

3 ac ± Development Site

4362 West Midway Rd, Fort Pierce, Saint Lucie County, FL



- 330 ft Frontage; St. Lucie County jurisdiction; Water & Sewer by Fort Pierce Utilities
- Adjacent to Port St. Lucie City Limits, New Horizons Treatment Center & 6ac Commercial Corner
- FDOT Approved 4-Lane Divided Highway Plan with Turning Lane Median Cut
- Two concrete driveway entries • I-95 Exit 126 is 2.4 miles to the west
- Midway Rd is the North/South Geographic Center of Saint Lucie County
- Saint Lucie County PID#s 3406-501-0023-000-0, 3406-501-0024-000-7; MLS# RX-10354137

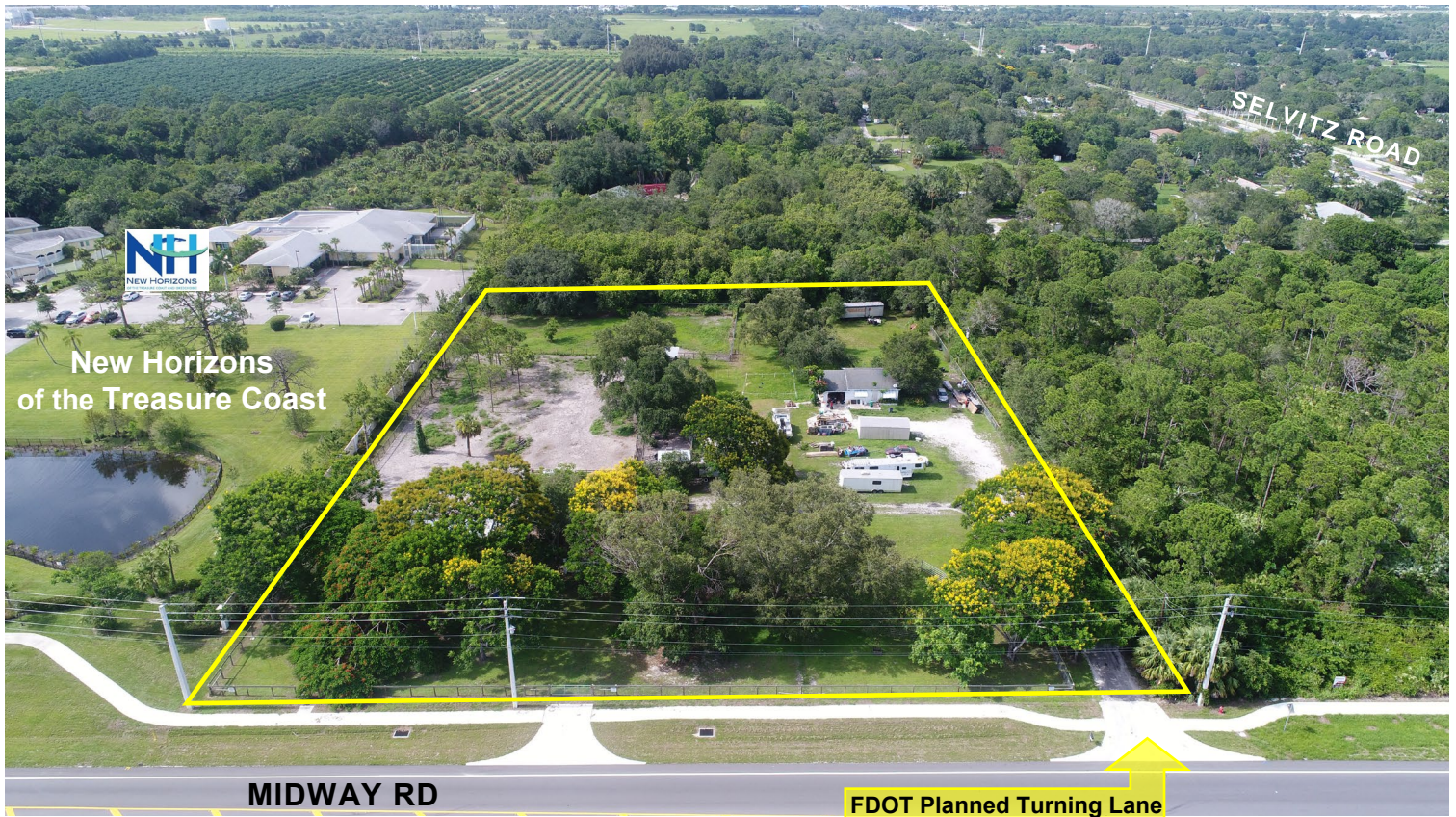
\$895,000.

