



# FOR SALE

6201 Metal Dr

Fort Pierce, FL 34945

## PROPERTY OVERVIEW

11.26+/- Acres available for sale at Crossroads Park of Commerce in high growth Fort Pierce, Florida! Property includes an access roadway and a retention easement area. Direct frontage along Interstate 95 on-ramp providing excellent visibility from the I-95 and Okeechobee Road (SR 70). The property sits next door to the under construction Interstate Commerce Center (211,000 SF Distribution Warehouse) and just north of the newly constructed Interstate Crossroads Logistics Center containing over 1M SF. Perfect location for flex warehouse projects, recreational retail, dealerships, truck stop, and more! Strategically located on the Treasure Coast, one day truck travel to Florida metros of Jacksonville, Orlando, Tampa, Miami with excellent accessibility to I-95 and the Florida Turnpike.

## LOCATION OVERVIEW

Located at the Southwest corner of Interstate 95 and Okeechobee Road (SR 70) in Fort Pierce, FL.

## OFFERING SUMMARY

Land Size: 11.26 +/- Acres  
 Land Use: GC - General Commercial  
 Zoning: C-3  
 Utilities: FPL Electric. Water and Sewer through Fort Pierce Utilities

SALE PRICE

\$1,975,000



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**SLC Commercial**  
 Realty & Development



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# Property Details

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Location Information	
Street Address	6201 Metal Dr
City, State, Zip	Fort Pierce, FL 34945
County/Township	Saint Lucie

Zoning / Land Use Details	
Zoning	C-3
Land Use	GC - General Commercial

LINK TO FLYOVER VIDEO

Property Details	
Property Type	Land
Lot Size	11.26 Acres
APN#	2324-432-0010-000-1
Utilities	Fort Pierce Utility and FPL

Utilities & Amenities	
Sewer	Fort Pierce Utilities Authority
Water	Fort Pierce Utilities Authority
Electricity	FPL Electric

Location Overview	
Located at the Southwest corner of Interstate 95 and Okeechobee Road (SR 70) in Fort Pierce, FL.	



# Additional Photos

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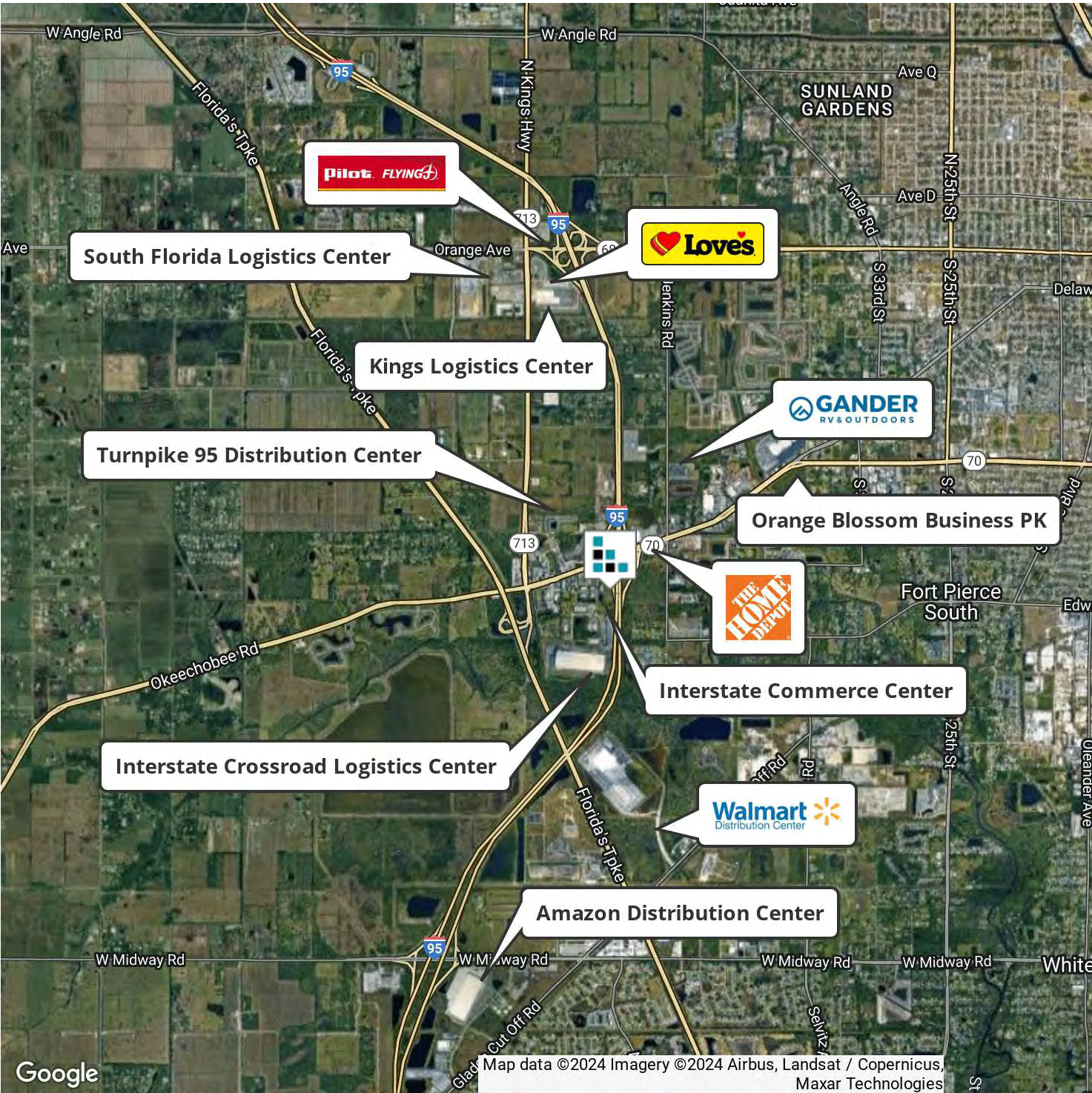




