



FOR SALE

■ 4555 Taylor Dairy Rd

4555 Taylor Dairy Rd

Fort Pierce, FL 34946

LOCATION OVERVIEW

Excellent opportunity to acquire 35+ acres of land with a rare MXD Mixed Use Development future land use classification. Located in the ultra-high growth Northern Saint Lucie County market, this site is surrounded on three sides by new multi-family projects, a luxury RV Park, and the county's new \$60M water plant project, now under construction to service growing demand in northern Saint Lucie. The site contains 35 acres but is comprised of all or part of 4 separate parcels. This, along with the rectangular shape and accessibility, provide for a wide range of cost effective development schemes to add much needed end user product in the 2-10 acre size range.

OFFERING SUMMARY

Land Size: 35+/- Acres
Zoning: AR-1

[Click for Permitted Uses](#)

SALE PRICE

\$4,375,000



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SLC Commercial
Realty & Development

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Property Details & Highlights

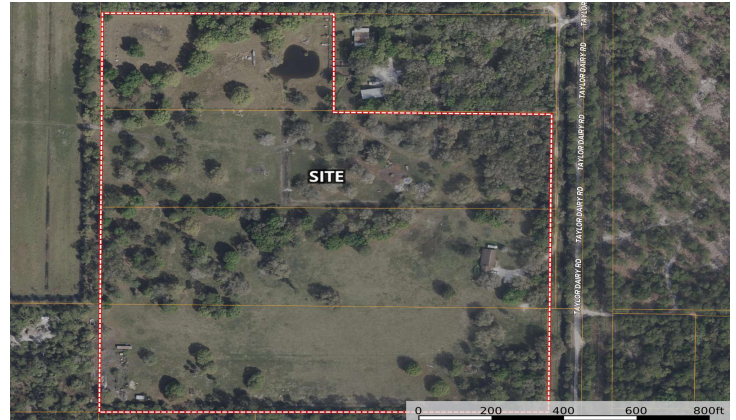
4555 TAYLOR DAIRY RD, FORT PIERCE, FL 34946

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Building Name	4555 Taylor Dairy Rd, Fort Pierce, FL 34946
Property Type	Development Land
APN	1313-343-0020-000-4 1313-340-0010-000-2 1313-343-0010-000-1 1324-211-0001-000-3
Lot Size	35+/- Acres

The subject property is located just off of major North/South & East/West corridors with simple access to I-95. The King's Highway corridor is experiencing rapid growth, particularly in the commercial and industrial sectors being located in proximity to a host of I-95 interchanges and within a market where land can still be purchased economically.

In addition to the direct 95 access afforded by Indrio Road, future county plans call for an "Airport Connector" to create new I-95 & Turnpike interchanges by westward extension of St. Lucie Boulevard.

