

VERY HIGH DEMAND MARKET!

Prime Location!

100 Feet of direct frontage on US1, 400 Feet of depth.

Each border (North and South) has vegetation for privacy.

THE PRELIMINARY SITE PLAN IS APPROVED!

Utilities are accessible, and the site already has a cut in from US1.

Property to the North and South can be purchased separately for future expansion of Phase 2.



**SUBJECT PROPERTY
10 ACRES**

ARRIGO
FT. PIERCE

**Proposed Commercial
2.62 Acres**

**Proposed Residential
(160) Townhomes
16.34 Acres**

**RV
FULL SERVICE
CENTER**

**COMING
SOON**

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SOON**

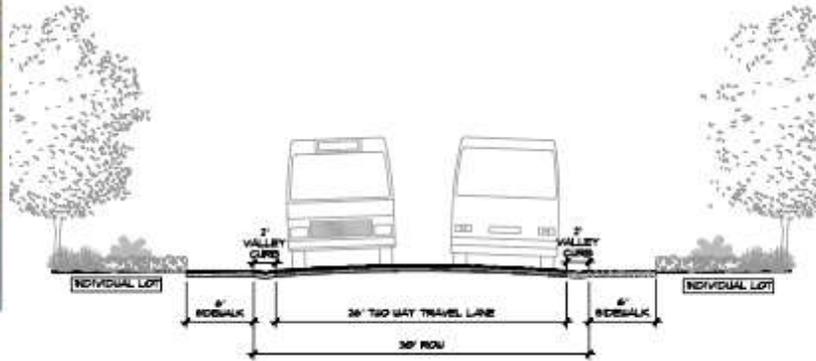
**COMING
SOON**

Location Map

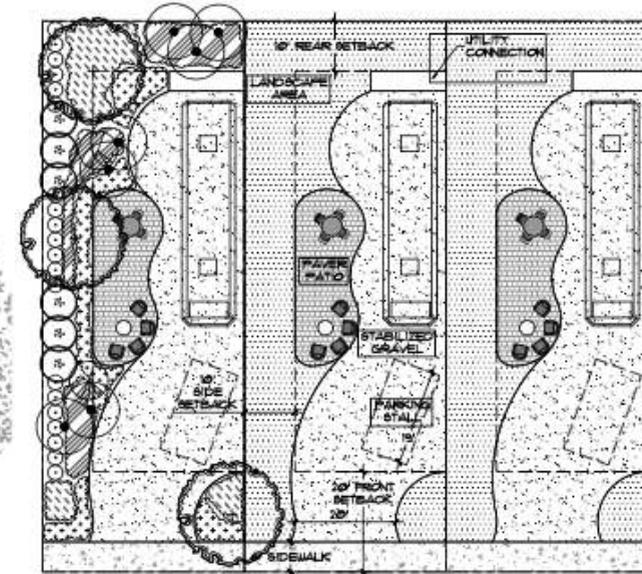


Development Standards

MINIMUM RV LOT SIZE 40' X 70'
 MAXIMUM RV LOT BUILDING HEIGHT 22'
 RV LOT BUILDING SETBACKS FRONTYARD 20', SIDE A 10', SIDE B 0', REAR 10'
 TOTAL SITE MINIMUM REQUIRED OPEN SPACE 20% GROSS SITE AREA
 MAXIMUM STORMWATER RETENTION CAN ACCOUNT FOR 50% REQUIRED OPEN SPACE
 MINIMUM PEDESTRIAN / BIKE PATH WIDTH 6'



Conceptual Typical Lot Detail



Price: **\$1.9MM**

Property Type: Land

Property Subtype: Commercial

Proposed Use: Commercial

Sale Type: Investment or Owner User

Acreage- 10.00 AC

Zoning: CG

Sales Conditions: Redevelopment Project

No. Lots: 1

APN/Parcel ID: 34-10-702-0057-000-7

Prime Location!

