

BANANA LAKE DEVELOPMENT

ST. LUCIE-INDIAN RIVER COUNTY LINE, FL

160.67 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 160.67 ± acres

Sale Price: \$2,250,000

Price per Acre: \$14,000

Permitted Lots: 160 lots previously permitted

Price per Lot: \$14,062

Average Lot Size: 1/2 to one acre

Site Address: 6301 Johnston Rd., Fort Pierce, FL 34951

County: St. Lucie

Lot Inventory: Previously permitted for 160 lots

Zoning/FLU: PUD Zoning - TVC - Towns Villages and Countryside Future Land Use

Uplands/Wetlands: 141.9 uplands and 16.9 wetland/lake

Utilities & Water Source: Property was approved for well and septic

Taxes: \$4,287.25 for 2019

Planning/Permits: Previously approved for a residential development under the name Rocking Horse Ranch PUD

Banana Lake Development is located on the Indian River-St. Lucie County line with very good access to Vero Beach. At one time St. Lucie County was one of the fastest growing counties in the U.S. and continues to see consistent growth of more than four times the national average. Banana Lake Development has PUD Zoning and TVC future land use that allows one unit per acre. Adjacent 78 acres to the south are available to purchase and provides additional development potential. Currently, the property is fenced and leased for cattle retaining the agricultural exemption and substantially reduced taxes.

Nearest Intersection: 25th St SW and Johnston Rd. adjacent to the north end of the property.

Nearest Points of Interest: Property is 2 miles south of Publix Plaza at the intersection of Oslo Rd and 43rd ave.

Lake Frontage/Water Features: 16.9 acre lake/retention facility was constructed for previously approved development

Road Frontage: 1/2 mile on Johnston Rd (43rd Ave.) & 1/2 mile of frontage on 25th St SW.

