INDUSTRIAL VACANT LAND FOR SALE

± 34.27 Acres

Midway Industrial Park | Phase III South

Florida's Turnpike & Post Office Road, Fort Pierce, FL 34981

ACCESS KEY DISTANCES:
West Midway Road - 0.38 Miles
Florida's Turnpike - 3.2 Miles
Interstate 95 - 1.6 Miles

SITE SPECIFICATIONS:

- Site Size: ±34.27 Acres of Vacant Land
- Parcel ID's: 3406-502-0008-000-2,
  - 3406-502-0004-000-4, 3406-502-0005-000-1,
  - 3406-502-0006-000-8, 3406-502-0007-000-5
- Flexible Zoning | Potential Heavy Use
- Paved Property Access
- All Utilities at Site
- Excellent Signage
- Traffic Count: ±16,900 Vehicles Daily
- Easy access to Interstate 95 (I-95) and Florida's Turnpike
- **Asking Price: $700,000.00 per acre**

For further information, please contact our exclusive agents:

Alan H. Long
T. 561-893-6283
alan.long@nmrk.com

Nick Wigoda, SIOR
T. 305-982-4110
nick.wigoda@nmrk.com

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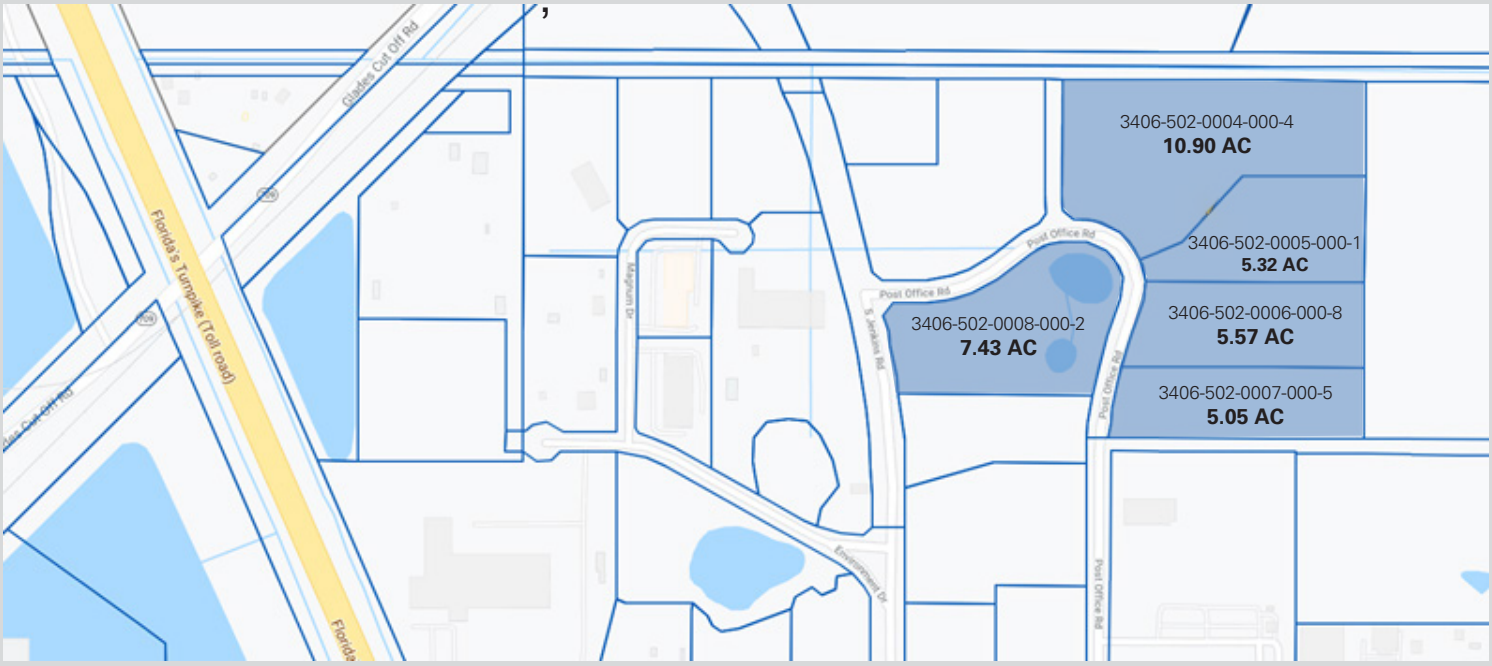
AERIAL

LOCATION MAP



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NEWMARK

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www.nmrk.com

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DEMOGRAPHICS:

Population Summary	1 mile	3 miles	5 miles
2018 Total Population:	4,221	25,596	93,020
2018 Group Quarters:	30	246	854
2023 Total Population:	4,587	27,790	100,360
2018-2023 Annual Rate:	1.68%	1.66%	1.53%
2018 Total Daytime Population:	5,248	28,504	98,615

LOCAL INCENTIVES:

As one of the fastest growing areas in the nation, St. Lucie County continues to attract and retain a quality workforce. The Board of County Commissioners is committed to creating a business friendly-environment and assist through its economic development incentives program. Such incentives are available to business activities that are identified on the County's adopted Targeted Industry List and include: Job Growth Investment Grant, Ad Valorem Tax Exemption, expedited site plan review and fast track permitting, impact fee mitigation and application fee waivers.

St. Lucie County has specific economic development tools in place for targeted industry sectors including: AgTech/Nutraceuticals, Manufacturing, Aviation/Marine/Composite Materials, Information Technology/Educational Services, Distribution/Logistics, and Life Sciences.

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