



Alex Rodriguez-Torres | Owner/Broker

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1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

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 reserves the right at all times 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 among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times 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.

Prime Industrial Land

2525 Center Road Fort Pierce, FL 34946

For Sale | \$4,800,000

56 Acres of a “Rare” property!

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

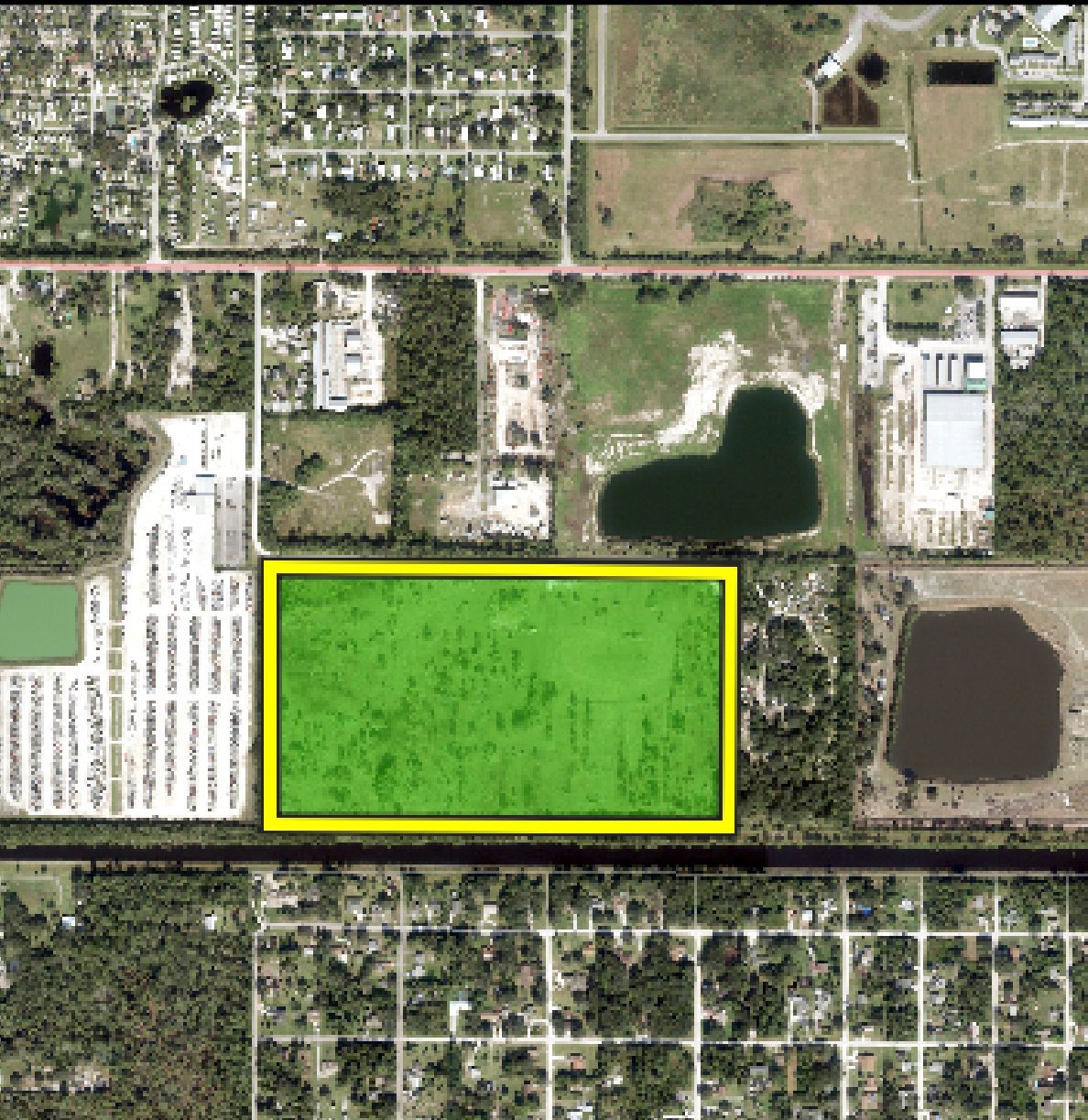
Current zoning is Warehouse Distribution + approved for Recycling Center (Multiple Use).

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:.....\$4,700,000
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)

Population (Daytime)

| | |
|--------|--------|
| 1 mile | 1,239 |
| 3 mile | 14,971 |
| 5 mile | 50,894 |

Avarage Household Income

| | |
|--------|----------|
| 1 mile | \$43,397 |
| 3 mile | \$35,238 |
| 5 mile | \$45,361 |

Median Age

| | |
|--------|----|
| 1 mile | 39 |
| 3 mile | 37 |
| 5 mile | 42 |

2013 Demographics



Proposed Site Plan

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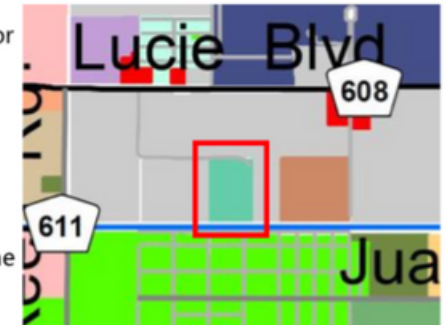
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Zoning & Future Land Use Map

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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Floor Plan (Shed)