The site is 80% + cleared with aged oak trees on-site (perfect park-like setting).

Each border (North and South) has vegetation for privacy.

The preliminary site plan is approved!

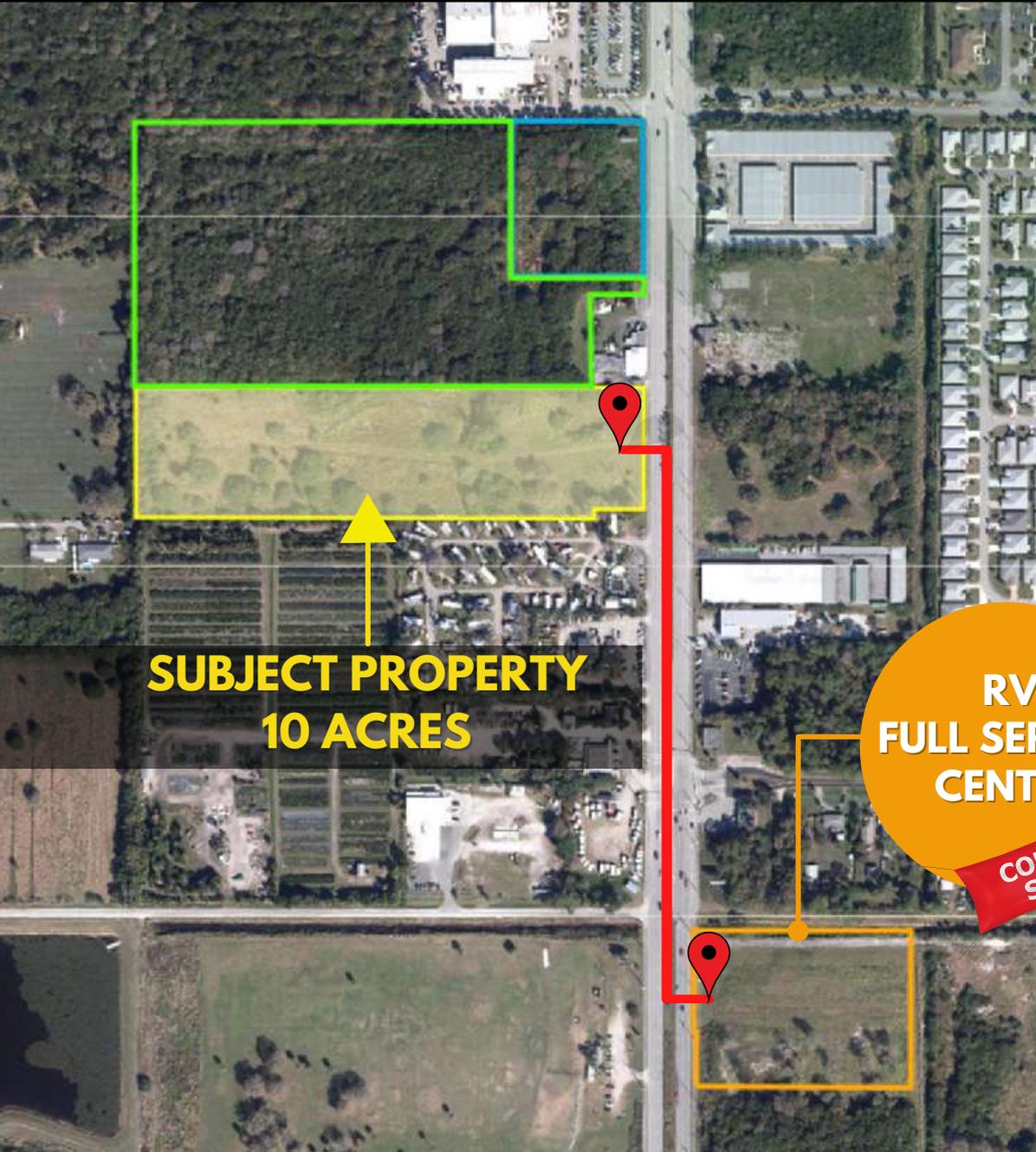
Buyer will be furnished with master site plan at the time of closing.

