



FOR SALE

■ 604, 706 & TBD W Midway Rd

604, 706 & TBD W Midway Rd

Fort Pierce, FL 34982

PROPERTY OVERVIEW

15+/- Acres of High Density (15 units per acre) Multifamily Residential land located within the city limits of Fort Pierce, in rapidly growing St. Lucie County. The site sits just west of South Federal Highway (South US Highway-1), within walking distance to public transportation, shopping, grocery, and fitness.

The City of Fort Pierce's "Innovative Residential Development" and/or affordable housing criteria could provide potential to significantly increase the maximum allowed density from its current 15 units per acre.

OFFERING SUMMARY

Land Size:	14.85 Acres
Land Use:	RH - High Density Residential
Zoning:	R-5 High Density & C-2 Neighborhood Commercial
Traffic Count:	17,400 AADT

SALE PRICE

\$5,400,000



SAM ZUKER

ASSOCIATE

Mobile 561.856.4116

szuker@slcccommercial.com

772.220.4096 | slcccommercial.com



SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

15+/- ACRES

FOR SALE

SALE PRICE	\$5,400,000
------------	-------------

Location Information	
Street Address	604, 706 & TBD W Midway Rd
City, State, Zip	Fort Pierce, FL 34982
County/Township	St. Lucie
Nearest Highway	US Hwy - 1
Nearest Airport	Treasure Coast International

Location Overview	
Located 0.22 miles (about 1200 ft) west of South Federal Highway (South US Highway-1) on the north side of West Midway Road.	

Property Details	
Property Type	High Density Residential
Lot Size	14.85 Acres
APN#	3403-243-0001-000-0
	3403-233-0002-000-6
	3403-502-0041-000-6
Traffic Count	17,400 AADT
Traffic Count Street	W Midway Rd

Utilities & Amenities	
Sewer	Fort Pierce Utilities Authority
Water	Fort Pierce Utilities Authority
Electricity	Florida Power and Light

Zoning / Land Use Details	
Zoning	R-5 High Density & C-2 Neighborhood Commercial
Land Use	RH - High Density Residential
Permitted Use	See Below

