

**Alex Rodriguez-Torres**  
1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952  
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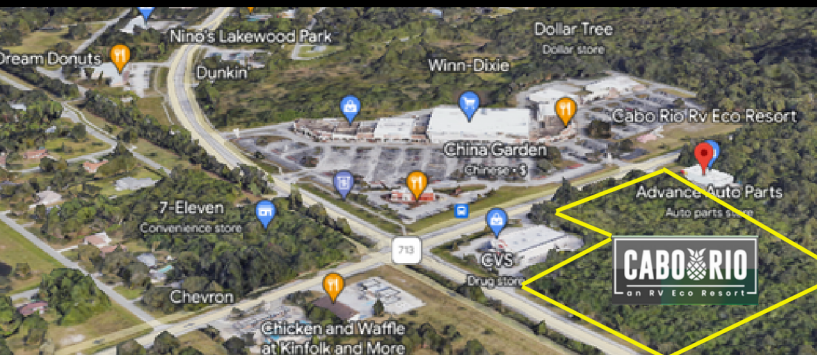




# Prime Industrial Land

2525 Center Road Fort Pierce, FL 34946

**For Sale: \$10MM**



The resort will feature 146 privately owned lots, a 600' lazy river, a tropical pool, a kiddie splash pad, and a FlowRider surf pool. With its amazing restaurant, tranquil spa, and gym, you'll feel like you are vacationing in another country! Cabo Rio will feature a restaurant highlighting local foods, citrus, and craft beers. In addition, Cabo Rio will have an exercise gym, laundry facilities, and golf cart rentals for your convenience. You will be greeted at the gated front entrance by an Old Florida, Mediterranean-style check-in building and a well-appointed retail store with cool Cabo Rio swag (including your typical camping/RV needs). The spa will be quaint, with a plunge pool, hot tub, and dry sauna, for owners and spa guests only.



Treasure Coast International Airport (FPR), formerly known as St. Lucie County International Airport, is a general aviation airport that encompasses 3,844 acres and is host to dozens of tenants including aeronautic businesses such as aircraft maintenance, storage, and manufacturing as well as a flight training school, air taxi and charter services, medical transport, and a missionary flights operation. Users will experience a well-equipped airport offering a full-service fixed-base operator with fuel services, oxygen and a restaurant. The airport also houses a U.S. Customs and Border Protection office and Aircraft Rescue & Fire Fighting Services (ARFF).



With a focus on structures and design that enhance and complement the existing pedestrian-friendly atmosphere of Fort Pierce, King's Landing features easily accessible walk-up commercial space, unique residences and a low profile, boutique-style hotel. The community lynchpin will continue the span of Fort Pierce's waterfront downtown, connecting its historic downtown with surrounding neighborhoods, and allow visitors to enjoy specialty retailers, restaurants and events. -116 Residential Units -106 Condos -10 Townhomes -140 Room Hotel -35,000 Square Feet - Restaurant Use -17,000 SF - Retail Use -179 Space Parking Garage | 129 Surface Parking Spaces - 308 Total Parking Spaces.

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A 1.1-million-square-foot Amazon fulfillment center located on northern Port St. Lucie, bringing more than 500 full-time jobs to the area. The \$100 million in property and equipment invested will generate full tax revenue for the city, county, schools, fire district, South Florida Water Management District, Children’s Services Council, Florida Inland Navigation District, and help pay down the debt for the Crosstown Parkway. Said to be the largest structure in St. Lucie County, sitting on 110 acres east of Interstate 95 and south of Midway Road at Midway Business Park. This center is considered a “first-mile” facility, being that its’ distribution to individual homes will not be made directly from the center. It’s focus is to work with larger items, such as patio furniture, sports equipment, kayaks, bicycles and pet food.



The nation’s largest “WaveGarden,” a simulated surfing park, is slated to come to Midway Road as a part of a 200-acre community development. It is to feature 800 residential homes, 600 hotel rooms, 400,000 square-feet of retail space, 125,000 of office space and thousands of potential jobs. The new "Willow Lakes" village is expected to cost \$595 million in new construction, according to the developers, and the first phase of building could begin in the third quarter of 2021, depending on permitting and approvals.