# Retailer Map

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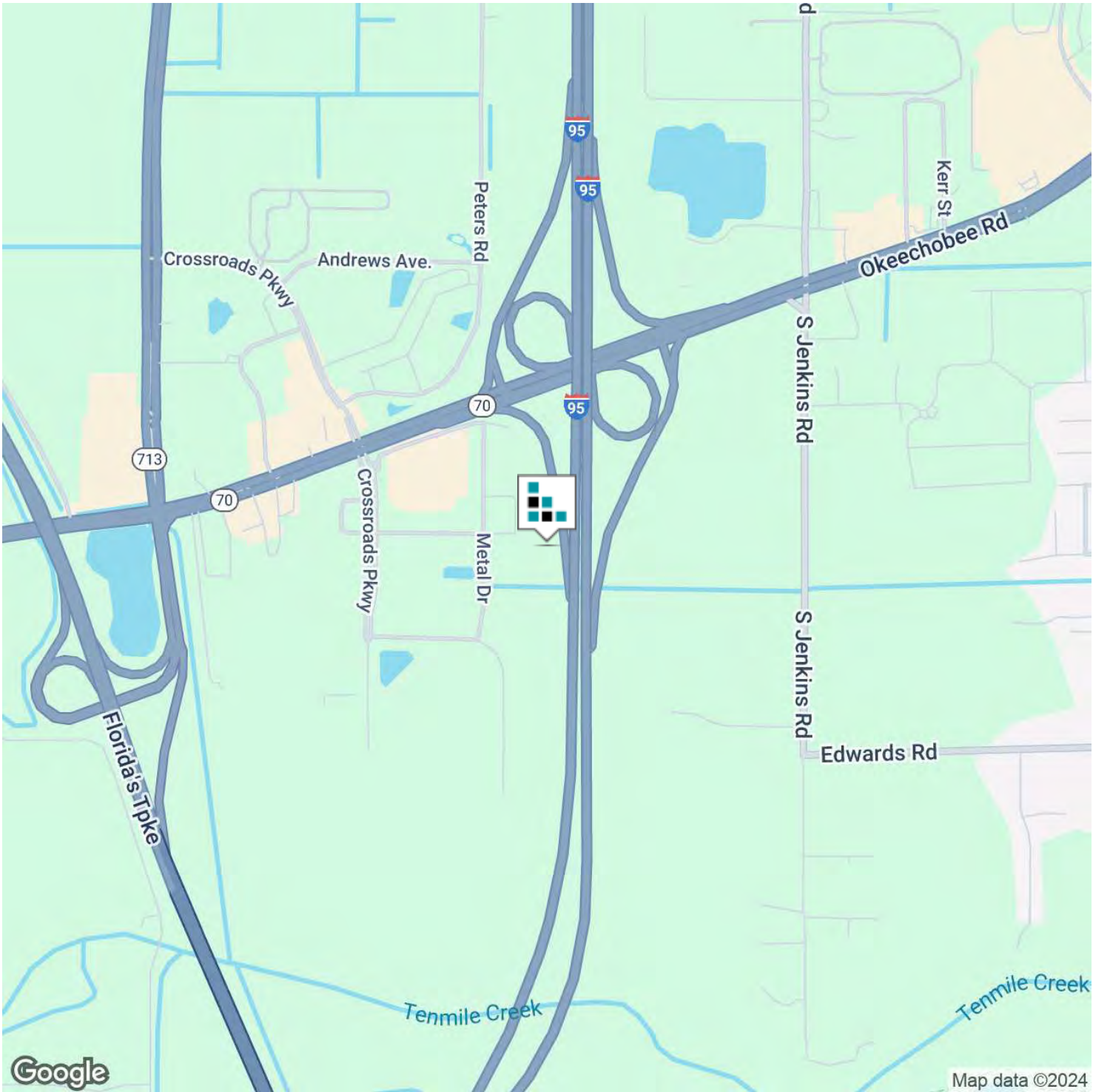
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# Location Map

