

# FOR SALE

## 4540 N Kings Highway

4540 N Kings Highway

Fort Pierce, FL 34951

### PROPERTY OVERVIEW

38.35+/- acres of high density (9 UPA) residential/multi-family land located in high growth St. Lucie County. This property sits just south of the grocery anchored intersection of King's Highway and Indrio Road. This portion of the county is seeing astounding job growth in the manufacturing and distribution sectors and is experiencing an undersupply of housing. The site is clear and ready for development. Just east of the new Publix being planned and rapidly absorbing single family subdivisions on 27th Avenue. The site has easy access to I-95 via the newly expanded 4 lane Indrio Road and to job centers along King's Highway. The property is currently zoned AR-1 with a TVC / RM future land use classification.

AERIAL VIDEO

SALE PRICE

\$5,700,000



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**SLC Commercial**  
Realty & Development



# Property Details

4540 N KINGS HIGHWAY

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**SALE PRICE** **\$5,700,000**

## Location Information

Building Name 4540 N Kings Highway  
Street Address 4540 N Kings Highway  
City, State, Zip Fort Pierce, FL 34951  
County/Township Saint Lucie

## Zoning / Land Use Details

Zoning AR-1  
Permitted Use See Below

[CLICK HERE FOR PERMITTED USES](#)

## Property Details

Property Type Land  
Property Subtype Residential  
Lot Size 38.35 Acres  
APN# 1313-330-0000-000-8  
Utilities & Amenities Accessible