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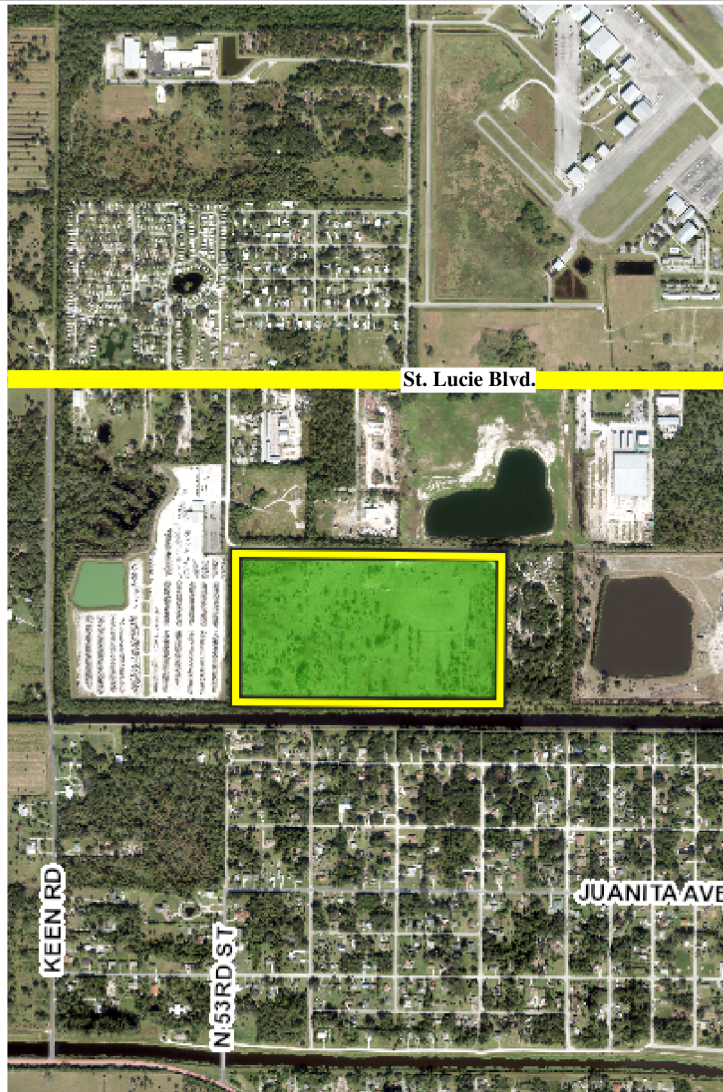
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**56 Acres of “Rare” property!**

Site plan approved for 400,000 SF Warehouse of Industrial Park + All assessments paid!

Current zoning is Warehouse Distribution + approved for Rec cling Center (Multiple Use).

Can become host to business development such as a retail park. Has Federal Grant funding available for multiple project types.

This land is located +/- 1 Mile from the Airport!

Located .5 mile from The Saint Lucie County International Airport, and a direct connection to I-95. The property is also close to Fort Pierce Inlet and Port. Fort Pierce has had a redevelopment of Downtown.

This land gives a developer, or Owner excellent access to the ocean, and major transportation routes as a centrally located property.

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**Property Details:**

**Location:**..... 2525 Center Road, Fort Pierce FL 34946  
**Price:**.....\$10,000,000  
**Building Size:** .....1,848 SF shed  
**Acreage:**..... 56 AC  
**Year Built:** .....1990  
**Construction Type:**.....CBS  
**Parking Spaces:**..... N/A  
**Zoning:**..... PNRD - CO  
**Land Use:**..... Warehouse Distribution  
**Utilities:**..... City of St. Lucie (Electricity/Power, Water)

**Proposed Site Plan**



Population (Daytime)		Average Household Income		Median Age	
1 mile	1,239	1 mile	\$43,397	1 mile	39
3 mile	14,971	3 mile	\$35,238	3 mile	37
5 mile	50,894	5 mile	\$45,361	5 mile	42

