

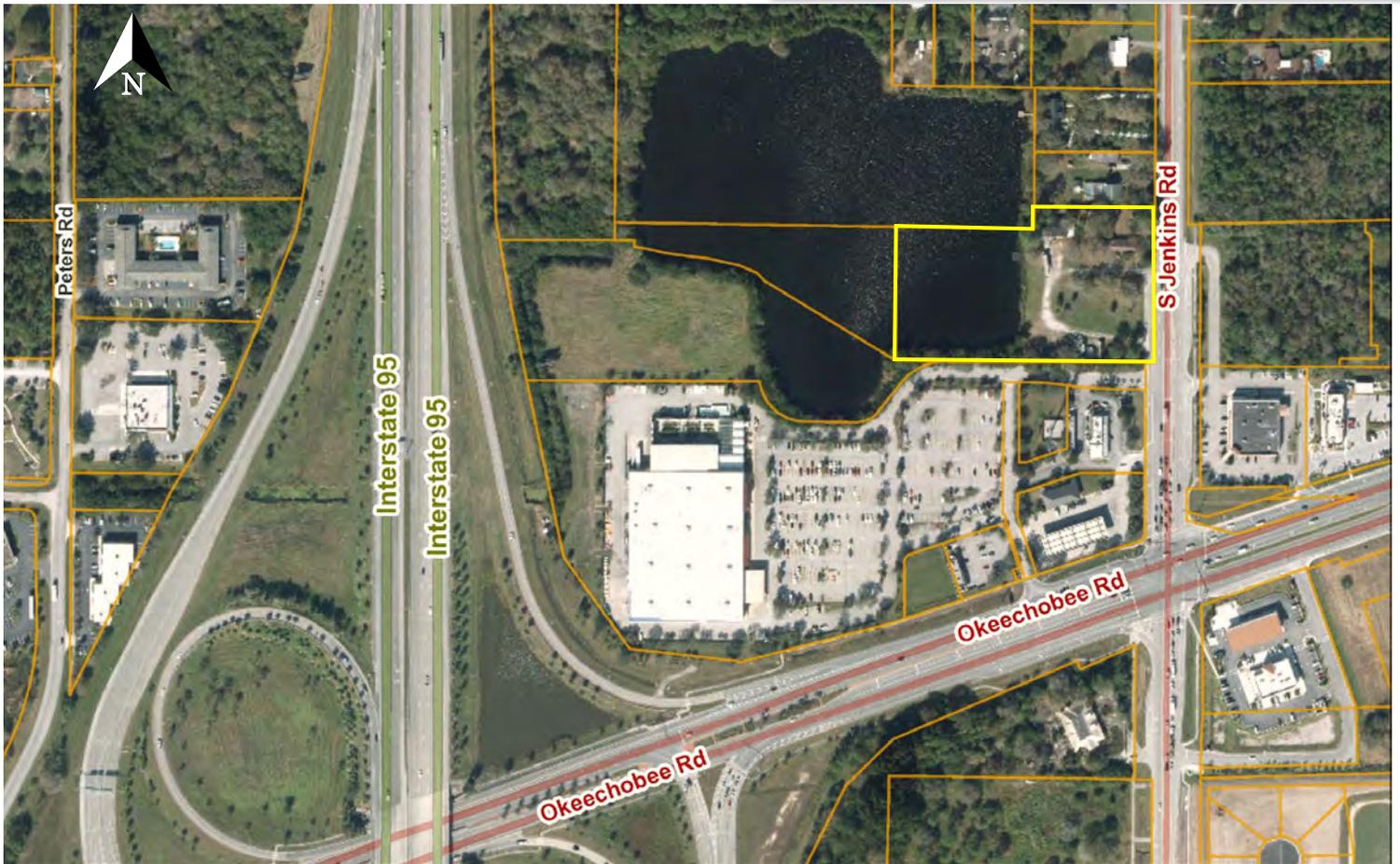
Waterfront Development Site

2511 South Jenkins Rd, Fort Pierce, Saint Lucie County, FL



- 5.02 Total Acres - Approximately 2.6ac Upland with 380ft Paved Frontage plus Lake Frontage
- Commercial Land Use; will Annex to City of Fort Pierce for Site Planning
- NE Quadrant I-95 Interchange at SR70 / Okeechobee Rd
- Road Improvements in place on Jenkins Rd including Deceleration Lane
- Gander RV / Gander Outdoor ½ mile North; Treasure Coast RV Resort 1mi West
- KOA Holiday Campground 0.7 mile South; 10 Hotels within 1 mile radius
- Rapidly Developing Area: 256 unit Treasure Cay Apartments 0.25 mile North
- New Avalon Crossing Villas Phase 1 of 7 has 156 Units, 0.3 mi South
- 1.7 miles to Indian River State College's Main Campus on Virginia Avenue
- Amazon Fulfillment Center under construction: 1.1 million Sq Ft / 500 jobs, 4 mi South
- Lawnwood Regional Medical Center & Heart Institute, 398-bed acute care, 4 miles East
- 2019 AADT Traffic Counts: 10,500 at site; 33,000 SR70 / Okeechobee Rd east of I-95
- Saint Lucie County PID# 2324-144-0001-000-1 • MLS# RX-10755400

\$1,250,000.