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 1304-111-0002-000-1

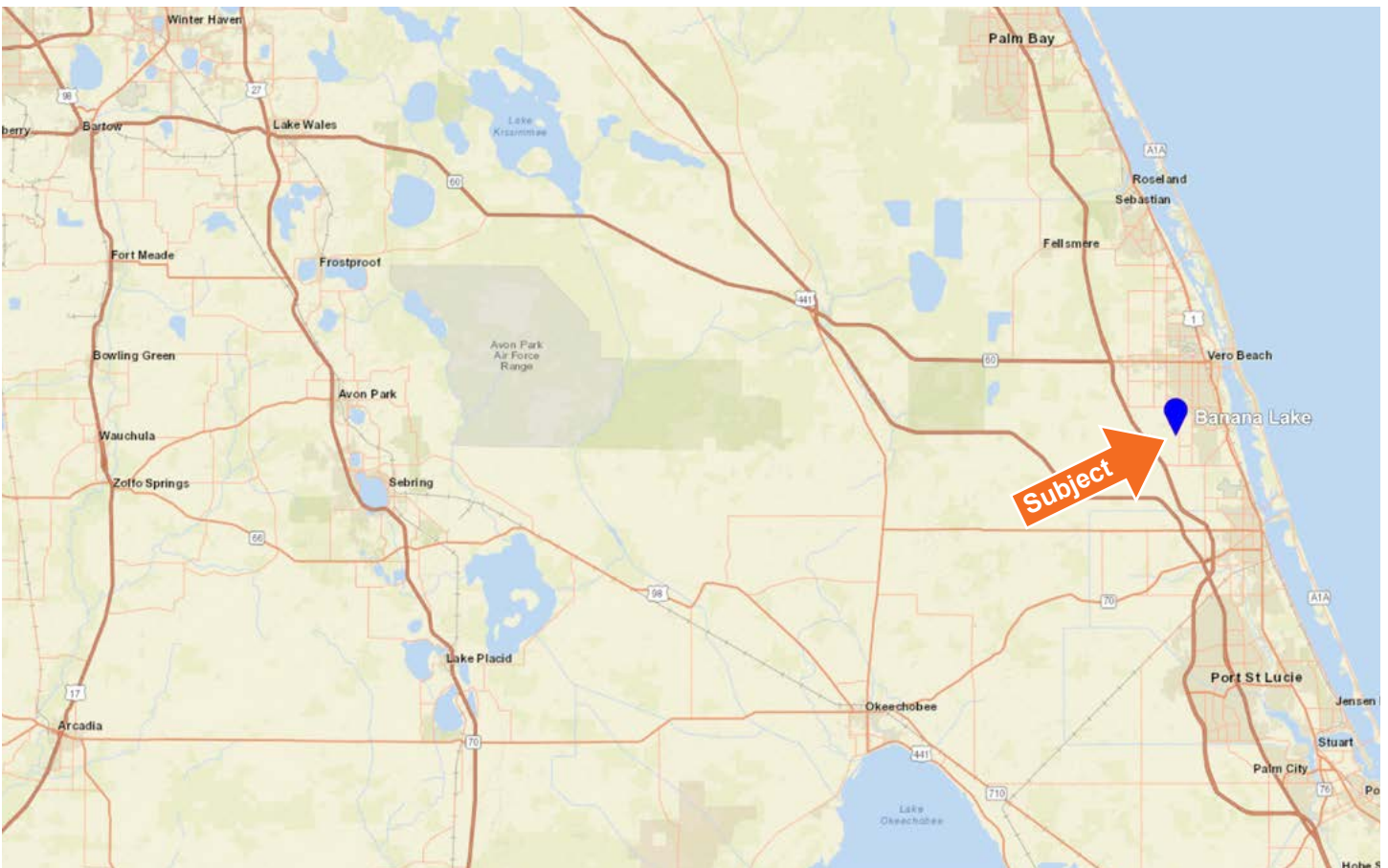
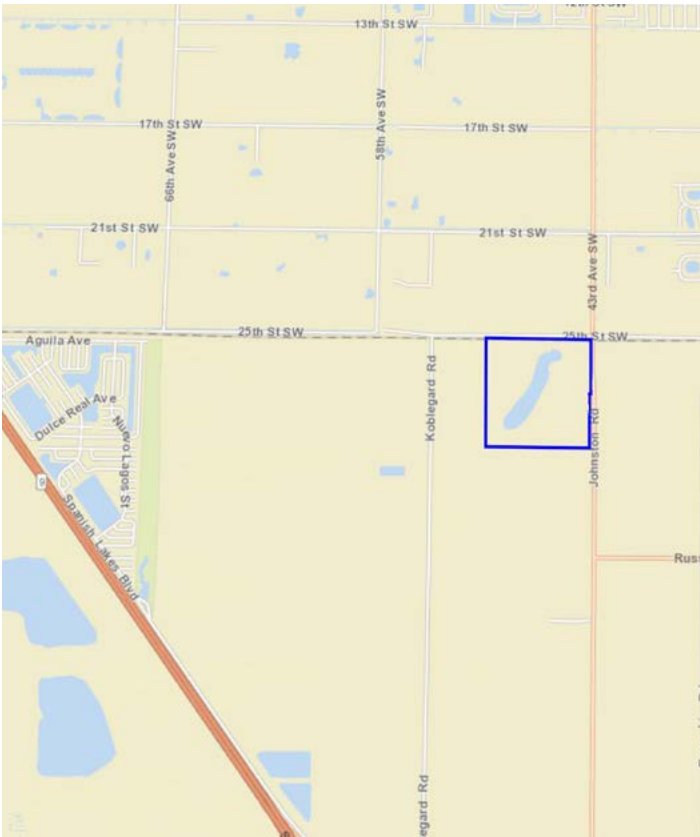
GPS Location: 27°33'20.1"N, 80°25'56.5"W

Driving Directions:

- From the intersection of Indrio Rd and I-95 in St. Lucie County
- Travel east on Indrio Rd one mile to Johnston Rd

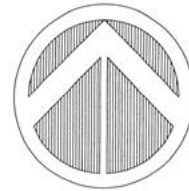
Showing Instructions: Contact the listing agents Jeff Cusson, 772.332.9070 or Tom Jerkins, Grow Florida Land Realty, 772.473.9754 for more information.