2013 Demographics

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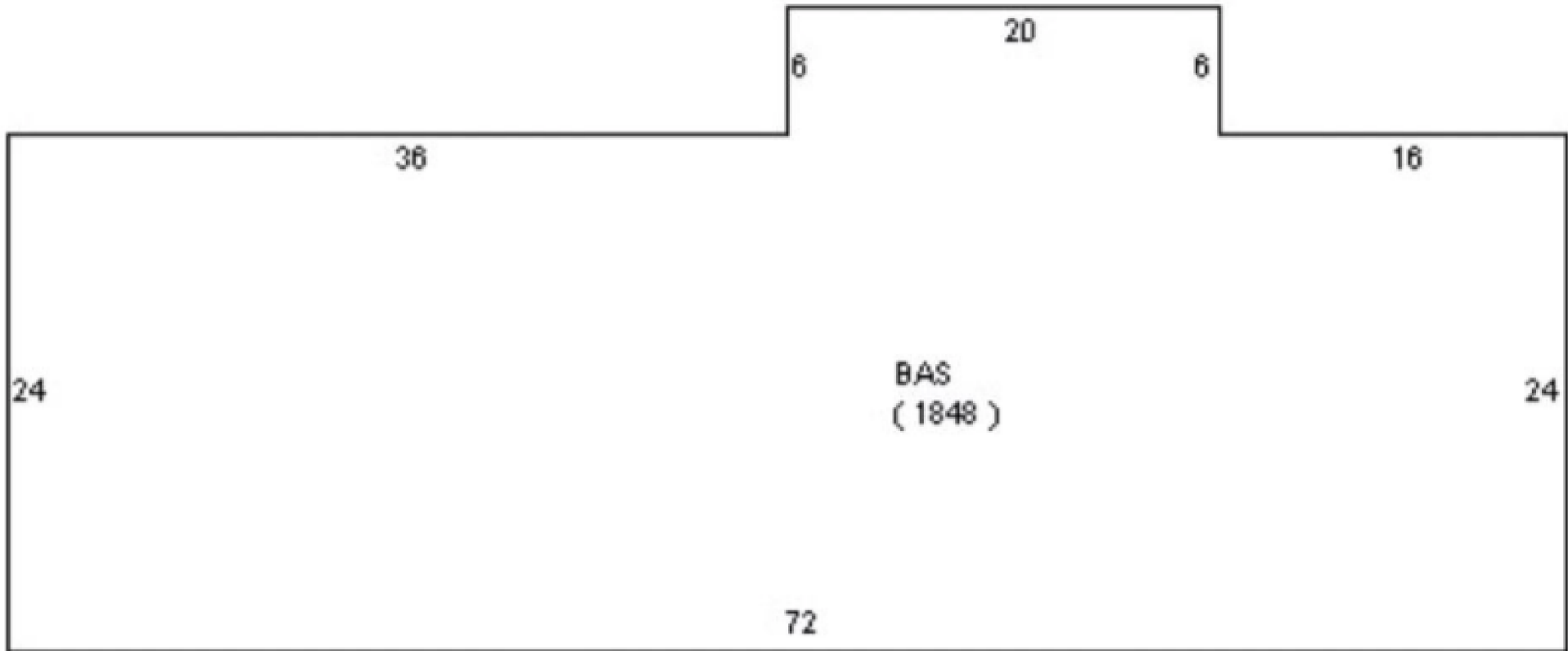
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**Floor Plan (Shed)**



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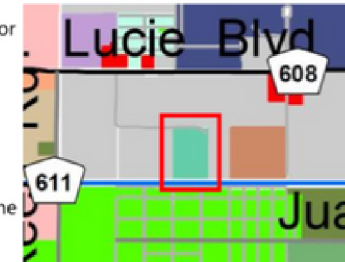


## Zoning & Future Land Use Map

### Planned Non-Residential Development

**Purpose.** The Planned Non-Residential Development (PNRD) District is intended to achieve non-residential land development of superior quality through the encouragement of flexibility and creativity in design options that:

- A. Permit creative approaches to the development of non-residential land reflecting changes in the technology of land development;
- B. Allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;
- C. Allow design options that encourage an environment of stable character, compatible with surrounding land uses; and
- D. Permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space.



**Permitted Uses.** The following general guidelines shall be used in determining the permitted use possibilities in any Planned Nonresidential Zoning Development:

A. For properties located in any Residential or Agricultural classified land use area: Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Institutional (I) Zoning Districts, and in the Agricultural land use classified areas only, any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23.

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

B. For properties located in any Commercial or Industrial classified land use area: Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Commercial Resort (CR); Industrial Light (IL); Industrial Heavy (IH), Utility (U) and (I) Institutional zoning districts, and any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

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### Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

PRESENTED BY:

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