SUMMARY:

Lakefront Commercial Development Site

5.02ac total w/ 2.6ac+ Uplands

Adjacent to I-95 Exit 129 at SR70 Okeechobee Rd, FORT PIERCE, ST LUCIE COUNTY, FL

Mark Walters & Company is pleased to exclusively offer for sale this strategically located development parcel in an intensely developing market.

The subject parcel has 380ft frontage on S Jenkins Rd, and similar usable lake frontage. The fee simple acreage is 5.02±ac including part of a lake. The remaining uplands are approximately 2.6±ac.

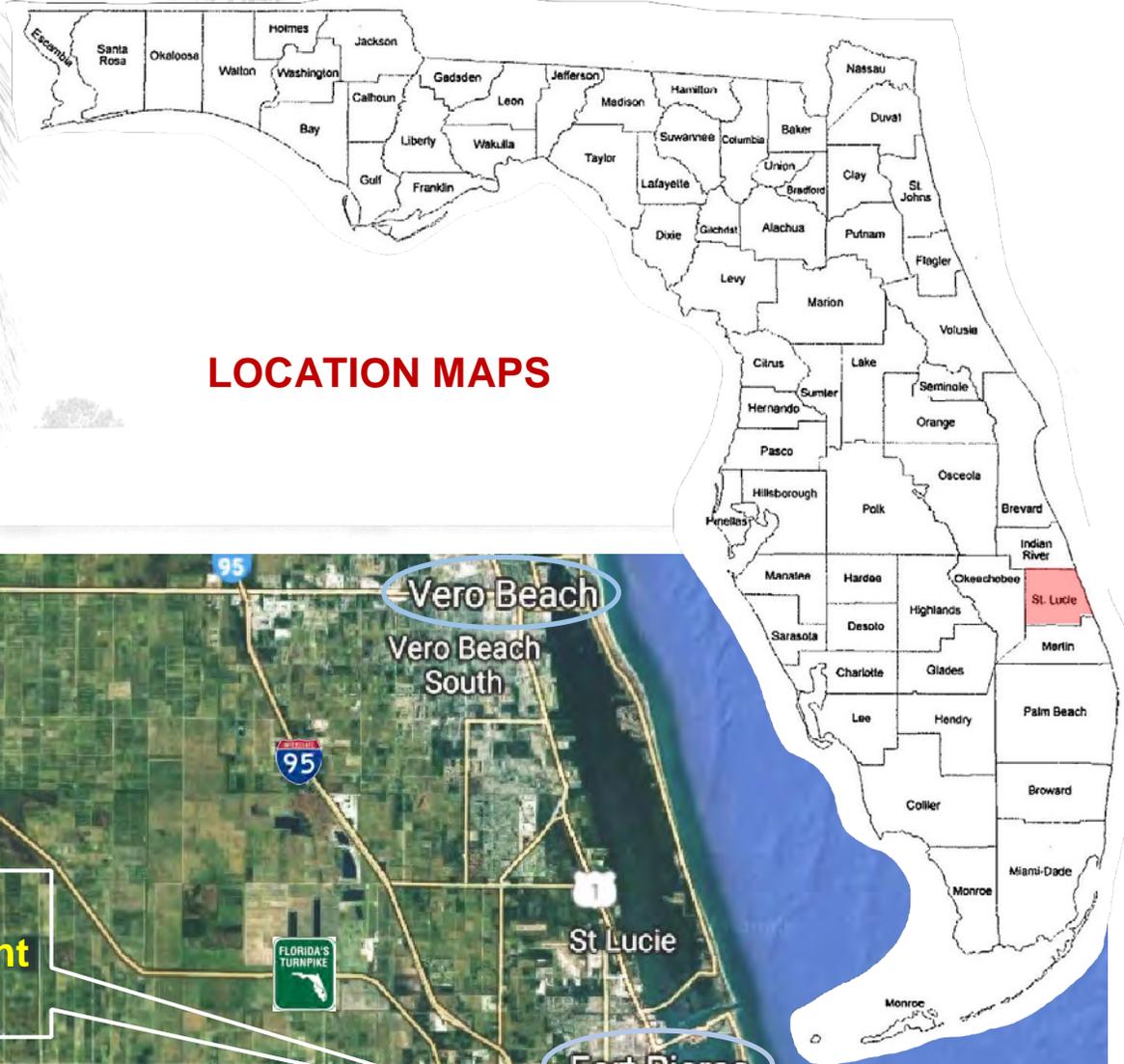
SR 70 / South Jenkins Rd intersection improvements are completed to the south half of the frontage. The curb height raised median coming north from SR70 terminates just south of the subject's main driveway. Road Improvements in front of the subject include 4 lanes + 2 left turn lanes (southbound) & 2 right turn lanes (both directions). In addition, the road improvements include a bike lane and sidewalks.