Located on the Indian River-St. Lucie County line with very good access to Vero Beach

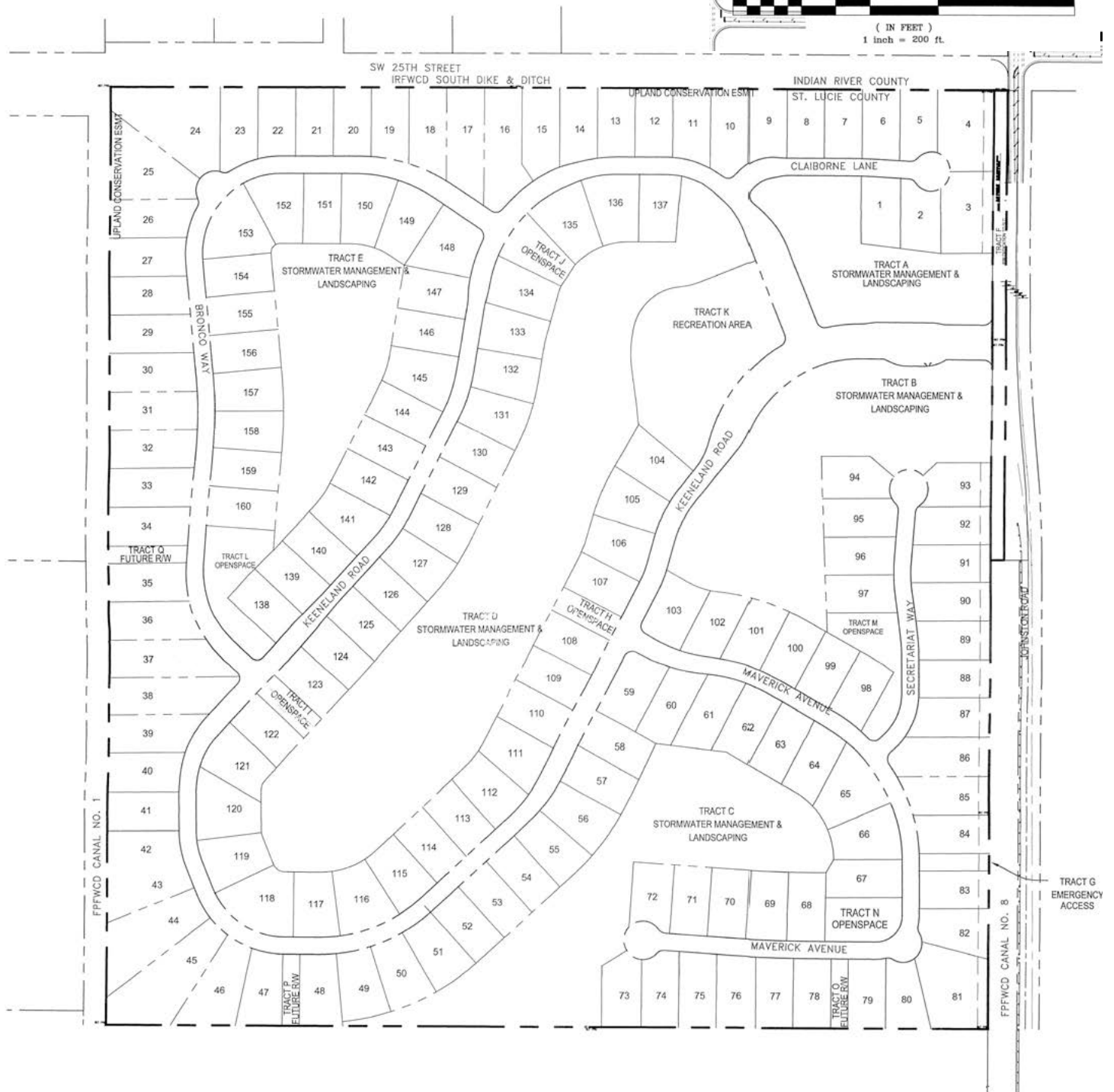




RESIDENTIAL SITE PLAN



GRAPHIC SCALE









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



625 66th Ave SW
Vero Beach, FL 32968

160.67 ± Acres • Previously approved PUD for a 160 unit development Rocking Horse Ranch
Located on the Indian River-St. Lucie County line with very good access to Vero Beach
PUD Zoning and TVC Future land Use allows one unit per acre

Visit SVNsaunders.com and search for: **Banana Lake**

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