

Orange Ave



# FOR SALE

## Orange Ave

Fort Pierce, FL 34947

### PROPERTY OVERVIEW

Excellent opportunity to purchase a 2+ acre general commercial site just east of I-95 on the exploding Orange Avenue corridor. This site is surrounded by over 3,500 new, under construction, or planned units within immediate vicinity. The site has 275' frontage on 4 laned Orange Avenue and direct eastbound and westbound access. Located just west of the new Fortress RV facility and in close proximity to approximately 2 million square feet of new distribution space.

### OFFERING SUMMARY

Land Size:	2.01 Acres
Zoning:	CG, Commercial
Utilities:	Fort Pierce Utilities
Traffic Count:	18,200 AADT

[Click Here For Permitted Uses](#)

SALE PRICE

\$1,050,000



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# Property Details & Highlights

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Property Address:	Orange Ave, Fort Pierce, FL 34947
Property Type:	Land
APN:	2407-422-0003-000-2
Lot Size:	2.01 AC
Zoning:	CG, Commercial
Traffic Count:	18,200 AADT
Traffic Count St:	Orange Ave
Cross Streets:	Orange Avenue & Jenkins Road
Utilities:	Fort Pierce Utilities
Nearest Highway:	I-95
Nearest Airport:	St. Lucie International

## LOCATION OVERVIEW

1.5 miles east of the I-95 / Orange Avenue interchange in high growth central Fort Pierce. Primary east / west corridor with east and west bound access, 3,500 new residential units constructed, under construction, or proposed.