The property is currently located in the jurisdiction of St. Lucie County, with a Future Land Use of Commercial. The zoning is residential per the current use. Development Approvals would require Annexing into the City of Fort Pierce as the adjacent properties are located in the City Limits and Fort Pierce Utilities Authority requires an annexation agreement to provide Municipal Utilities (Electric, Natural Gas, Water & Wastewater). The City's Future Land Use map shows Commercial Land Use & Zoning are compatible for future development.

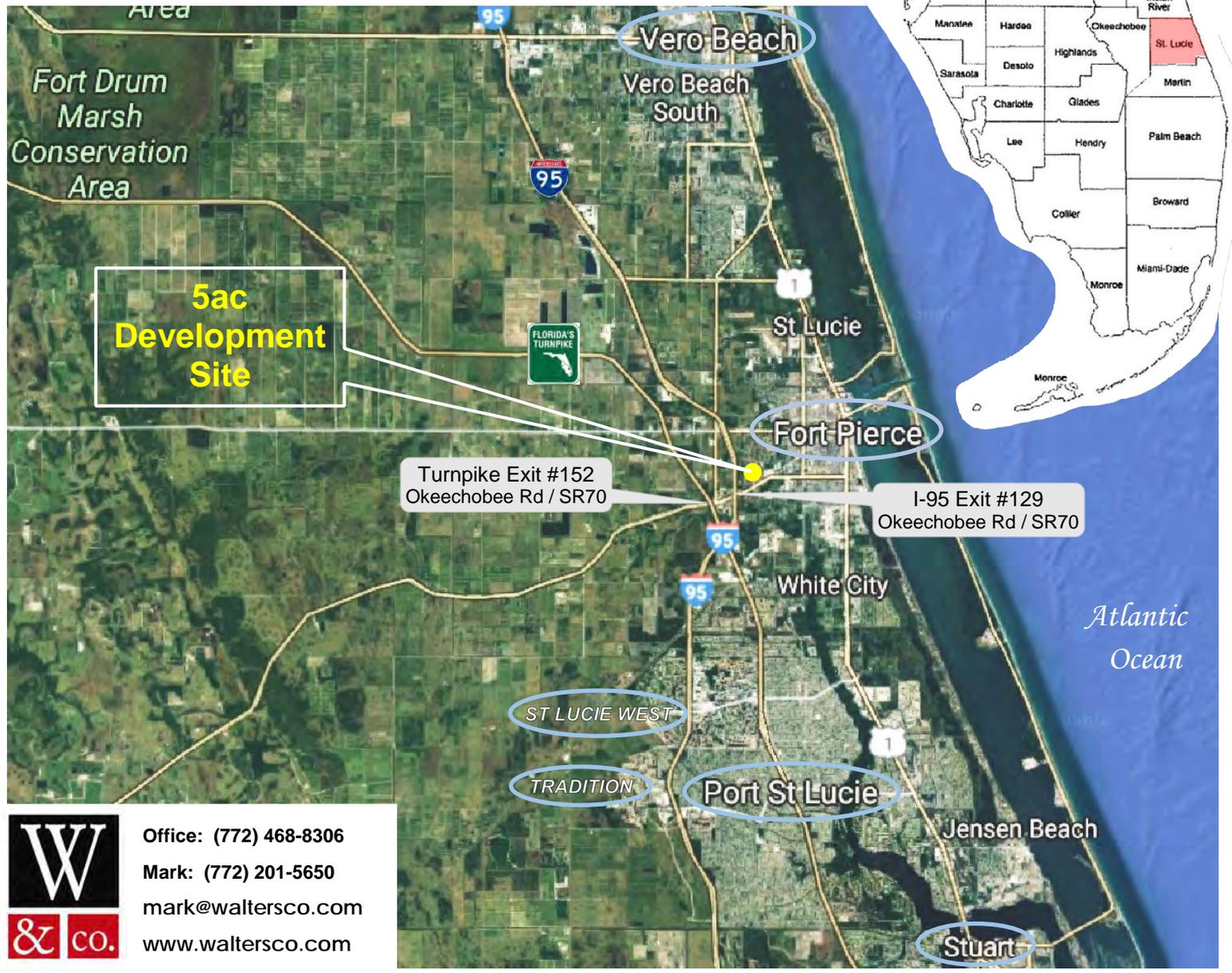


Area Statistics:	1 mile Radius	5 mile Radius	10 mile Radius
Population	1,735	72,629	206,975
Median Age	32.6	39.6	45.8
Median Household Income	\$48,329.	\$39,494.	\$51,603
Total Housing Units	719	29,476	92,961

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.



LOCATION MAPS



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