

FOUNDERS CROSSING PORT SAINT LUCIE

PORT SAINT LUCIE, FL | SAINT LUCIE COUNTY

317.67 ± ACRES TOTAL





With an entitled PUD approved for 875 units and utilities agreement previously negotiated, Founders Crossing is an excellent location to participate in the rapid growth of Port Saint Lucie. Conveniently located inside the city limits and just 1 ½ miles from I-95, this nearly 318 acre parcel is well positioned for growth in the area. The location includes over a mile of frontage on Midway Road, which is scheduled for expansion, and the beautiful 11 Mile Creek meanders through the property. Adjacent to the east is the 2,000 acre LTC Ranch which recently sold and is scheduled for a 4,000 unit development. Improvements include 2 barns, cattle pens, and 2 older homes. Mostly cleared but retaining beautiful palm hammocks, the property maintains its agricultural exemption and low taxes until development. An adjacent 30 acres including 18 acres of commercial and 12 acres of ROI Office is not included with the sale but available.

SPECIFICATIONS & FEATURES

Acreage: 317.67 ± acres

Sale Price: \$7,437,500

Price per Acre: \$23,412

Site Address: 12505 W. Midway Road, Fort Pierce, FL 34945

County: Saint Lucie

Permitted Lots: 875

Zoning/FLU: Zoning PUD/FLU-Low Density Residential

Road Frontage: 1 mile on Midway Road,
3,660 ± FT on McCarty Road

Lake Frontage/Water Features: 11 mile creek
meanders through property

Uplands/Wetlands: No wetlands

Utilities/Water Source: Utilities agreement negotiated

Infrastructure: McCarty Road bisects property

Taxes: \$9,162.91 taxes

Fencing: Fenced for cattle

Structures: 4 structures all built in 1980

- 2 older homes
- 3,485 ± gross SF barn
- 2,500 ± gross SF barn/storage facility, 1,200 ± SF under air
- Cattle pens

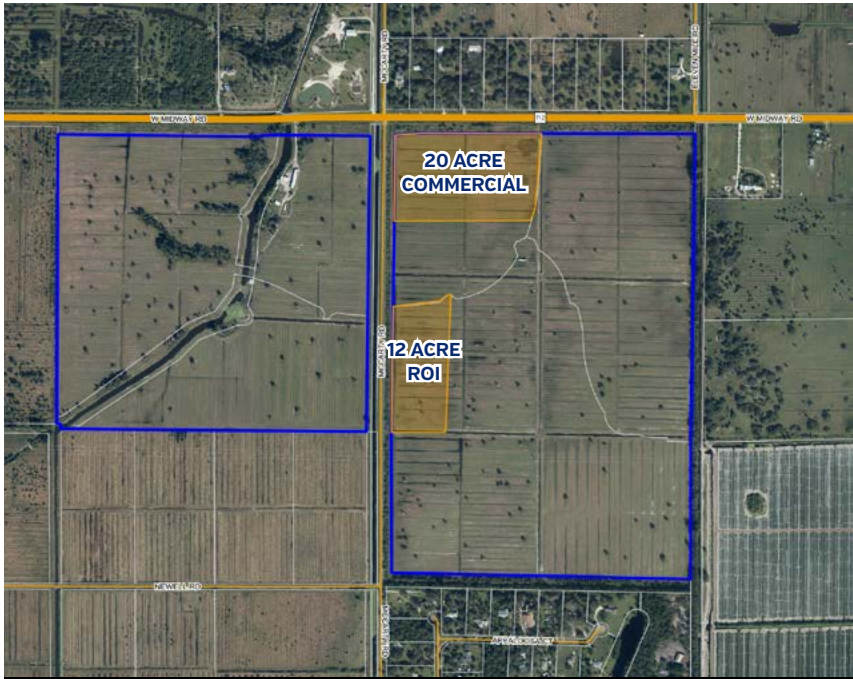
Planning/Permits: Entitled PUD approved for 875 units

Nearest Intersection: McCarty Road & Midway Road

Nearest Points of Interest: Property is just 1.5 miles west of the I-95 & Midway Road exit



LOCATION & DRIVING DIRECTIONS



Parcel IDs:

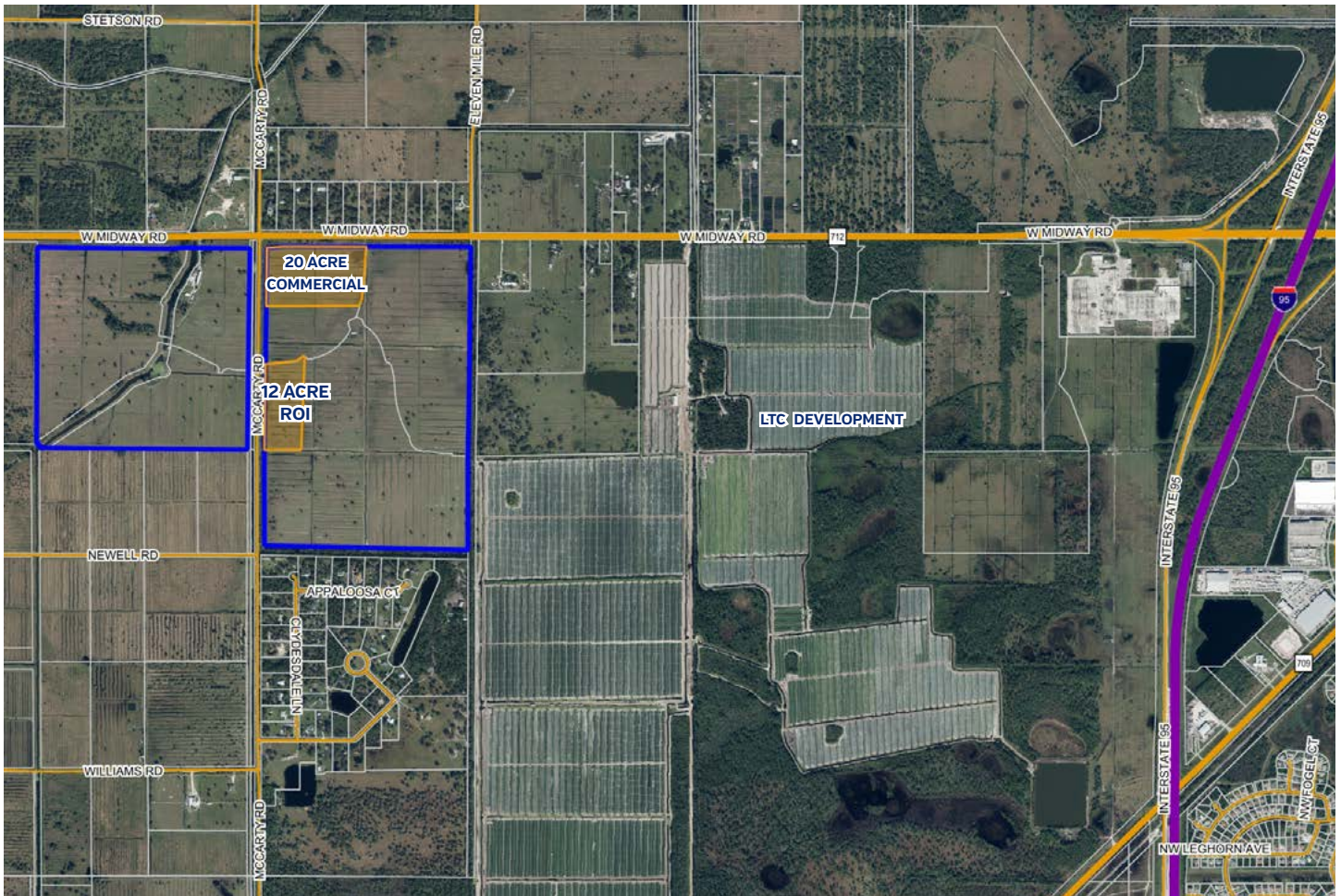
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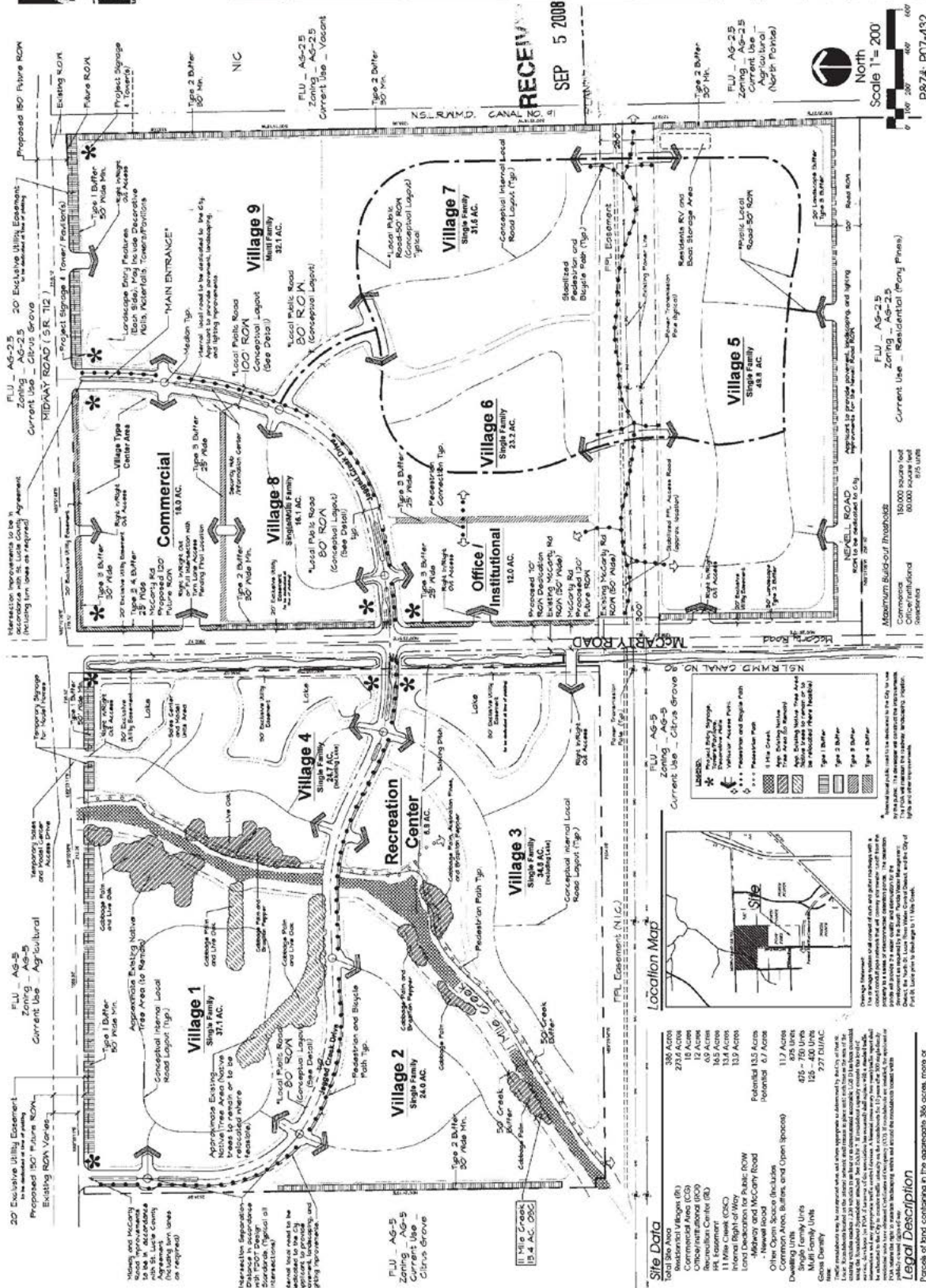
GPS Location: 27.369877, -80.447276

Driving Directions:

- From I-95, take exit 126 for CR 712/ Midway Road.
- Travel west for approximately 2 ½ miles to McCarty Road.
- Turn left on McCarty Road and property is located on both sides.

Showing Instructions: Contact the listing agent, Jeff Cusson (772.473.8497), to learn more or schedule a showing time.











114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

317.67 ± Acres • Great Development Opportunity!
Low-Density Residential Zoning
Agricultural Exemption & Low Taxes Until Developed

Visit SVNsaunders.com & Search For: Founders Crossing

Jeff Cusson, CCIM 772.473.8497 | jeffcusson@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office



LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.

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