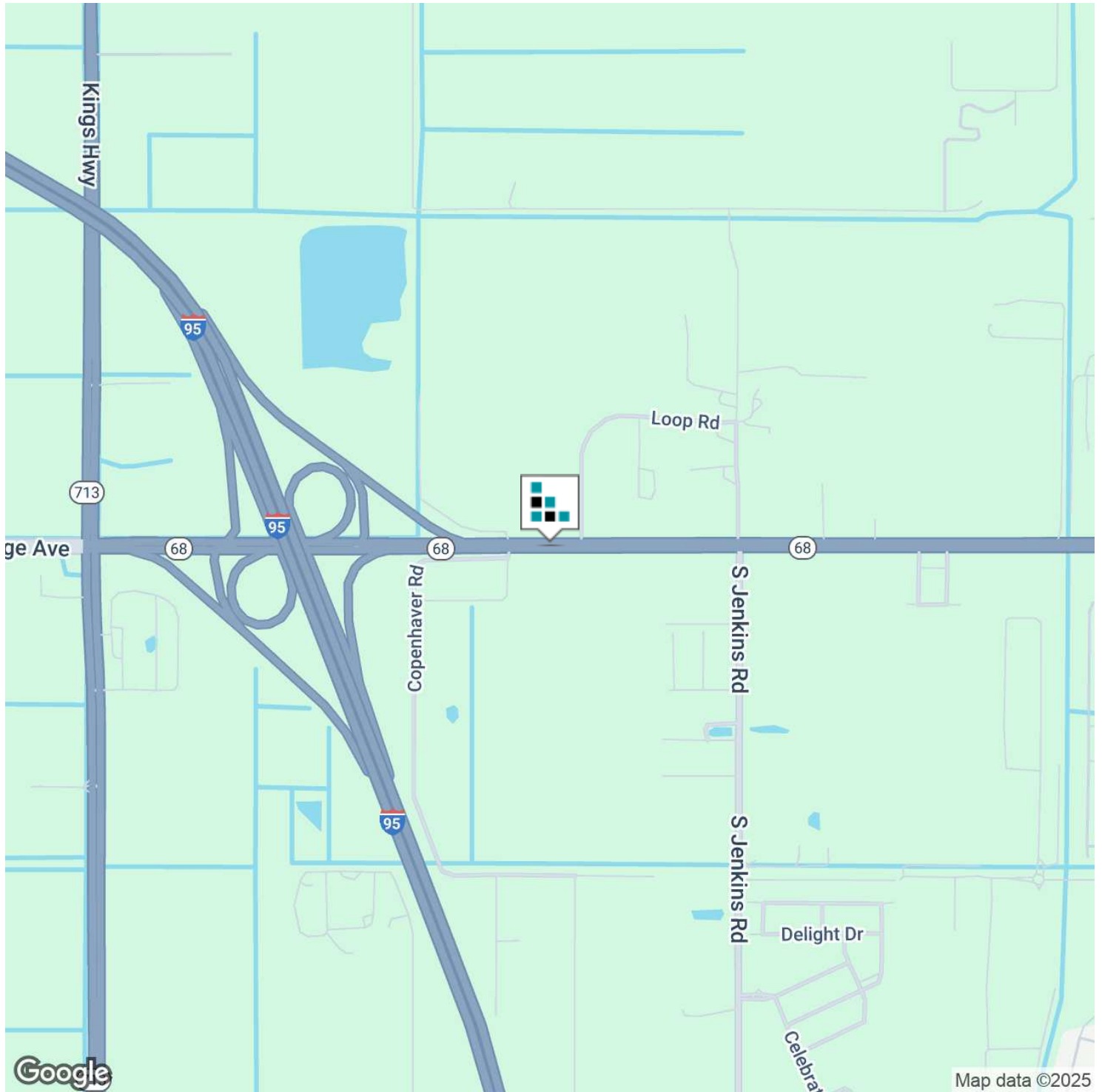
## SALE HIGHLIGHTS

- General Commercial Land
- 2 Acres Fully Cleared
- 280' Frontage on Orange Avenue
- High Growth Fort Pierce @ Orange & Jenkins
- Excellent Interchange Access

# Location Map

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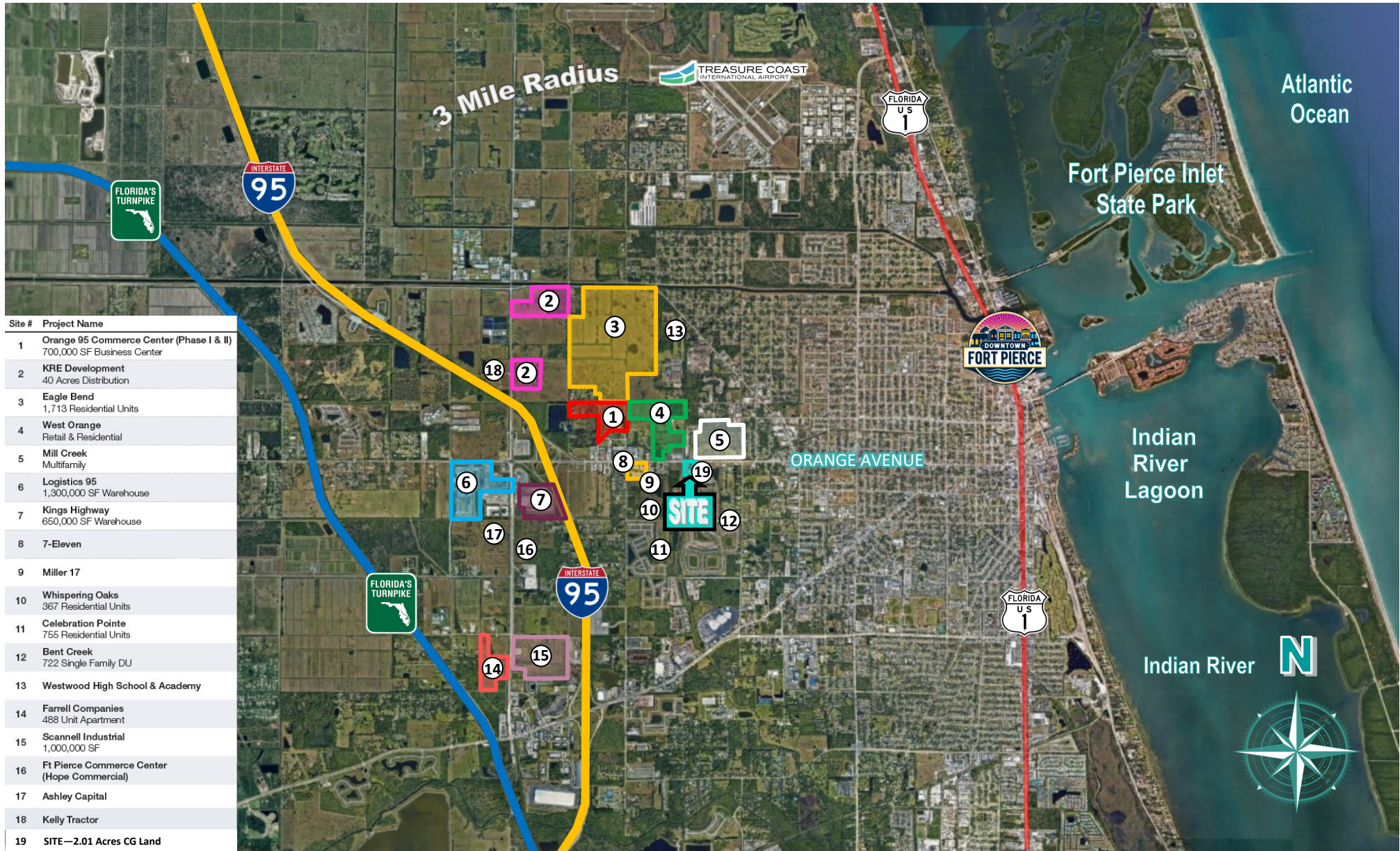
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# Prime Investment Opportunity