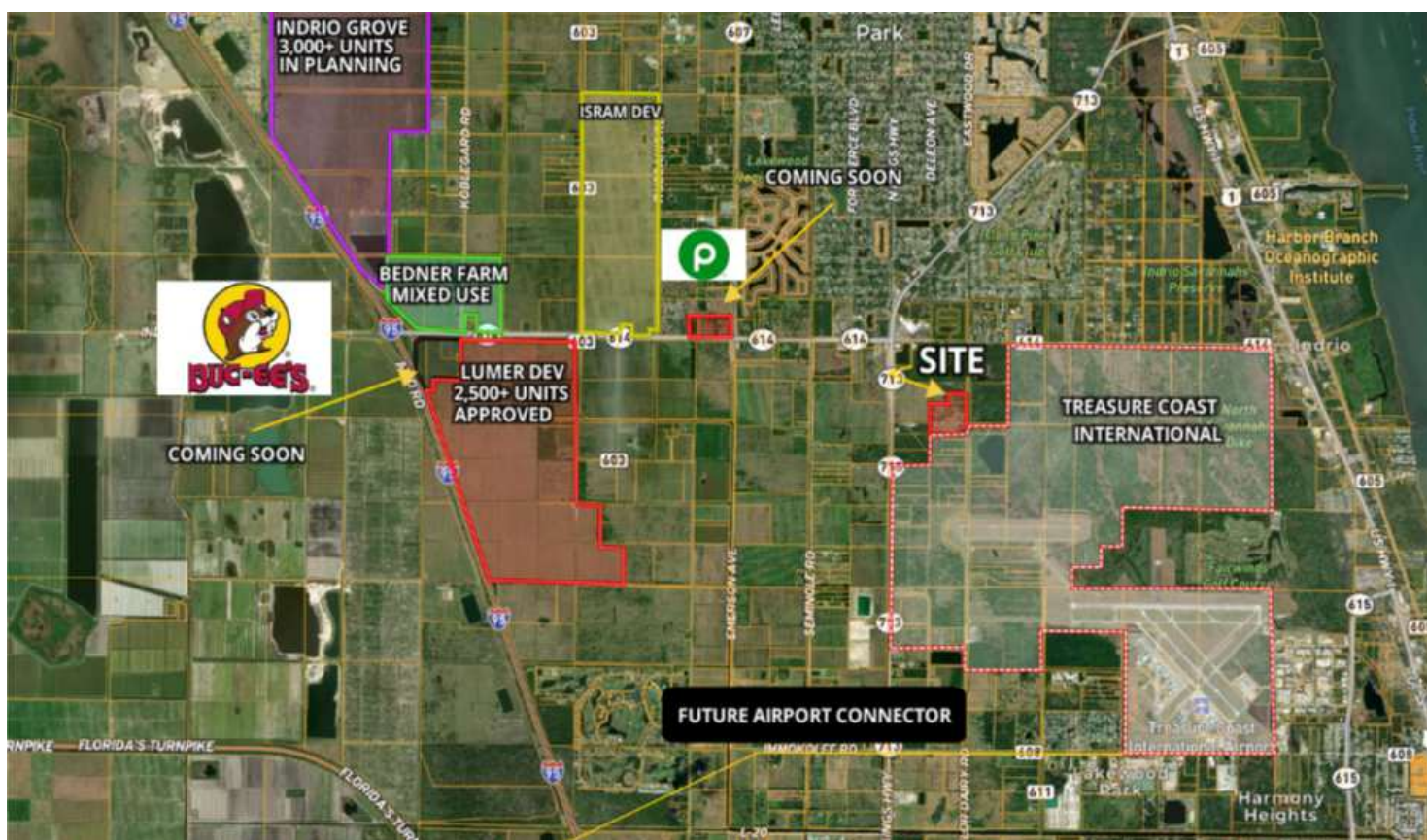


- North Saint Lucie County Location, Direct I-95 Access via Indrio Road
- High growth region, 5,000+ units planned within 2 miles
- Separate parcels for highly desirable 5-10 acre lot configurations
- Low supply of larger sites with industrial capacity
- Located just off of major corridor

Live Project Map

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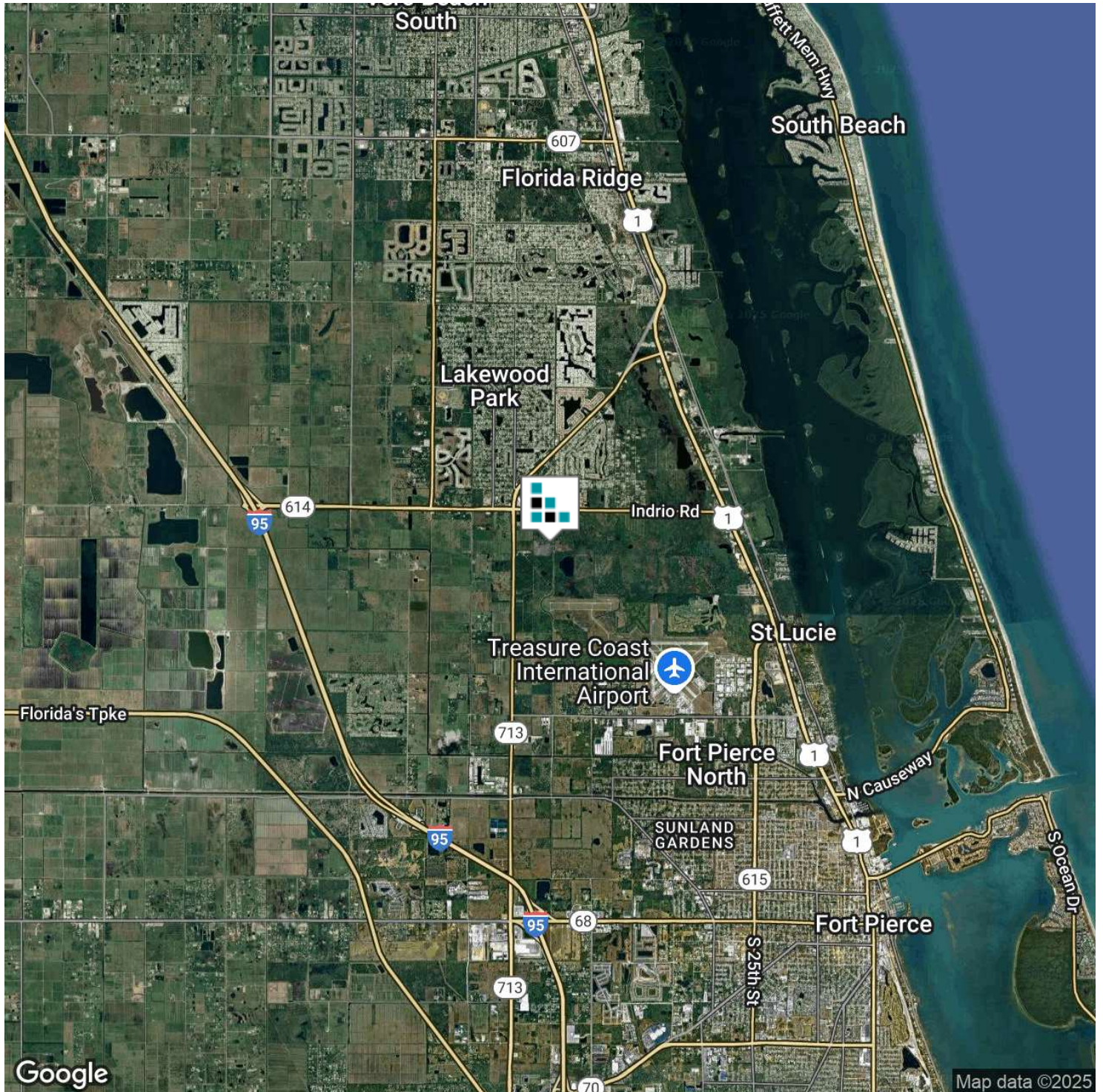
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Location Map