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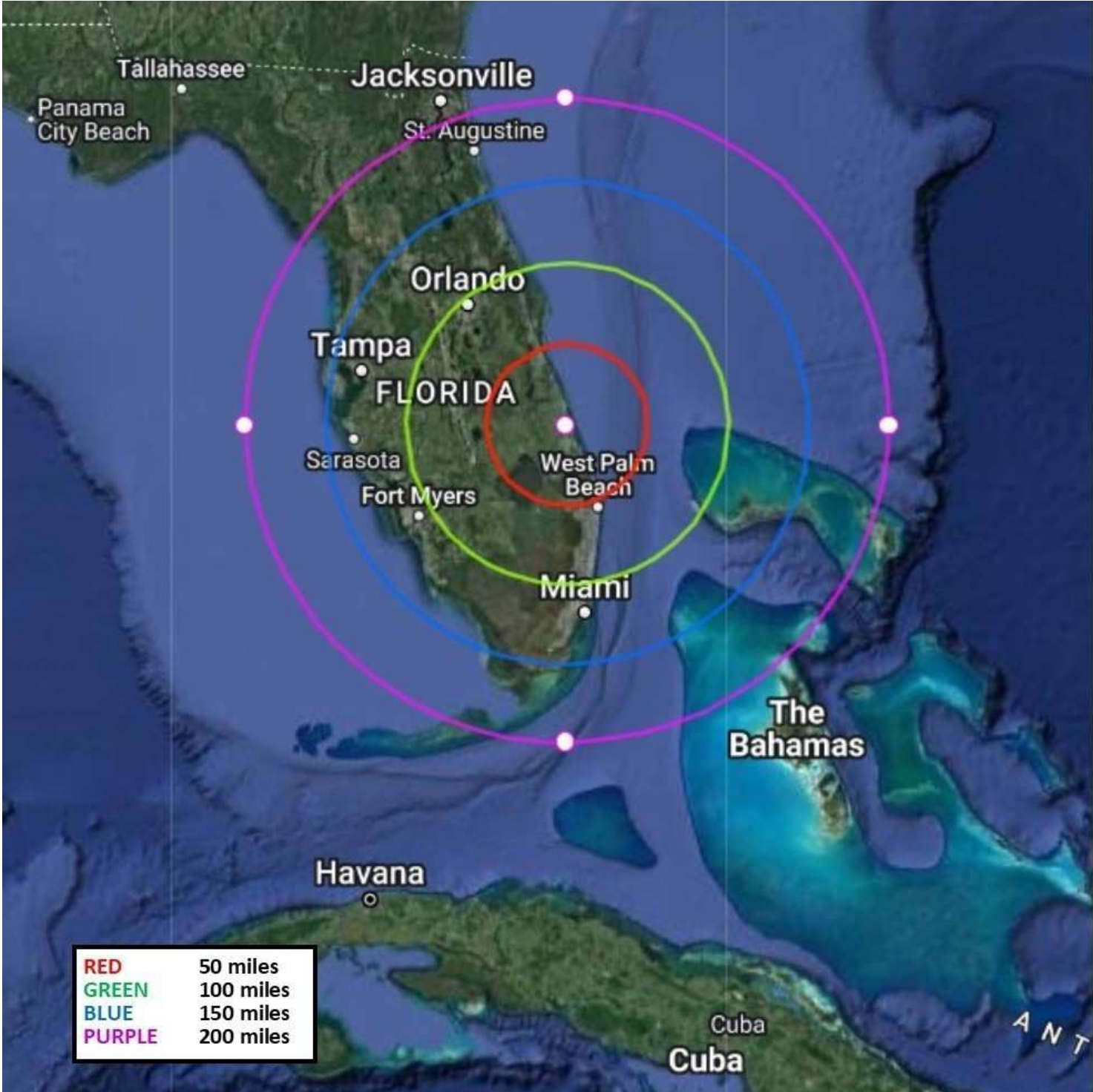