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

## Key Area Projects



# Prime Investment Opportunity

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

Strong Economic Expansion

2019-2022

Calendar Year 2019							
Company	Industry	Location	Project	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
A-1 Industries of Florida	Manufacturing	St. Lucie County	EXPANSION	28	257	280	60,000
ACCEL International	Manufacturing	Port St. Lucie	NEW	125	0	0	150,000
Aerex	Manufacturing	St. Lucie County	EXPANSION	10	25	31	10,000
Amazon	Distribution	St. Lucie County	NEW	500	0	**	60,000
Aquaco Farms	Aquaculture	St. Lucie County	NEW	5	0	8	20,000
Cleveland Clinic Lerner Research Institute	Life Sciences	Port St. Lucie	NEW	50	0	87	60,000
Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	38	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	27	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	684	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
				<b>1,015</b>	<b>770</b>	<b>1,218</b>	<b>707,000</b>

Calendar Year 2020							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	43	75ft. Tower
FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	543	245,000
Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000
Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000
Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,376*‡	0	‡	3,600,000‡
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	15	30,000
				<b>3,701</b>	<b>79</b>	<b>664</b>	<b>5,089,780</b>

\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 \*\* Jobs transferred to Port St. Lucie facility in 2022. Projected new jobs and facility square footage net of announced projects within the park.

Calendar Year 2021							
Company	Industry	Location	Project	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	14	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	5	8,000
Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	0	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	84	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	85	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	22	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	83	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	67,193
Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	580	106,000
South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	12	32,000
				<b>2,611</b>	<b>664</b>	<b>885</b>	<b>3,873,568</b>

