Homes

Tradition  
Regional  
Park

Emery  
132 Homes

Lakes at Tradition  
687 Units

The Brennevy at Tradition  
Senior Living

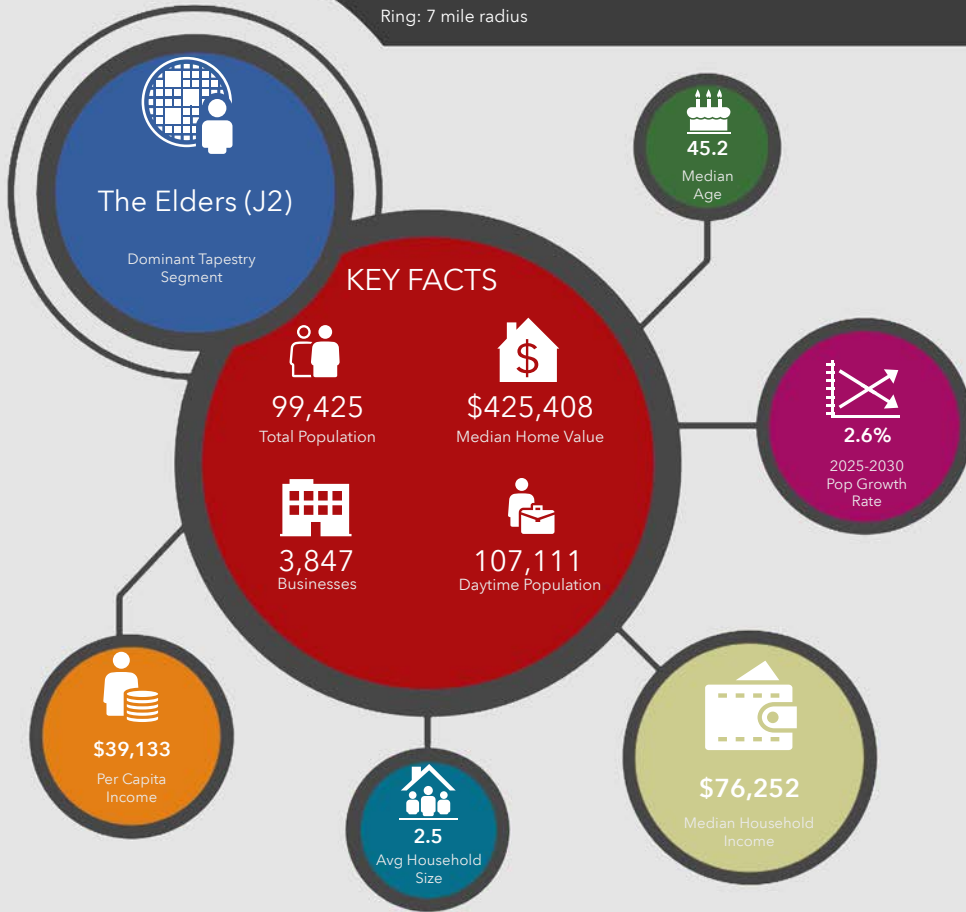
TRADITION VILLAGE  
CENTER

Gatlin  
Business Park

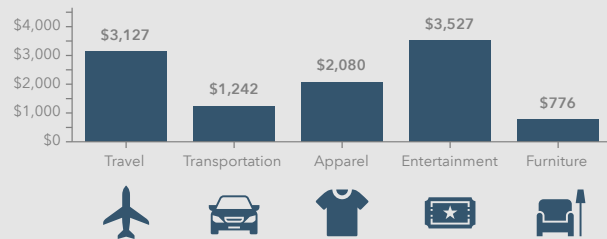
Oakwood Ranch  
9,690 units  
3,000 acres

