



FOR SALE

■ N Kings Hwy

N Kings Hwy

Fort Pierce, FL 34951

PROPERTY OVERVIEW

Strategically positioned along the rapidly developing N King's Hwy corridor in St. Lucie County, this 8.586-acre parcel offers approximately 295 feet of prime frontage and visibility to 16,400 daily drivers. Located just 4 miles north of the I-95 Orange Ave exit (Exit 131) and less than a mile south of Indrio Road (I-95 Exit 138)—future site of a new Buc-ee's and over 8,000 proposed residential units—this site is surrounded by momentum, including over 2 million square feet of newly developed industrial space within a 5-mile radius.

Zoned AR-1 with a Mixed-Use Future Land Use (MXD), the property presents a rare opportunity for commercial or industrial development in a high-growth area. With close proximity to I-95, Treasure Coast International Airport, and major travel centers including Flying J, Love's, and Wawa, this site is ideally positioned for logistics, warehousing, or mixed commercial use.



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SALE PRICE

\$2,000,000



SLC Commercial
Realty & Development

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Property Details & Highlights

8.586 ACRES ON N KING'S HWY, FORT PIERCE, FL

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Property Type	Land
Property Subtype	MXD
APN	1324-233-0001-000-1
Lot Size	8.586 Acres

Located on the east side of N Kings Hwy, 0.95 miles south of Indrio Rd (I-95 Exit 138) and 0.56 miles north of Airport West Commerce Park Rd. 4 miles north of the Interstate-95 and Orange Ave Interchange (Exit 131).