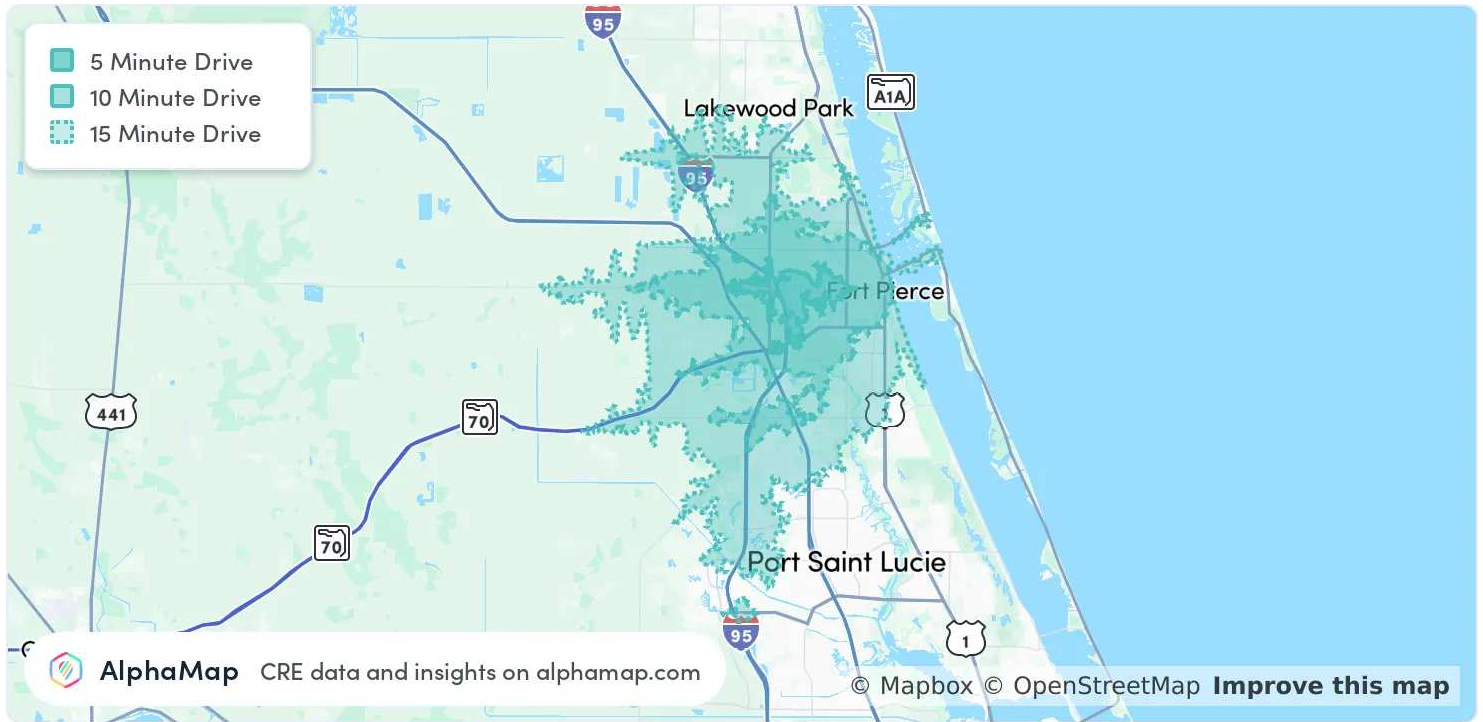
Calendar Year 2022							
Company	Industry	Location	Project	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	170	220,000
Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	0	89,000
Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	0	207,458
Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	0	19,841
Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	0	688,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	684	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
Tenet Health	Life Sciences	Port St. Lucie	NEW	600‡	0	0	181,925
				<b>2,864</b>	<b>804</b>	<b>854</b>	<b>3,384,924</b>

\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = median square feet per worker at 1,500 \*\* New facility in 2022, jobs transferred from 2029 project. Includes full-time, part-time and per diem workers

# Area Analytics

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,282	40,783	113,789
Average Age	37	38	42
Average Age (Male)	36	37	41
Average Age (Female)	39	39	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,078	14,510	42,882
Persons per HH	3	2.8	2.7
Average HH Income	\$59,469	\$57,997	\$73,428
Average House Value	\$243,045	\$248,525	\$305,527
Per Capita Income	\$19,823	\$20,713	\$27,195

# Disclaimer

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