GT Homes USA

Eleven Mile Rd, Fort Pierce, Florida, 34945  
Ring: 7 mile radius



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

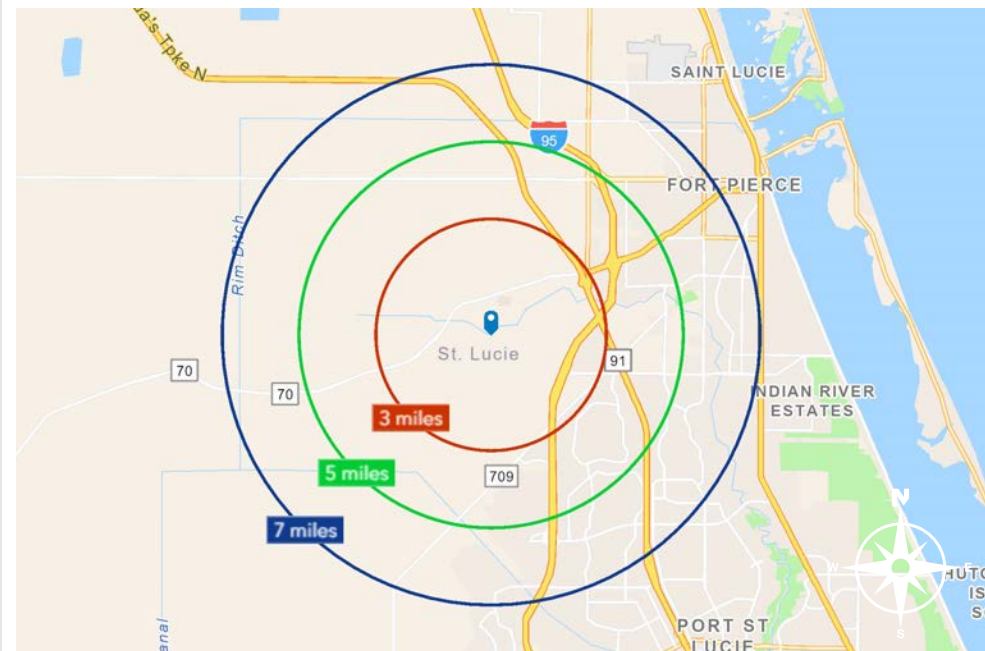
3 Mile:	448
5 Mile:	2,752
7 Mile:	33,878