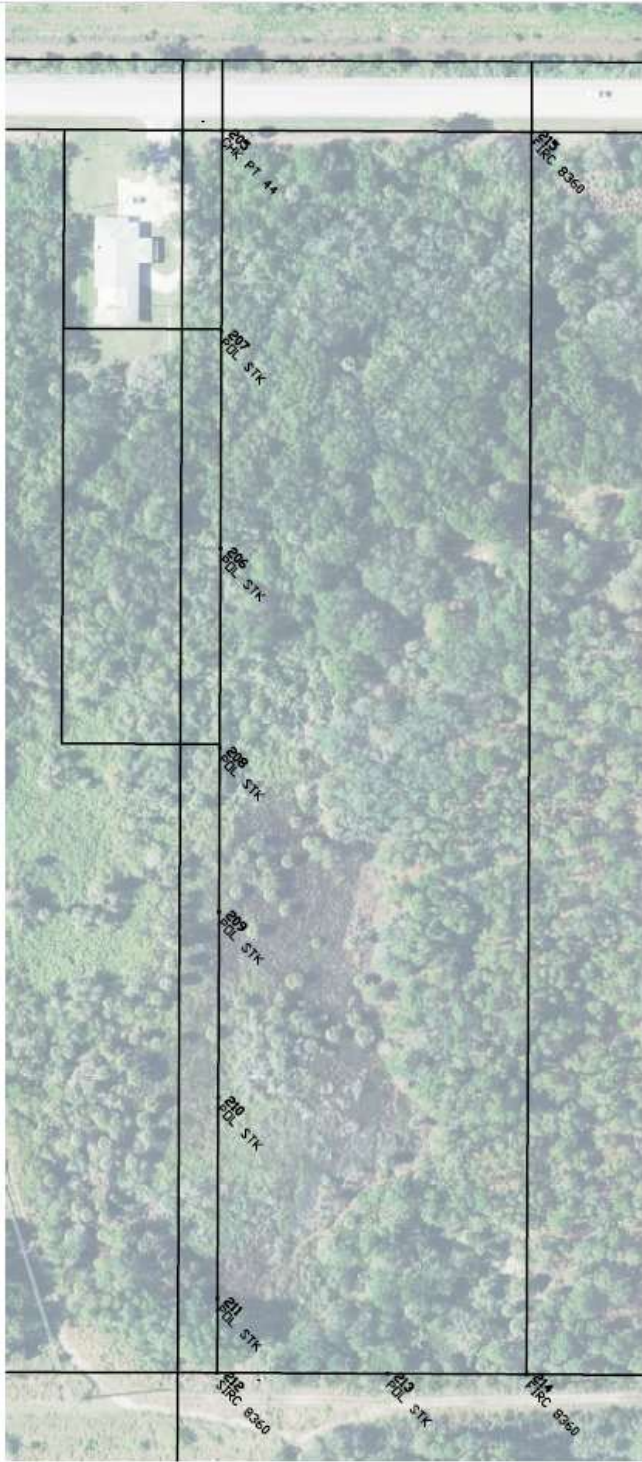


- 8.586-acre parcel with 295 feet of prime frontage
- Visibility to 16,400 daily drivers
- Zoned AR-1 with a Mixed-Use Future Land Use (MXD)
- Strategically positioned along the N King's Hwy corridor