Permitted Uses

Zoning

15+/- ACRES

FOR SALE



Retail Aerial and Traffic Count

15+/- ACRES

FOR SALE



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

15+/- ACRES

5



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Conceptual Site Plan #1

15+/- ACRES

FOR SALE

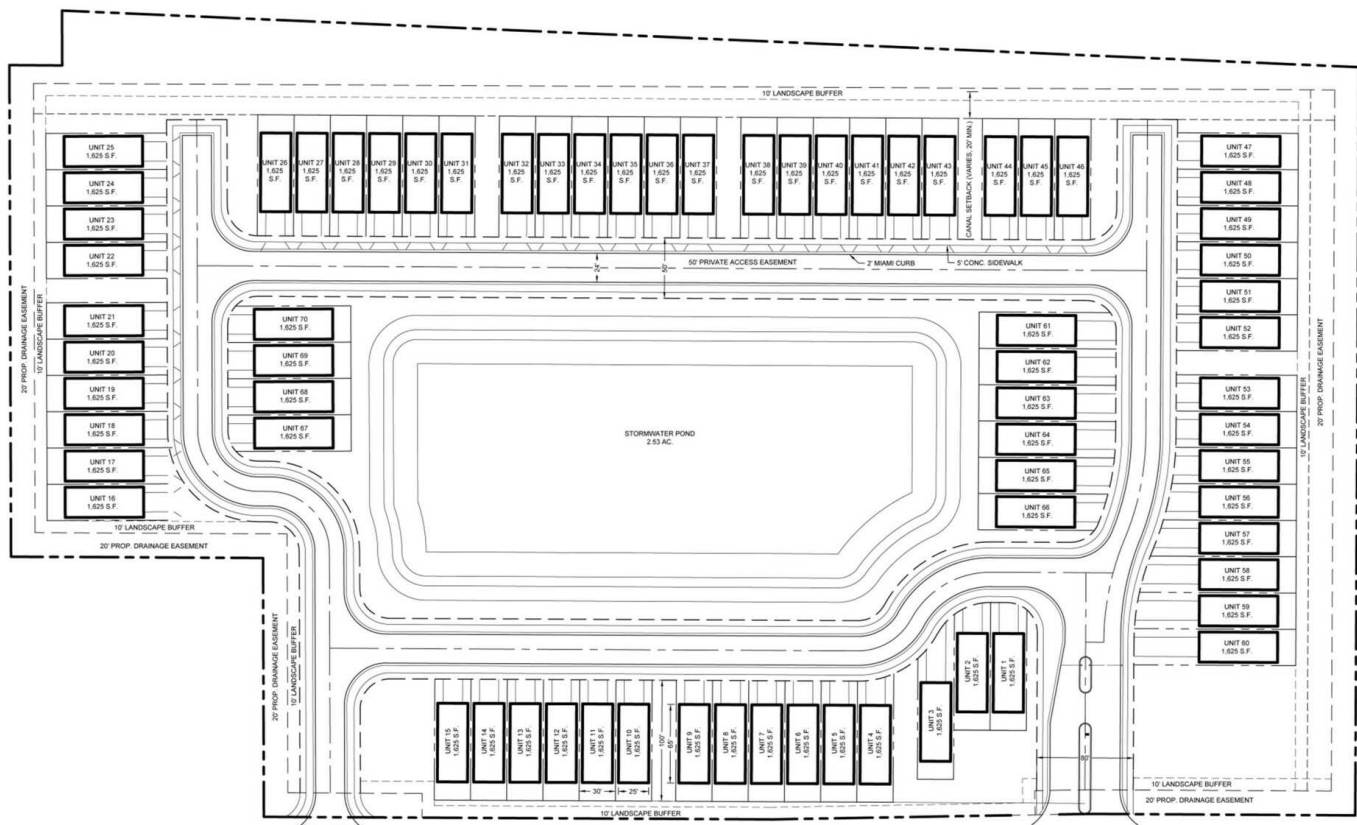


35 Townhomes & 240 Unit Apartment Community

Conceptual Site Plan #2

15+/- ACRES

FOR SALE



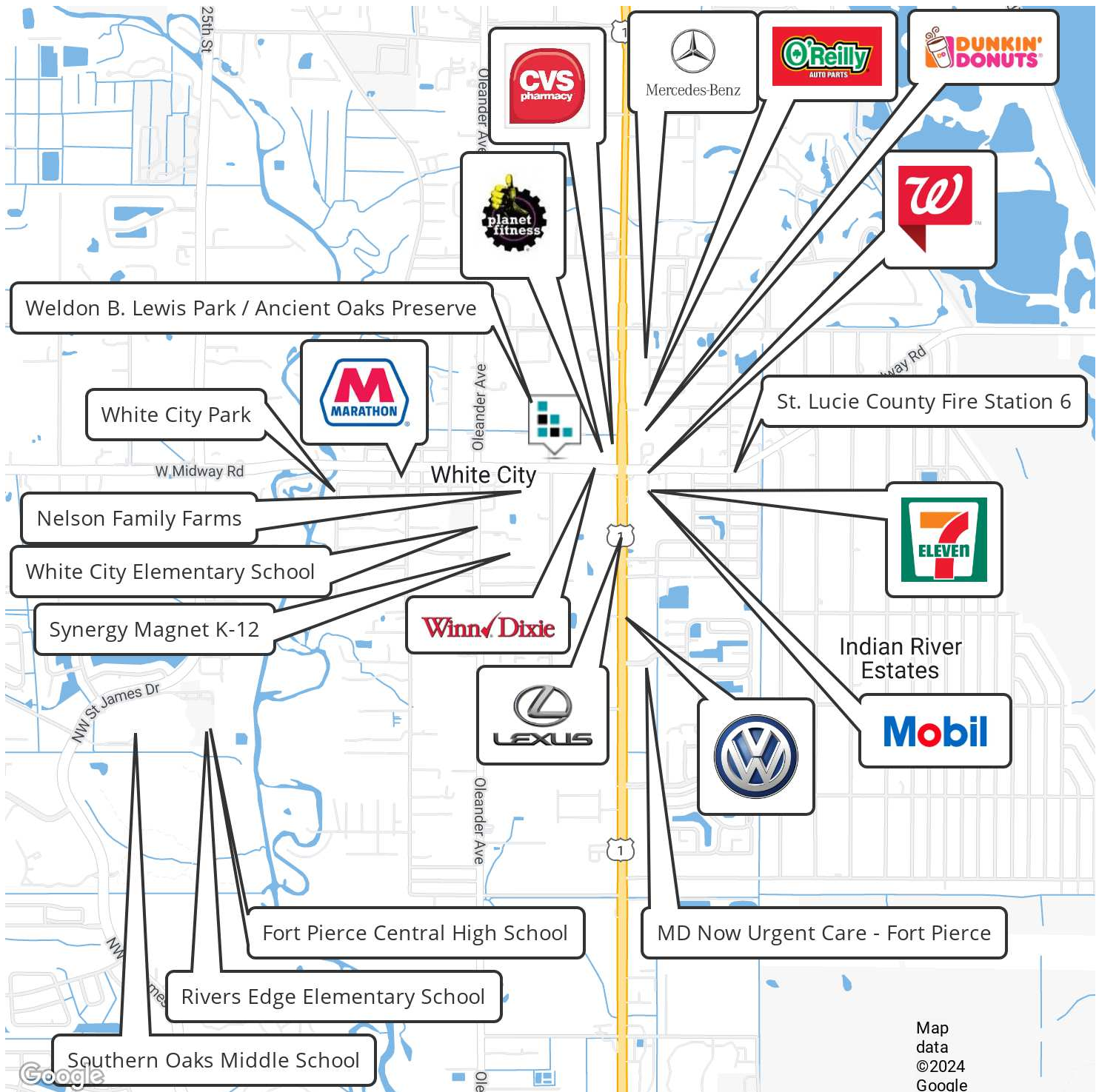
70 Unit Townhome Community



Retailer Map

15+/- ACRES

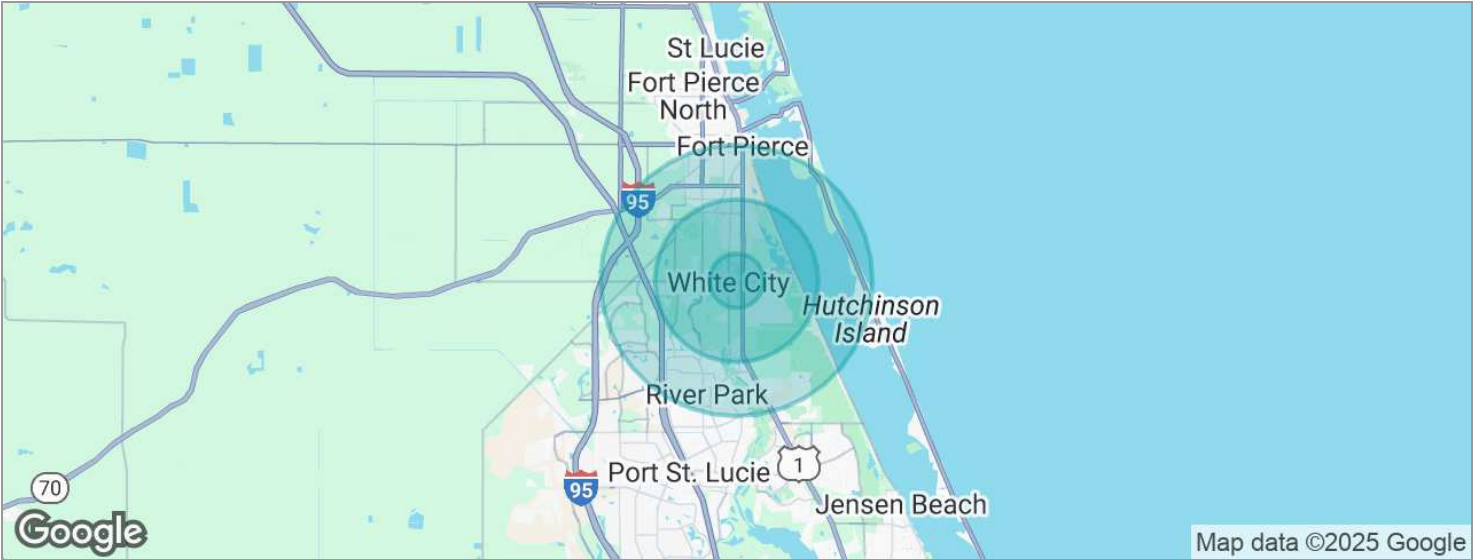
FOR SALE



Demographics Map

15+/- ACRES

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,938	35,761	107,941
Median age	48	45	45
Median age (Male)	46	44	44
Median age (Female)	49	46	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,124	14,694	43,202
# of persons per HH	2.3	2.4	2.5
Average HH income	\$73,396	\$72,640	\$76,907
Average house value	\$354,692	\$315,895	\$306,672

* Demographic data derived from 2020 ACS - US Census

Disclaimer

15+/- ACRES

FOR SALE

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.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