There is a 1 year waiting list at a comparable RV Resort (vacationers and residents).



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.



**SUBJECT PROPERTY
10 ACRES**

**RV
FULL SERVICE
CENTER**

**COMING
SOON**



Less than 0.3 miles walking distance

Less than 1.2 miles driving distance

**from the RV Resort,
coming soon an
RV full-service Center!**

Maintenance: Oil Changes, Tire Rotations, Radiator Flush,
Belts & Hoses, Batteries, and standard pre-trip checks

Service Repairs: Computer Diagnostics, Brakes, & Full Repair

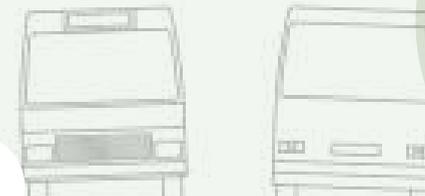
Heavy Duty RV Service Repairs: Clutch Repair &

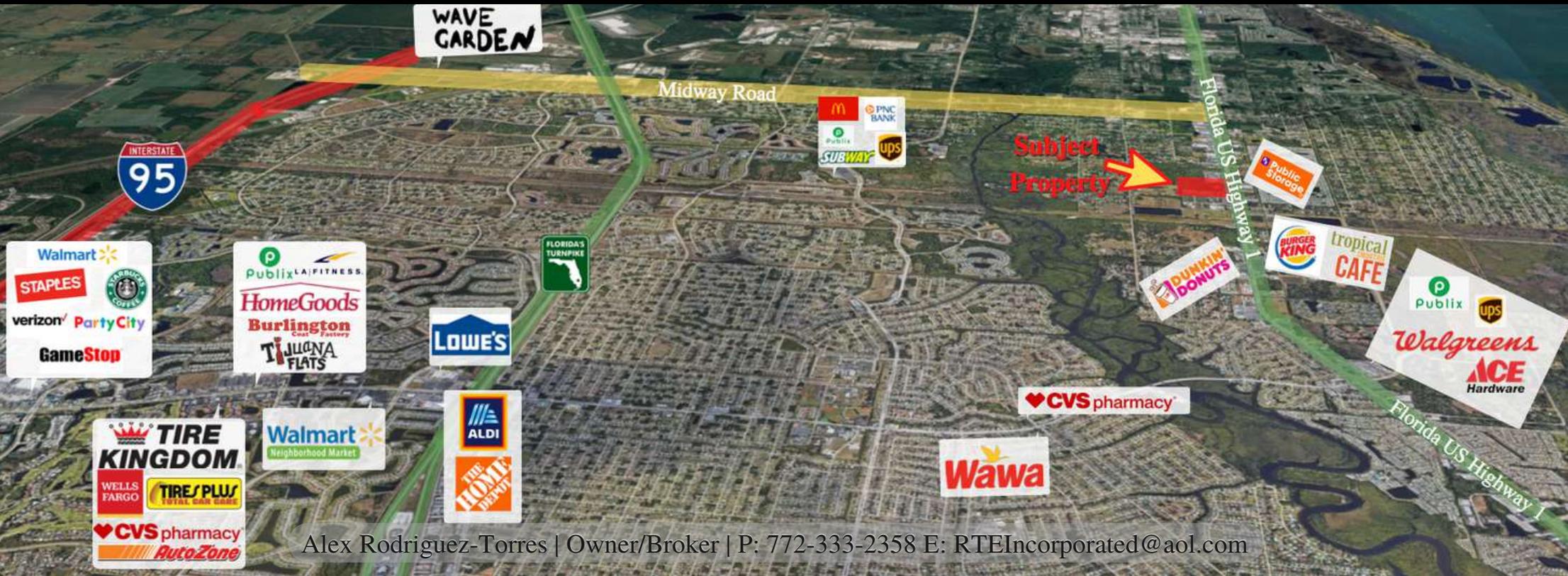
Replacement, Suspension Adjustment, Pump

Replacement, Valve & Piston Maintenance, Diesel Engine

Repair & Replacements

AND MUCH MORE!