- Ideal for commercial or industrial development

Survey

8.586 ACRES ON N KING'S HWY, FORT PIERCE, FL

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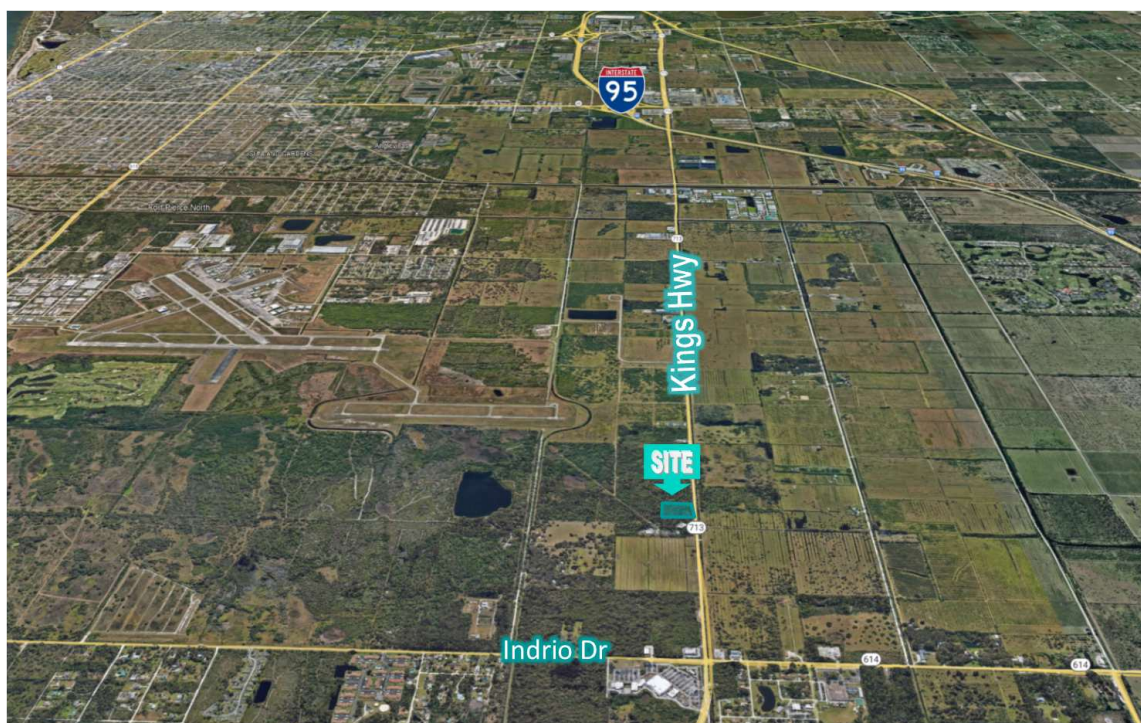
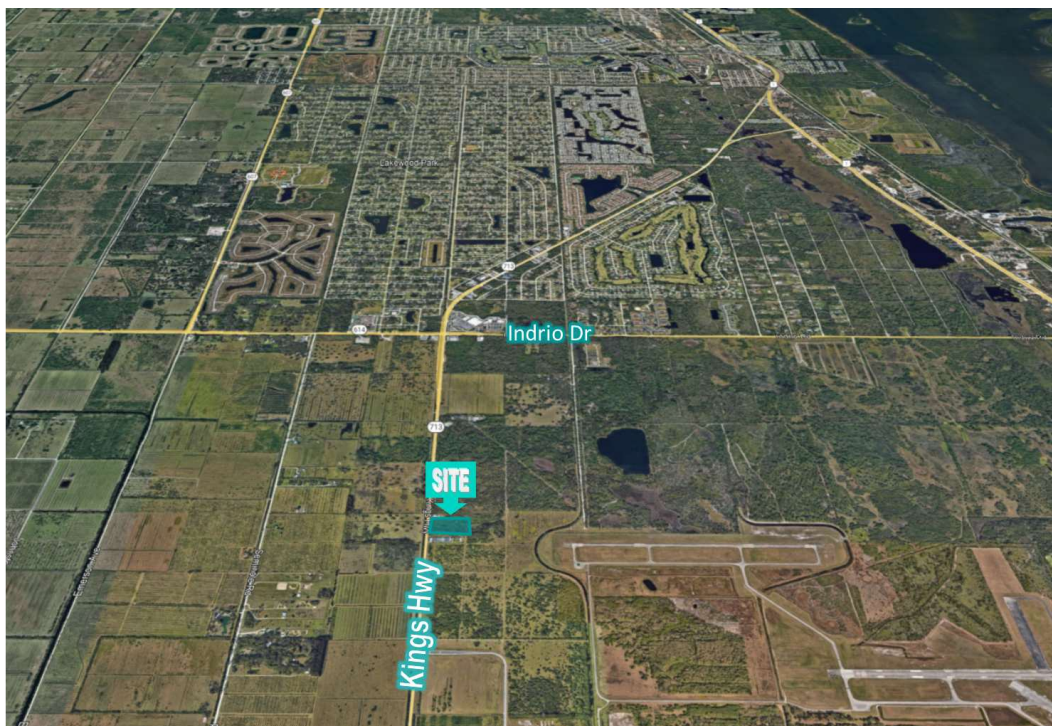