## Utilities & Amenities

Water Accessible  
Electricity Accessible  
Sewer Accessible

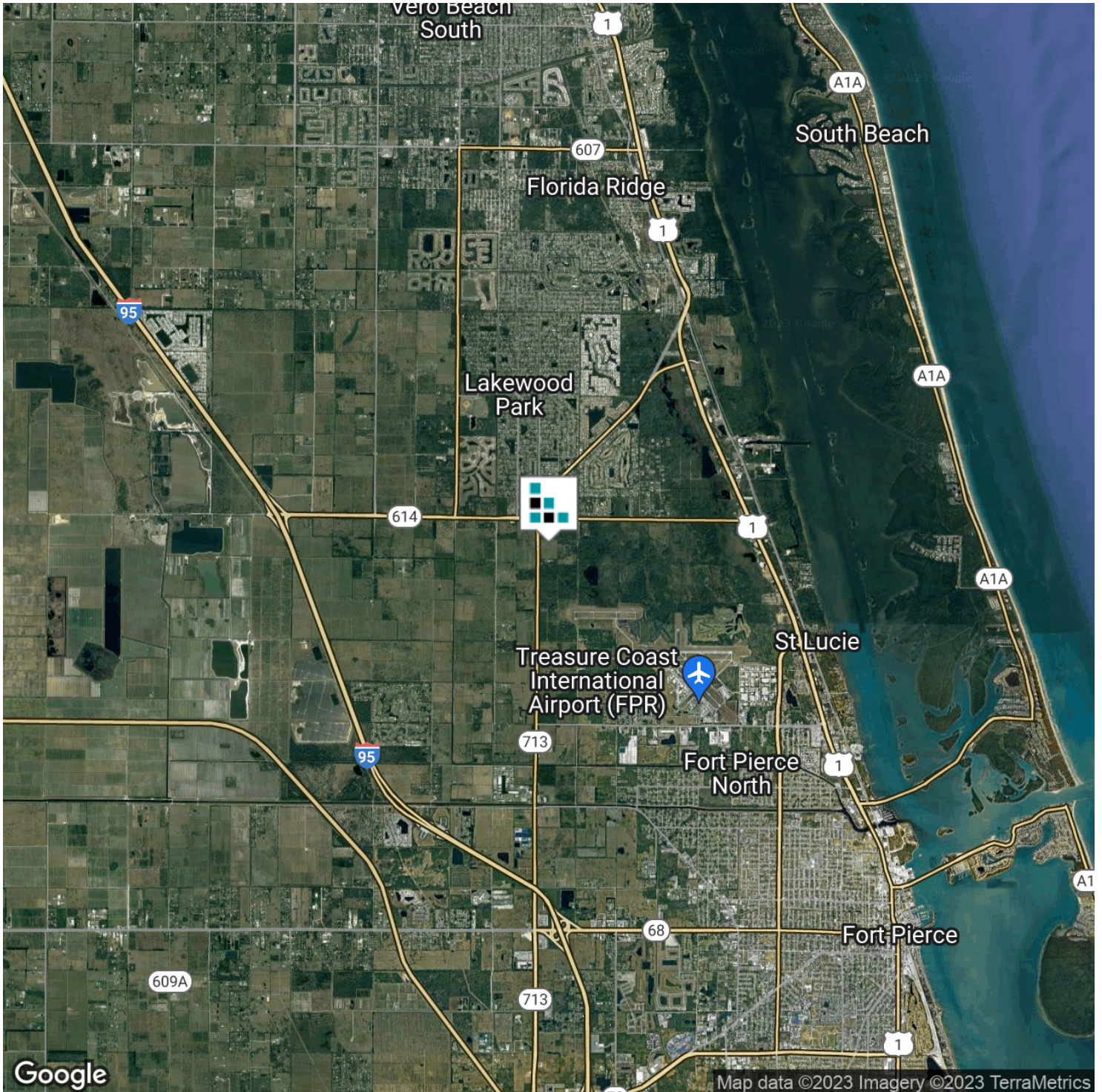
## Location Overview

Approximately 1/4 mile south of the intersection of Indrio Road and N Kings Highway