

GRAHAM ROAD - AADT 6,600±

COPENHAVER ROAD



AADT 75,888±

LSI
COMPANIES

OFFERING MEMORANDUM

FORT PIERCE RV STORAGE

17.45± ACRES VACANT COMMERCIAL LAND FOR SALE - FORT PIERCE, FL

PROPERTY SUMMARY

Property Address: 2192 Peters Road
Fort Pierce, FL 34945

County: St. Lucie

Property Type: Vacant Land

Property Size: 17.45± Acres

Zoning: GC (General Commercial)

Future Land Use: Commercial

Permits in Place: Fully Permitted for an RV Storage
Facility with 503 Storage Slips
and 880 Sq. Ft. Office

Utilities: St Lucie County Water/Sewer

Tax Information: \$6,868.02 (2024)

STRAP Number: 2313-432-0000-000-4

LIST PRICE:

\$6,841,098

\$9.00 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Billy Rollins, CCIM, ALC
Senior Broker



Hunter Ward, CCIM, ALC
Senior Broker Associate



DIRECT ALL OFFERS TO:

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(239) 489-4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY



LSI Companies is pleased to present Fort Pierce RV Storage, a fully permitted, shovel-ready opportunity to acquire a prime 17.45-acre commercial development site in Fort Pierce, Florida. Strategically located at the intersection of Graham Road and Copenhaver Road, with immediate utility access, this infill site is fully entitled for a 503-stall RV storage facility and accompanying office, offering an investor or developer a rare turnkey solution in one of the state's fastest-growing regions.

The Fort Pierce RV Storage parcel is zoned for commercial use and includes complete approvals from the South Florida Water Management District, Florida DEP, Fort Pierce Utilities Authority, and North St. Lucie River Water Control District. With all major permitting hurdles cleared, including wetland mitigation and engineered stormwater design, this asset is positioned for immediate horizontal development and vertical integration. Surrounded by residential growth and successful RV Dealerships, Fort Pierce RV meets the rising demand for RV storage in coastal Florida.

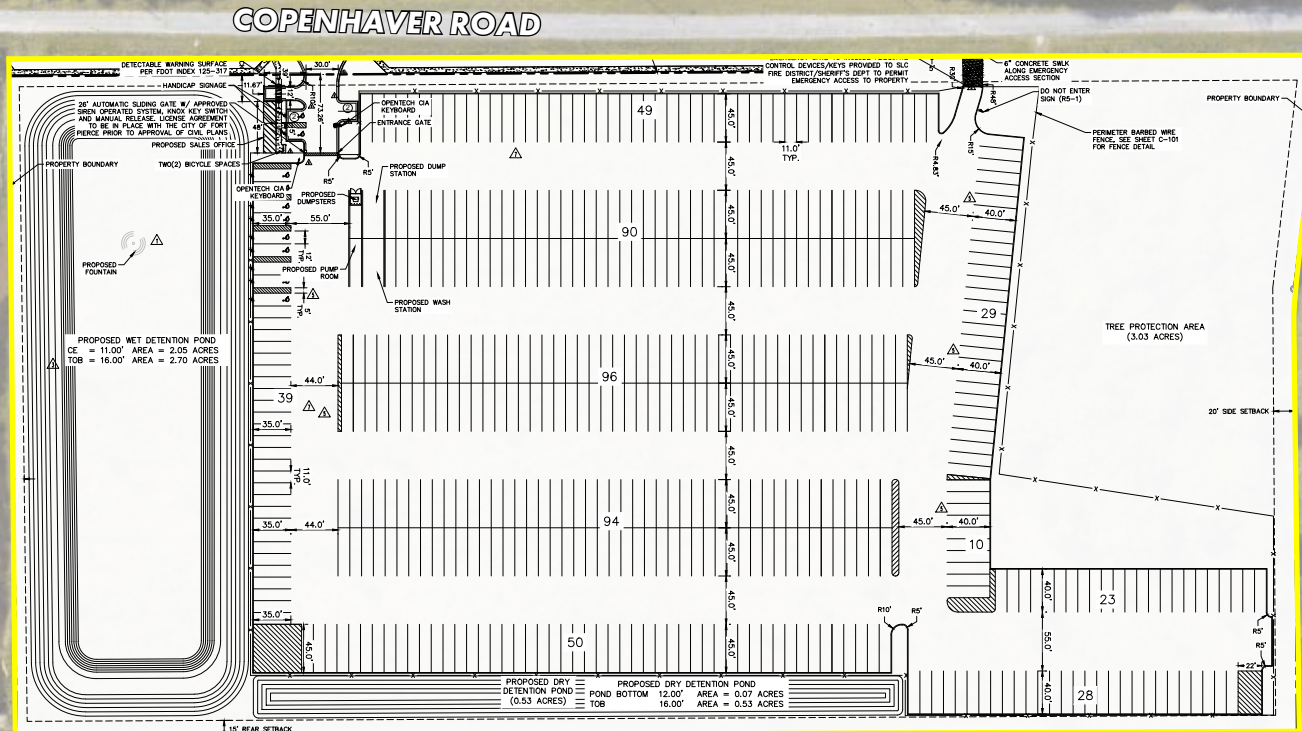
This offering represents a rare convergence of value, entitlement, and strategic timing. With development-ready approvals and a highly usable layout, Fort Pierce RV is ideally positioned to serve Florida's booming outdoor lifestyle and recreation economy. Whether you're a developer, operator, or investor seeking strong yield potential, this project delivers a streamlined path to execution in one of the most sought-after segments of commercial real estate, RV Storage.