SUMMARY - The subject site's potential for Commercial development is based on the Midway Road frontage; the adjacent frontage properties are zoned Institutional and Commercial; and the remaining AR-1 zoned properties to the north are small acreage homesteads with low potential for future residential development. FDOT approved road expansion plans include a Left Turn / U-turn Lane and two concrete driveway entries at this site. The adjacent 6ac Commercial corner parcel is also available. W. Midway Road development includes Industrial Parks, Institutional, Professional Offices, dense Port Saint Lucie residential neighborhoods and very limited Commercial Zoning.



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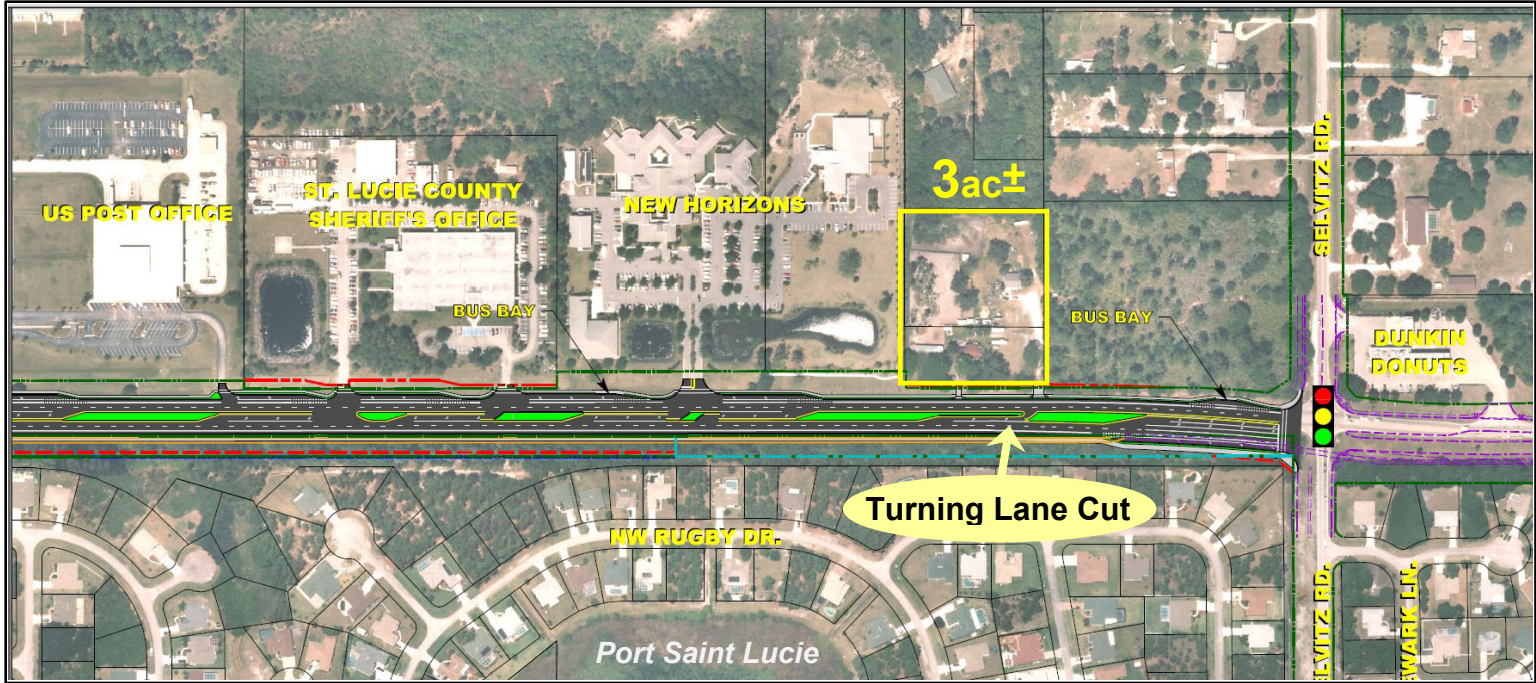
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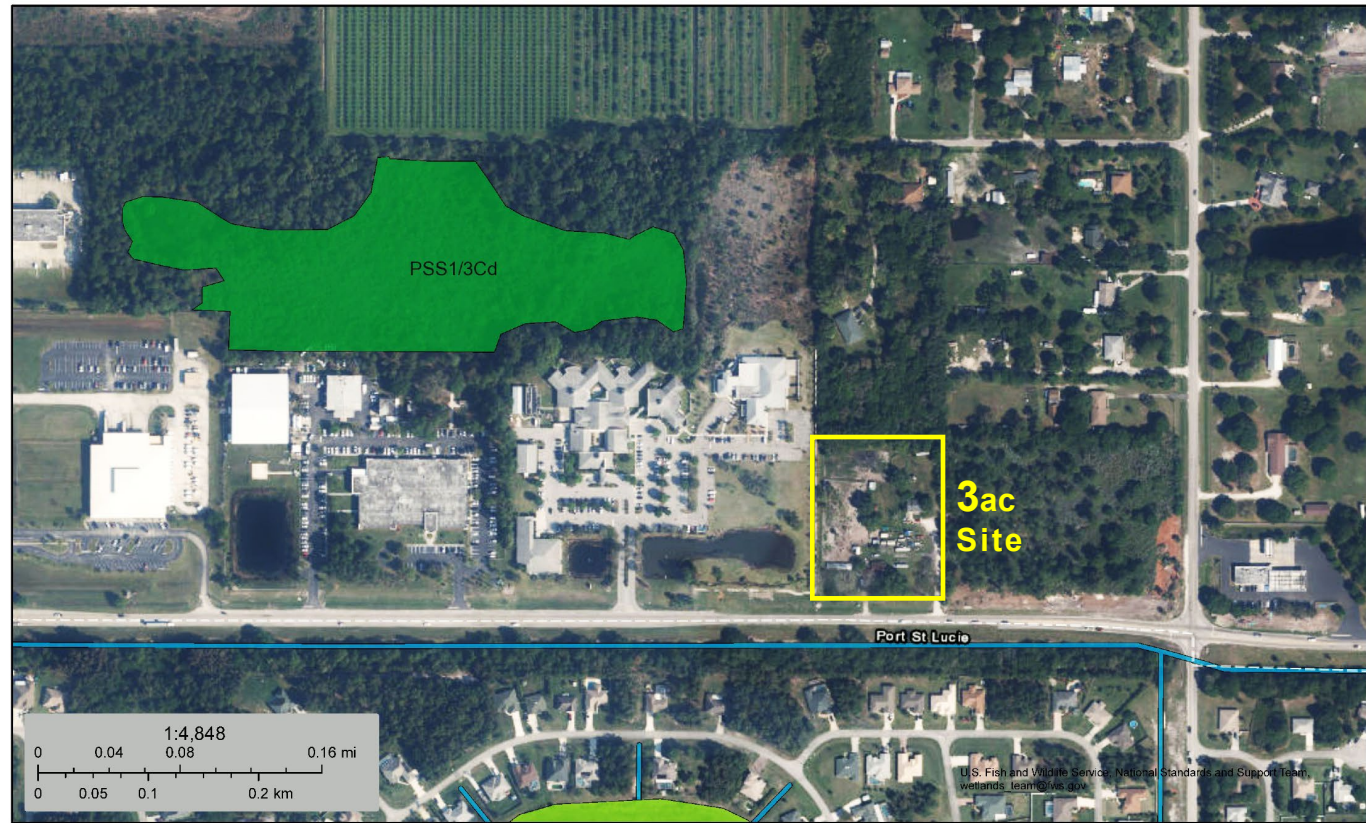
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FDOT Approved Road Widening Project for Midway Road / CR712:



2015 AAD Traffic Count:
Midway Road.....18,587



July 18, 2017

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)



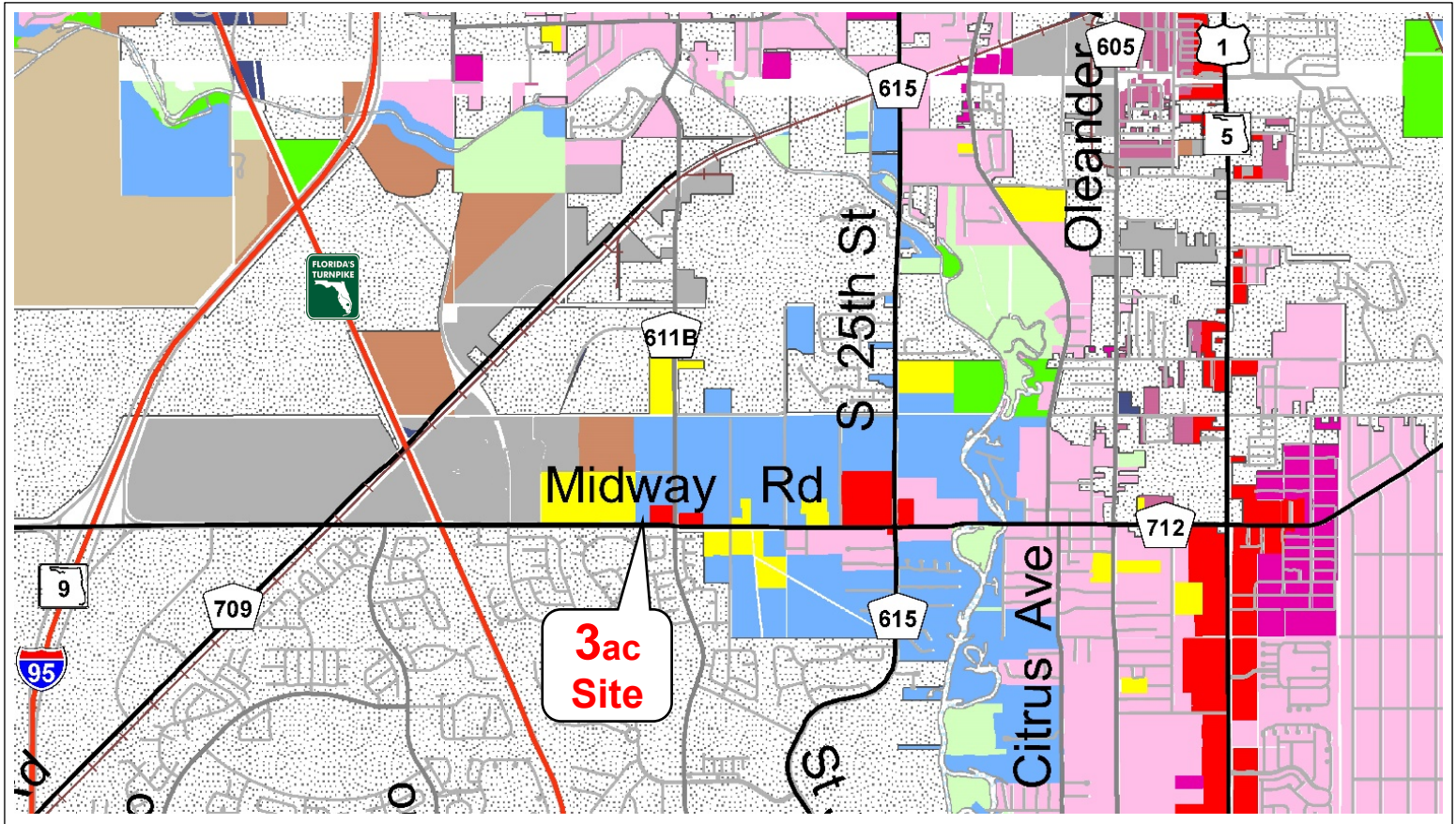
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












LOCATION MAPS:



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SAINT LUCIE COUNTY FUTURE LAND USE MAP:



Future Land Use Category	
 AG-2.5, Agricultural, 1 du/2.5 ac	 R/C, Residential/Conservation, 1 du/5 ac
 AG-5, Agricultural, 1 du/5 ac	 RE, Residential Estate, 1 du/ac
 COM, Commercial	 RS, Residential Suburban, 2 du/ac
 CPUB, Conservation Public	 RU, Residential Urban, 5 du/ac
 H, Historic	 RM, Residential Medium, 9 du/ac
 IND, Industrial	 RH, Residential High, 15 du/ac
 MXD, Mixed Use	 SD, Special District
 P/F, Public Facilities	 T/U, Transportation/Utilities
	 TVC, Towns, Villages & Countryside

Area Statistics:	1 mile Radius	5 mile Radius	10 mile Radius
Population	3,903	93,272	249,861
Median Age	48.7	42.7	42.5
Median Household Income	\$52,919.	\$42,080.	\$45,841.
Total Housing Units	1,295	41,506	114,007

The information in this brochure, while believed to be accurate, is subject to verification by prospective purchasers and no liability for errors or omissions is assumed by Mark Walters & Company, its Broker or any of its Agents.