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Additional Photos

8.586 ACRES ON N KING'S HWY, FORT PIERCE, FL

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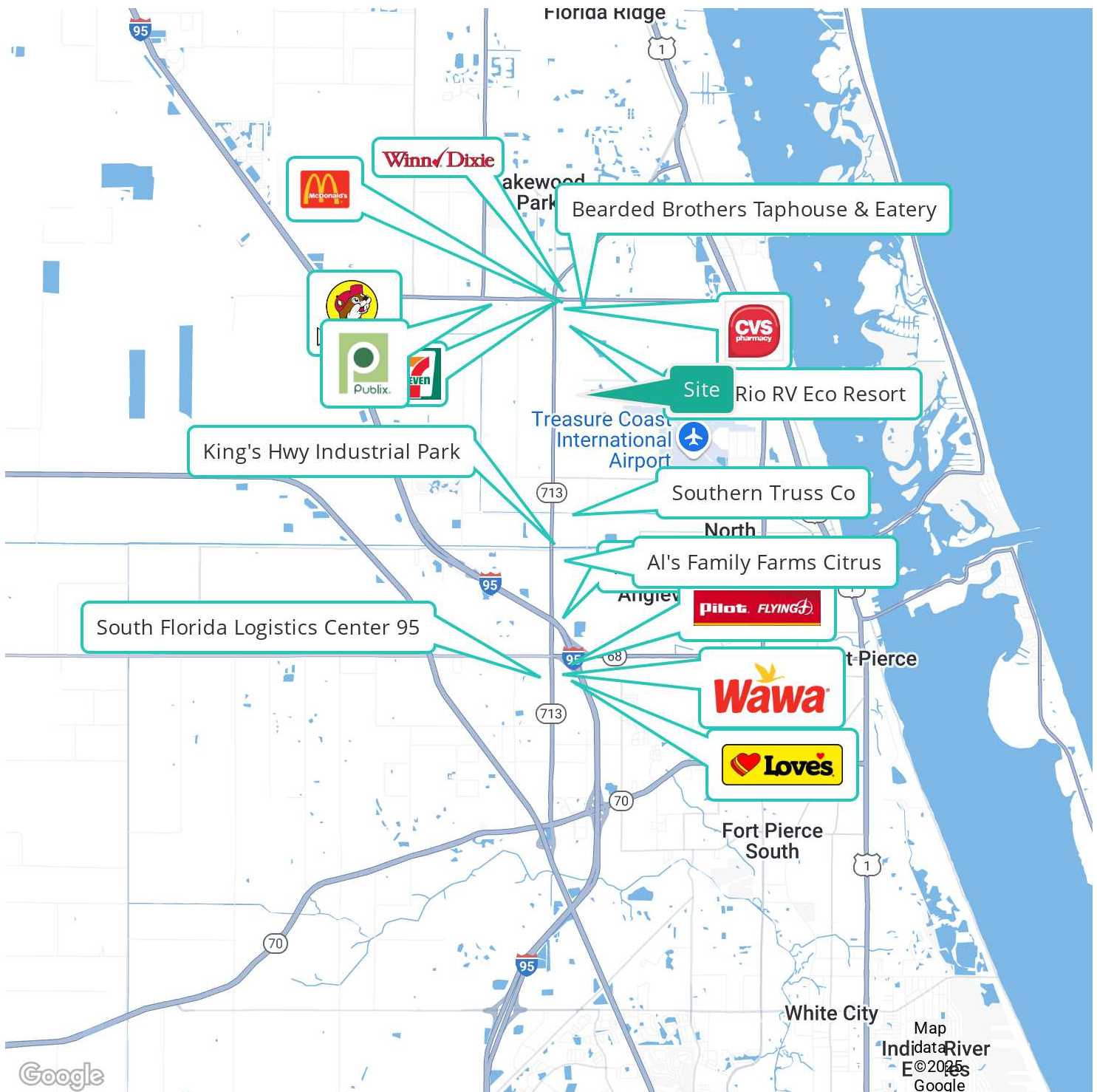
Zoning Districts	FUTURE LAND USE CATEGORIES																
	AG-5	AG-2.5	RE	RS	RU	RM	RH	R/C	Cpub	COM	IND	P/F	MXD	SD	H	T/U	TVC
AG-5 Agriculture-5	X	X	X	X				X				X	X				
AG-2.5 Agriculture-2.5		X	X	X								X	X				
AG-1 Agricultural - 1			X	X	X	X							X				
R/C Residential/ Conservation			X	X	X	X	X	X					X				X
AR-1 Agricultural, Residential - 1			X	X	X	X							X				
RE-1 Residential, Estate - 1			X	X	X	X							X				
RE-2 Residential, Estate - 2				X	X	X	X						X				
RS-2 Residential, Single-Family - 2				X	X	X	X						X				
RS-3 Residential, Single-Family - 3					X	X	X						X				
RS-4 Residential, Single-Family - 4					X	X	X						X				
RM-5 Residential, Multi- Family - 5					X	X	X						X				
RMH-5 Residential, Mobile home - 5					X	X	X						X				
RM-7 Residential, Multi- Family - 7						X	X						X				
RM-9 Residential, Multi- Family - 9						X	x						X				
RM-11 Residential, Multi- Family - 11							X						X				
RM-15 Residential, Multi- Family - 15							X						X				
CN Commercial, Neighborhood	X	X	X	X	X	X	X			X			X				X
CO Commercial, Office	X	X	X	X	X	X	X			X			X				X
CG Commercial, General										X	X		X				X
CR Commercial, Resort										X			X				
IL Industrial, Light											X		X				X
IH Industrial, Heavy											X		X				X

[illegible]