on the east side of Kings Highway.

# Location Map

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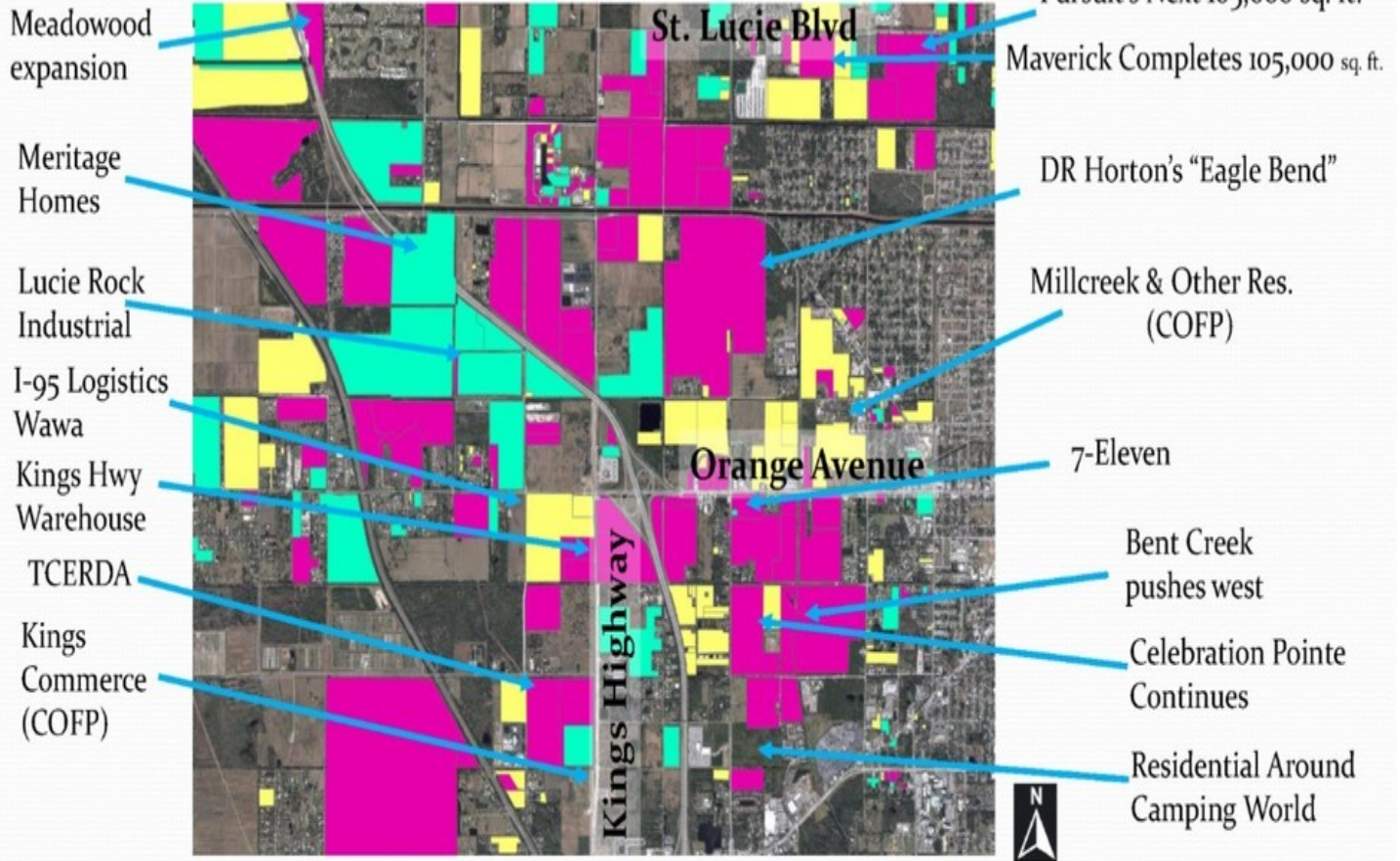
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# Kings Highway Development