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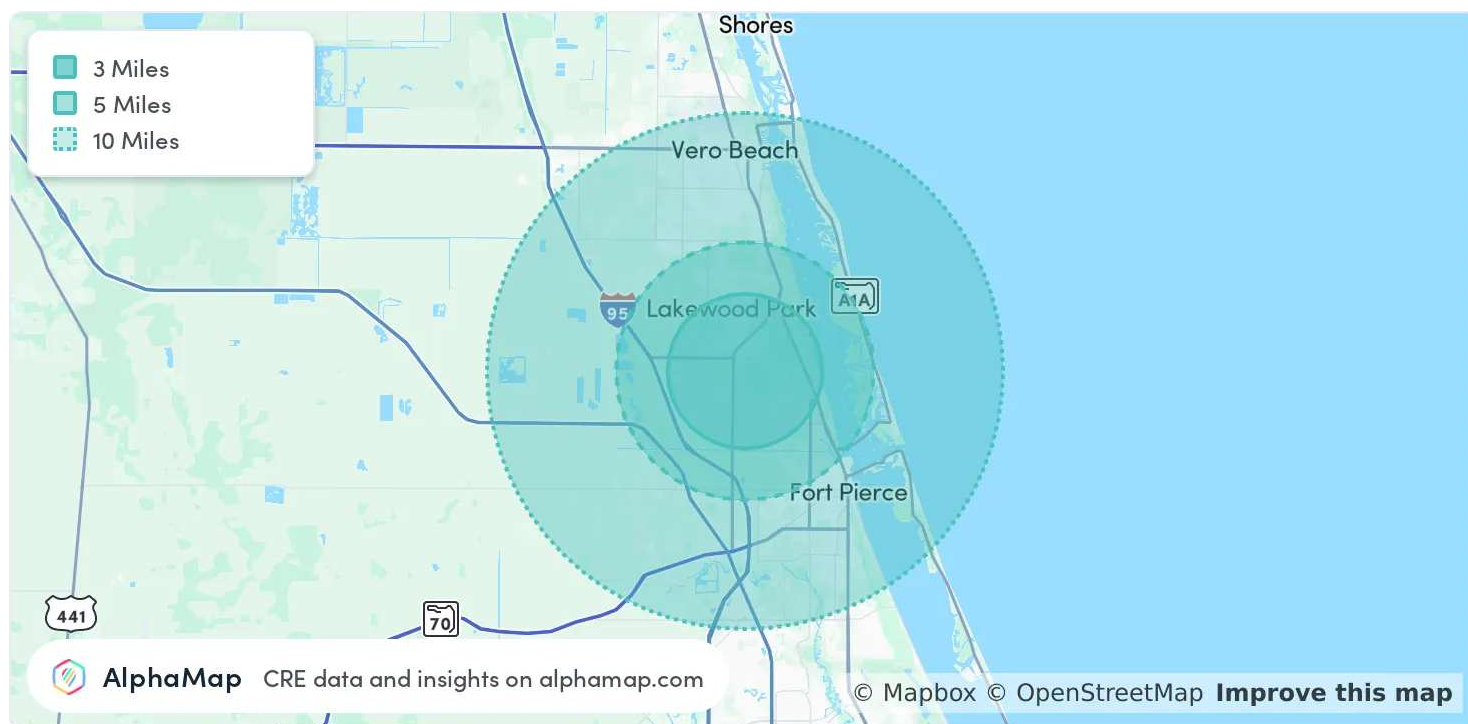
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Area Analytics

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,833	55,786	182,109
Average Age	46	44	46
Average Age (Male)	46	43	45
Average Age (Female)	47	44	46

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,249	21,556	75,458
Persons per HH	2.4	2.6	2.4
Average HH Income	\$73,895	\$70,578	\$78,280
Average House Value	\$246,792	\$268,937	\$331,203
Per Capita Income	\$30,789	\$27,145	\$32,616

Map and demographics data derived from AlphaMap

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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