Retailer Map

8.586 ACRES ON N KING'S HWY, FORT PIERCE, FL

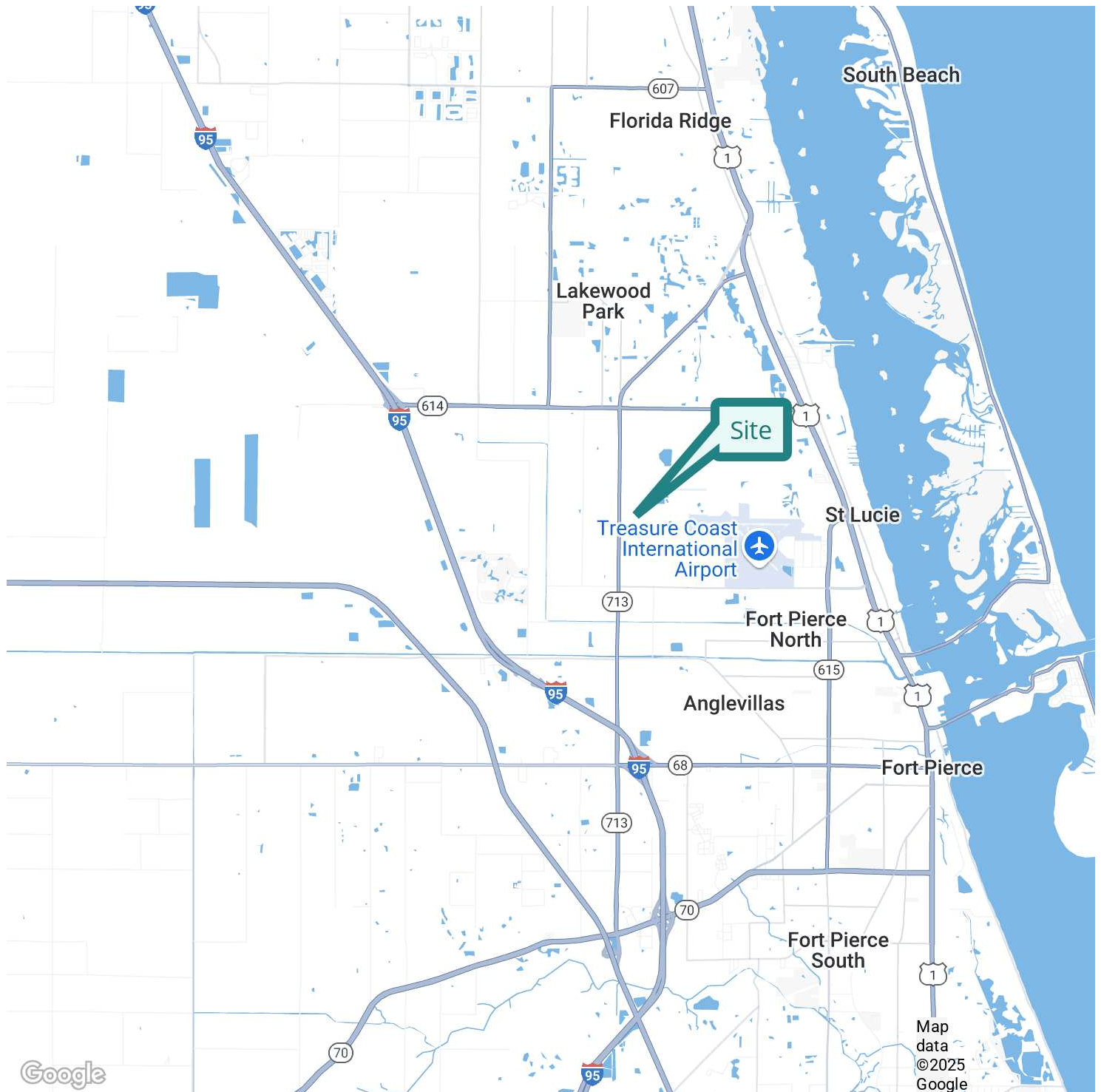
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Location Map