TCPalm.

GROWTH

\$595M surfing center and village with 800 homes, thousands of jobs may come to Fort Pierce

Joshua Solomon Treasure Coast Newspapers

Published 11:02 a.m. ET Sep. 22, 2020 | Updated 4:31 p.m. ET Oct. 4, 2020



JUST 5 MILES OF RV SITE

BREAKING NEWS

LIVE

FORT PIERCE – 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.



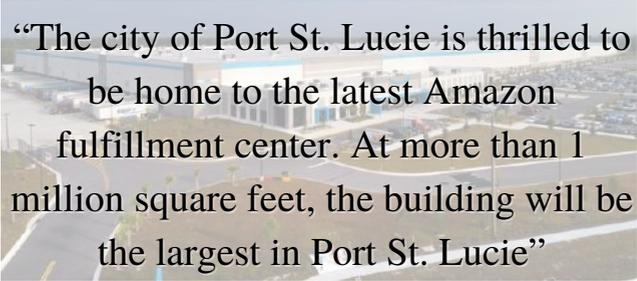
Subject Property

Amazon announces first fulfillment center in St. Lucie County, FL

The new one-million-square-foot site is expected to open in 2022 and create more than 500 new, full-time jobs

August 05, 2021 09:15 AM Eastern Daylight Time

SEATTLE--(BUSINESS WIRE)--Amazon.com, Inc. (NASDAQ: AMZN) Amazon today announced plans to open a fulfillment center in Port St. Lucie, FL. The site, which is anticipated to launch in 2022, will create more than 500 new, full-time jobs that pay at least \$15 per hour and provide comprehensive benefits starting day one on the job.



“The city of Port St. Lucie is thrilled to be home to the latest Amazon fulfillment center. At more than 1 million square feet, the building will be the largest in Port St. Lucie”

“We’re excited to expand our network to better serve our customers in Port St. Lucie,” said Mark Marzano, Director of Operations at Amazon. “We are grateful for the strong support we’ve received from local and state leaders as we broaden our footprint throughout the Sunshine State. We look forward to bringing more than 500 good jobs to St. Lucie County and contributing positively to the community.”

Employees at the more than one million-square-foot fulfillment center will pick, pack and ship large customer items, such as sports equipment, patio furniture, fishing rods, pet food, kayaks, bicycles, and larger household goods.

Amazon may be a large global business, but it’s truly made up of small businesses and communities. From the local jobs the company brings, to the local people, Amazon employs, trains, and upskills. Amazon also plans to hire for roles in human resources, operations management, safety, security, finance and information technology to name a few.

Amazon currently employs more than 52,000 full-time associates throughout the state of Florida and has fulfillment and sortation centers in Miami, Tampa, Orlando and Jacksonville.

“The city of Port St. Lucie is thrilled to be home to the latest Amazon fulfillment center. At more than 1 million square feet, the building will be the largest in Port St. Lucie,” said Port St. Lucie Vice Mayor Shannon Martin. “More importantly, Amazon will employ about 500 local people, offering full-time jobs with fantastic benefits from Day One. There is much to be celebrated today with the announcement of these jobs, along with the investment in Port St. Lucie by Amazon and developer Seefried Industrial Properties.”

“This latest, in a series of substantial corporate investments, shows the commitment of the county to stabilize our economy and ensure the employment options for all residents of our community,” said St. Lucie County Commission Chair Chris Dzadovsky. “It is also a testament of how the outside corporate world sees the benefit of local government cooperation that offers certainty and speed-to-market. Without the stability created through government agency cooperation, these investments would likely not come our way.”