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# Metros/Radius Map

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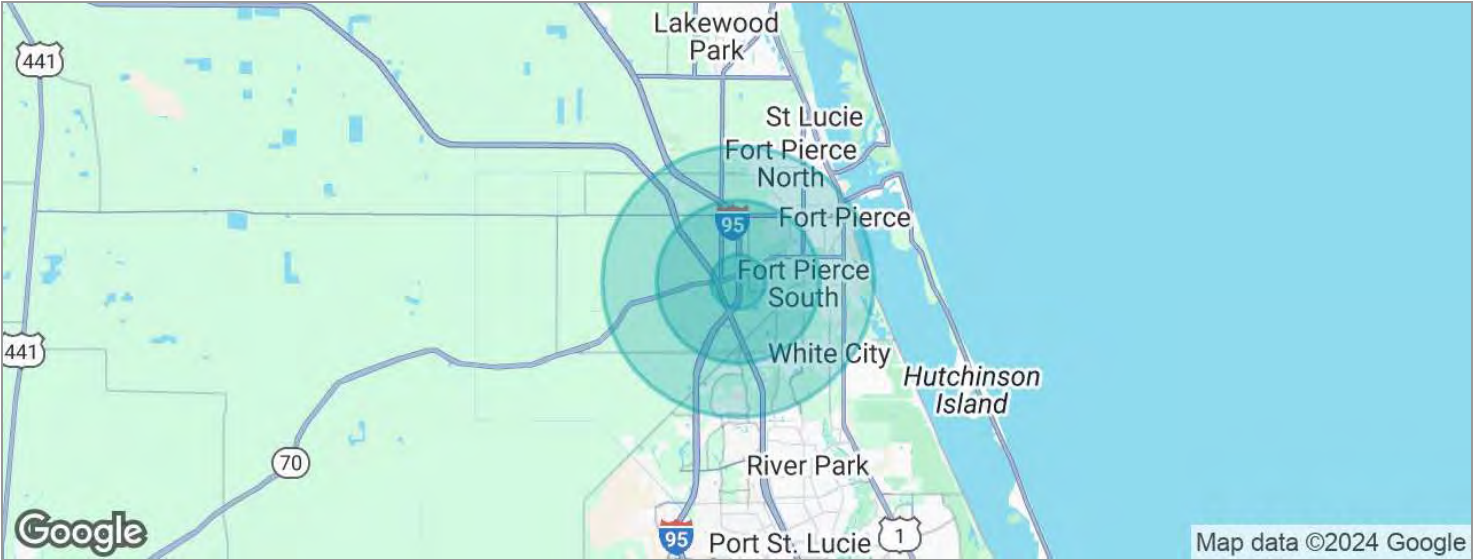


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# Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,184	17,138	72,579
Median age	41.0	36.8	39.2
Median age (Male)	35.6	32.8	36.7
Median age (Female)	44.3	41.3	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	435	6,397	27,787
# of persons per HH	2.7	2.7	2.6
Average HH income	\$57,136	\$50,997	\$47,793
Average house value	\$239,848	\$186,012	\$159,228

\* 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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