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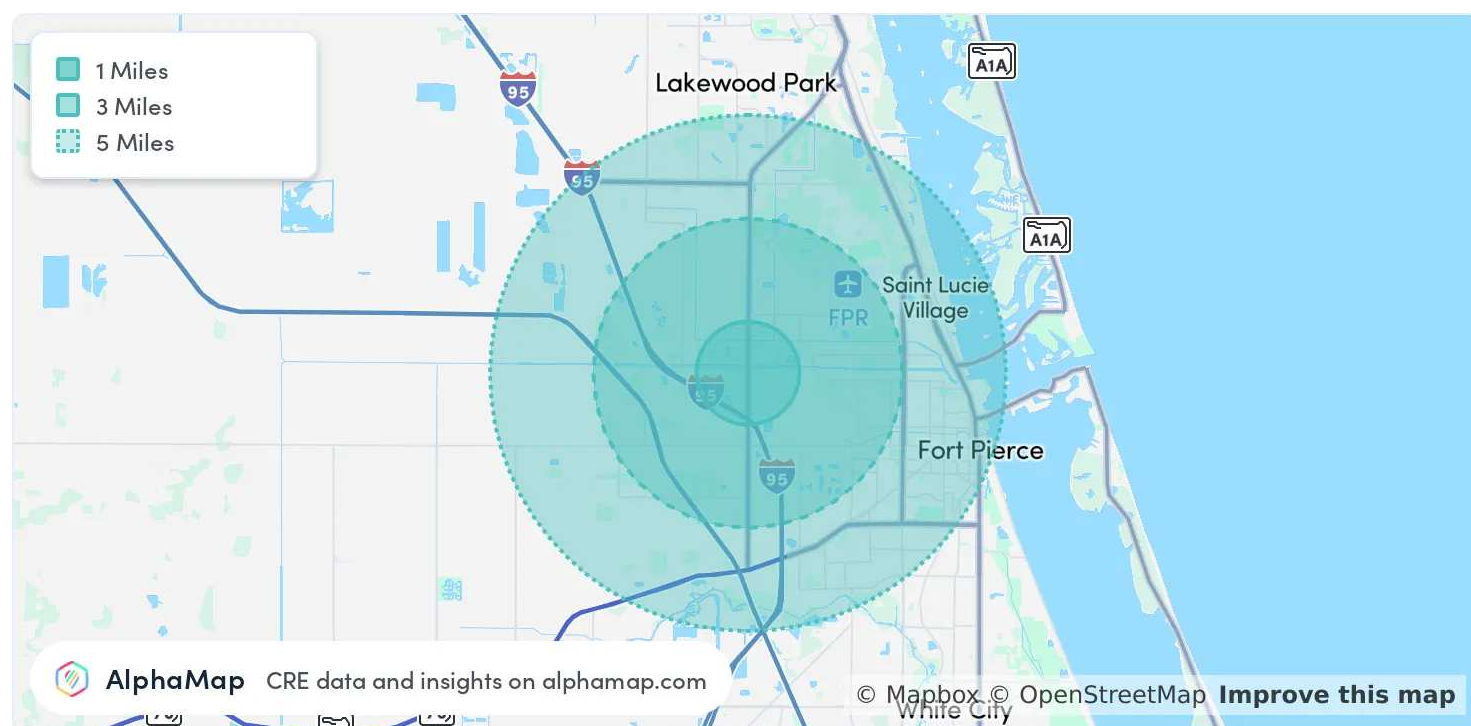
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Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	900	14,864	55,689
Average Age	42	47	44
Average Age (Male)	42	46	43
Average Age (Female)	42	47	44
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	363	6,296	21,591
Persons per HH	2.5	2.4	2.6
Average HH Income	\$70,488	\$74,984	\$69,631
Average House Value	\$234,856	\$248,908	\$260,825
Per Capita Income	\$28,195	\$31,243	\$26,781

Map and demographics data derived from AlphaMap

Disclaimer

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