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## Kings Highway Corridor & Abroad



The Kings Highway Corridor is the next frontier for new jobs in the Treasure Coast. With existing I-95 interchanges at Okeechobee Road, Orange Avenue, and Indrio Road, and long range plans to add I-95 interchange at St. Lucie Blvd, developers are flocking to the corridor. New job growth has exploded within the past 3 years with the Maverick and Pursuit Boat factory expansions, Southern Truss Expansion, Saint Lucie County Airport Expansion and over 3M SF of new industrial product under construction or in the pipeline just south. Housing in Northwestern Saint Lucie County continues to be a vital and undersupplied component. The subject site is optimally positioned for multi-family being in close proximity to shopping, job growth, recreation, and I-95.

# Retailer Map

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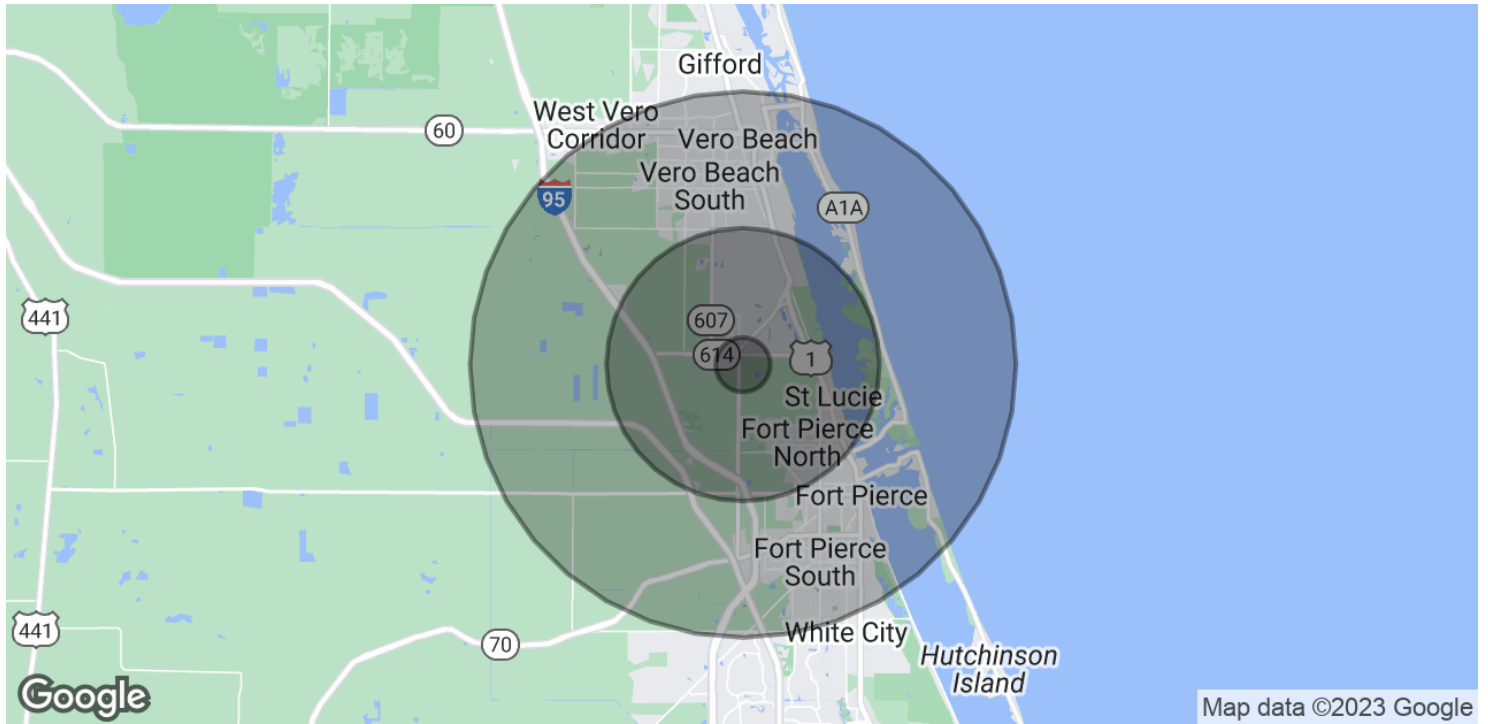
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# Demographics Map & Report

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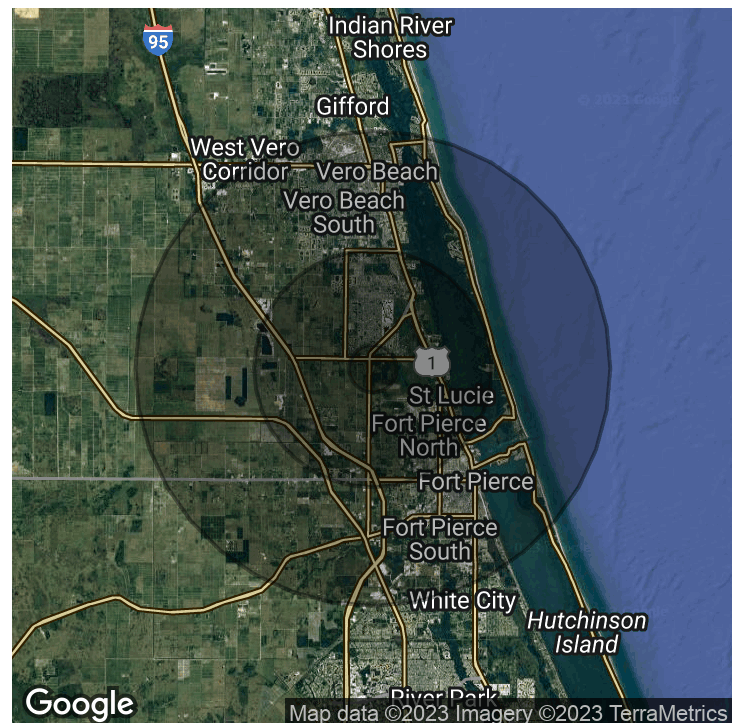
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,667	45,670	159,465
Average Age	43.8	41.6	42.6
Average Age (Male)	45.2	40.3	40.8
Average Age (Female)	42.6	42.4	43.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	673	17,290	62,730
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$52,385	\$54,849	\$58,362
Average House Value	\$128,383	\$190,806	\$202,098

\* Demographic data derived from 2020 ACS - US Census



# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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