PROPERTY HIGHLIGHTS

- **503 Approved RV Stalls for Lease:** Efficiently designed layout includes 880 Sq. Ft. of office space and over 227,000 Sq. Ft. of rentable storage area
- **Fully Entitled & Shovel Ready:** All permits secured with the ability to start construction immediately
- **High-Value Location:** Quick access to two major Highways with direct Frontage on Interstate 95 and less than 1 mile to State Road 70
- **Complete Wetland Mitigation:** All 2 acres of impact mitigated via 0.93 herbaceous credits purchased from Bluefield Ranch Mitigation Bank—zero delays or obligations
- **Strategic Infill Positioning:** Located in a rapidly expanding residential corridor with increasing demand for RV and boat storage in Southeast Florida



SITE PLAN



AADT 75,888±



PROPERTY AERIAL



LOCATION

SURROUNDING NOTABLE RETAIL

1. OKEECHOBEE ROAD (BETWEEN I-95 & FL TURNPIKE)



2. ALONG OKEECHOBEE ROAD

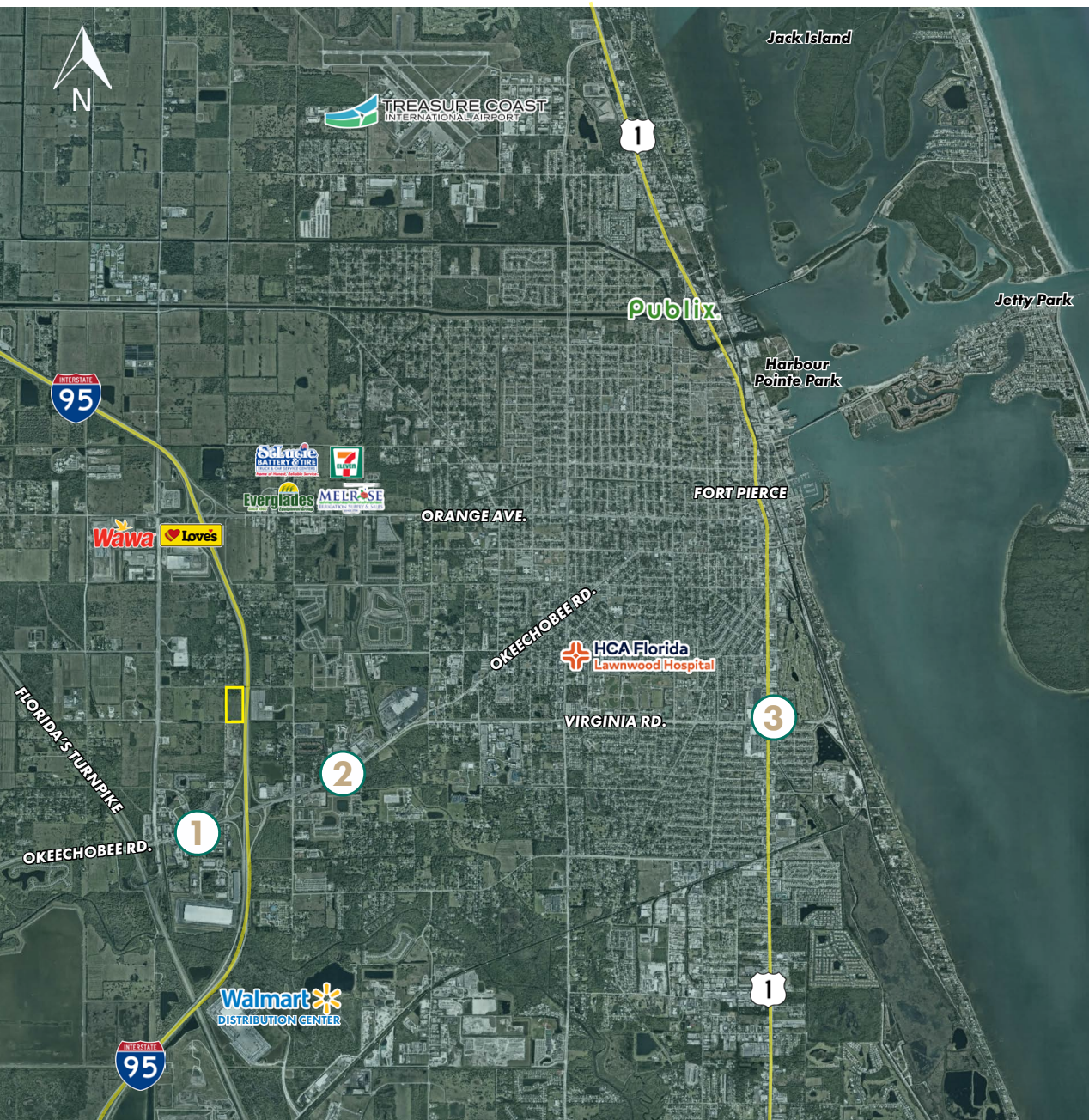


3. SABAL PALM PLAZA (US-1)



LOCATION HIGHLIGHTS

- Directly Adjacent to Interstate 95
- 1± mile to State Road 70
- 3± miles to Florida's Turnpike
- 6± miles to Treasure Coast International Airport





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.