



CN ST LUCIE

TBD Johnston Road, Fort Pierce, FL 34951

SALE



OFFERING SUMMARY

Sale Price:	\$3,600,000.
Available SF:	
Lot Size:	166.15 Acres
Zoning:	AG-1
Market:	Port St Lucie
Submarket:	Fort Pierce
Price / SF:	\$0.50

PROPERTY OVERVIEW

Land Use and Zoning: The property's Future Land Use is Towns, Villages and Countryside (TVC) and its existing zoning and use are now AG-1, with a land-use of TVC, 1 Unit per Acre. The property is in an areas east of Interstate I-of 95, and southeast of Indrio Road, a New East-West Four Lane Connector between US Highway 1, Kings Highway and Interstate I-95. The Urban Services Boundary and current Utilities are located at Indrio Road and Johnston Road, 1/2 Mile north of the Property. The Lands are at present outside the Urban Service Boundary. The Lands have been well cared for with an excellent Cattle Lessee whom has cleared exotic vegetation and has kept nuisance species and overgrowth at a minimum. The Gates and Fences appear in good order, with very little sign of needed repair.

Aerial Video: <https://youtu.be/6P4IF2z1FvQ>

PROPERTY HIGHLIGHTS

- East of Interstate I-95
- Area of future Growth and Expansion
- Large Lot Exceutive Style Ranchettes and Country Club Estate Homes in the Area

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LOCATION OVERVIEW

The property is serviced by Johnston Road on the east. Indrio Road is the nearest cross street 1/2 mile north, it is a four-lane east-west principal arterial with connections to I-95 to the west and US 1 to the east. Johnston Road is a 2-lane urban north-south collector that is envisioned as the primary north-south transportation facility within the TVC. The western Indrio & I-95 project is incorporating the proposed 2030 TVC street network into the project, including Koblebard Road from Indrio Road to the southern property boundary and New E-W 'A' Road from Koblebard Road to Johnston Road which will have a future influence on this property.

The site is comprised of several land cover types with the predominant type being lands previously converted to citrus groves, which are no longer in operation, and have since been converted to improved pasture. Almost the entire property has been disturbed due to past agricultural activities that leave few undisturbed areas and very limited wetlands.

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Highway 1, Fort Pierce, FL 34950

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