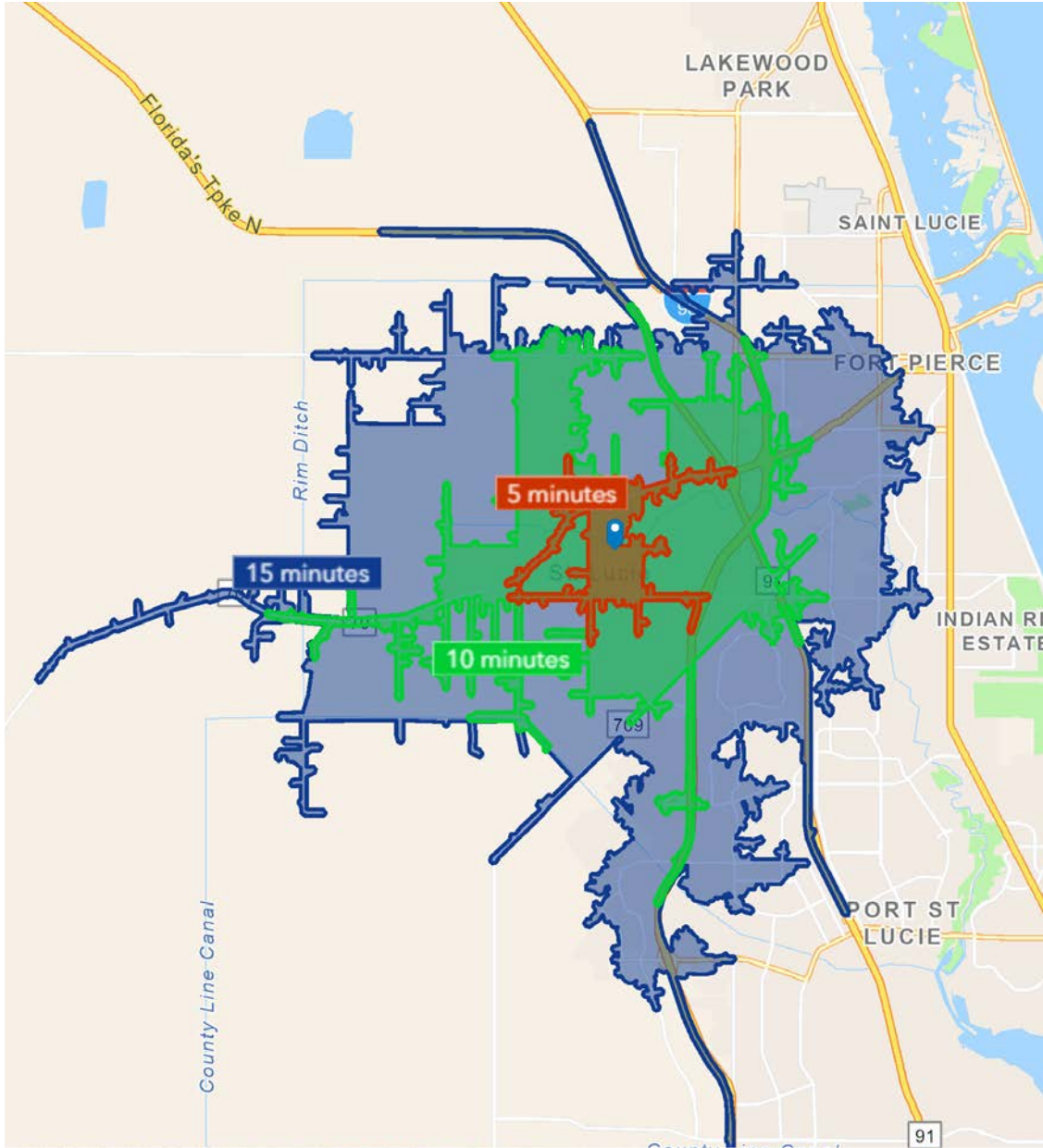
Average Household Income

3 Mile:	\$113,139
5 Mile:	\$123,358
7 Mile:	\$107,562

Median Age

3 Mile:	43.6
5 Mile:	44.8
7 Mile:	44.1





5 Minutes	10 Minutes	15 Minutes
<b>158</b> 2010 Population	<b>2,132</b> 2010 Population	<b>46,593</b> 2010 Population
<b>556</b> 2025 Population	<b>4,511</b> 2025 Population	<b>69,988</b> 2025 Population
<b>251.8%</b> 2010-2025 Population Growth	<b>111.5%</b> 2010-2025 Population Growth	<b>50.2%</b> 2010-2025 Population Growth
<b>10.81%</b> 2025-2030 (Annual) Est. Population Growth	<b>5.68%</b> 2025-2030 (Annual) Est. Population Growth	<b>3.02%</b> 2025-2030 (Annual) Est. Population Growth
<b>43.9</b> 2025 Median Age	<b>44.0</b> 2025 Median Age	<b>44.4</b> 2025 Median Age
<b>\$113,583</b> Average Household Income	<b>\$112,076</b> Average Household Income	<b>\$99,570</b> Average Household Income
<b>48.0%</b> Percentage with Associates Degree or Better	<b>48.3%</b> Percentage with Associates Degree or Better	<b>42.9%</b> Percentage with Associates Degree or Better
<b>66.8%</b> Percentage in White Collar Profession	<b>65.3%</b> Percentage in White Collar Profession	<b>61.1%</b> Percentage in White Collar Profession

# St Lucie County

## Economic Expansion, 2019 - Present

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
<b>Calendar Year 2019</b> Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	22	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	584	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000
<b>Calendar Year 2020</b> California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	37	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	18	75ft. Tower
FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490†	0	451†	245,000
Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000
Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000
Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,602**	0	‡	2,347,315 ‡
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	2	30,000
<b>Calendar Year 2021</b> Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	1200	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	21	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	2	8,000
Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	310	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	120	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	42	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	21	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	55	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	X	67,193
Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	333	106,000
South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,100,000**
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000

X Not expected to be operational  
NR No response

\* Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
<b>Calendar Year 2022</b> Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200	170	300	220,000
Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	36	81,750
Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	NR	207,458
Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
Legacy Park Spec A	Industrial Development	Port St. Lucie	NEW	112*‡	0	23**	168,000
Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000
Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
<b>Calendar Year 2023</b> Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*‡	0	0	389,000
Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	6	60,000
Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	378,521
Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡
Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	70	132,000
Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	55	23,456
<b>Calendar Year 2024</b> Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	24	245,900
APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	22	33,600
BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755*	0	1	\$
Costco Warehouse Depot Phase 1	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685
Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	0	8,825
Lighthbridge Academy	Education	Port St. Lucie	NEW	22	0	27	11,000
Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	\$
PI Motor Club	Leisure/Hospitality	St. Lucie County	NEW	125	0	0	TBD
Project Four PSL	Manufacturing	Port St. Lucie	NEW	225	0	0	250,000
SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000
<b>8 YEAR TOTALS</b>				<b>12,935</b>	<b>6,743</b>	<b>11,297</b>	<b>16,510,578</b>

† Includes full-time, part-time and per diem workers  
‡ Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects  
§ All or some jobs and/or square footage transferred to another project listed in this Project Update as a separate project (usually end users) and often in a different year  
\$ Square footage - see Interstate Crossroads & Legacy Park 2020

# CITY OVERVIEW

City of Fort Pierce



Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

# ST. LUCIE COUNTY, FLORIDA

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port - all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 375,226 and has experienced growth of over 35% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.

## REGIONAL OVERVIEW





GLADES CUTOFF RD

W MIDWAY RD

Wyllder

Single-Family Residences at Bristol  
K. Hovnanian's Four Seasons,  
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Gated Golf Course Living  
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OFFERING SUMMARY



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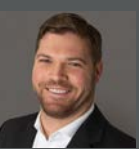
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*Farm, Estate, or Future Development*

