



FOR SALE

■ TBD Russos Rd

TBD Russos Rd

Fort Pierce, FL 34951

PROPERTY OVERVIEW

This ±38.1-acre offering presents a rare opportunity to acquire a substantial land holding within North St. Lucie County's rapidly emerging growth corridor. Designated TVC (Towns, Villages & Countryside) Future Land Use and currently zoned AG-1, the property offers exceptional flexibility for a variety of ownership and investment strategies while benefiting from the area's robust long-term residential, commercial, and infrastructure growth.

Featuring a mature tree canopy, scenic character, and generous acreage, the property is well suited for low density residential development. Its strategic location also makes it an attractive long-term land bank as planned infrastructure improvements and surrounding development continue to enhance the corridor's long-term potential.

OFFERING SUMMARY

Land Size:	38.1 Acres
Land Use:	TVC - Towns, Villages, Countryside
Zoning:	AG-1 Agricultural

SALE PRICE

\$2,500,000



COOPER OSTEEN

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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 & Highlights

AGRICULTURAL LAND WITH LONG-TERM INVESTMENT & DEVELOPMENT APPEAL

FOR SALE

Property Name: Agricultural Land with Long-Term Investment & Development Appeal

Property Address: TBD Russos Rd, Fort Pierce, FL 34951

Property Type: Agricultural

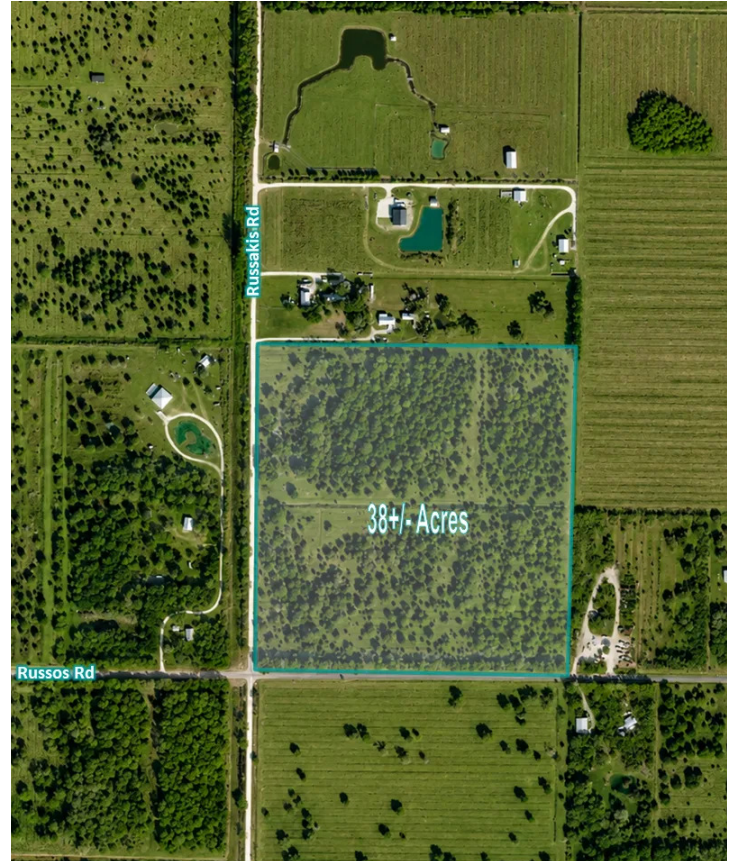
APN: 1303-431-0001-0004

Lot Size: 38.1 AC

Zoning: AG-1 Agricultural

LOCATION OVERVIEW

Located in Northwest St. Lucie County, the property is positioned within one of the Treasure Coast's most active long-term growth corridors. Just minutes from Interstate 95, the site is surrounded by significant planned residential, commercial, and infrastructure investment, including the proposed Buc-ee's at the Indrio Road interchange and the planned 3,000+ home Indrio Groves community. As growth continues to expand throughout North St. Lucie County, the property's strategic location, accessibility, and long-term development potential make it an exceptional investment opportunity.



SALE HIGHLIGHTS

- Located in Northwest St. Lucie County's emerging growth corridor
- TVC Future Land Use designation
- Excellent estate, low-density development, or land bank opportunity
- Minutes from I-95, Florida Turnpike & Treasure Coast International Airport
- Near planned 3,000+ home Indrio Groves community
- Near proposed Buc-ee's at Indrio Road & I-95
- Potential future Russos Road east-west corridor expansion
- ±38.1 acres with mature oak canopy and scenic character



Property Images

AGRICULTURAL LAND WITH LONG-TERM INVESTMENT & DEVELOPMENT APPEAL

FOR SALE

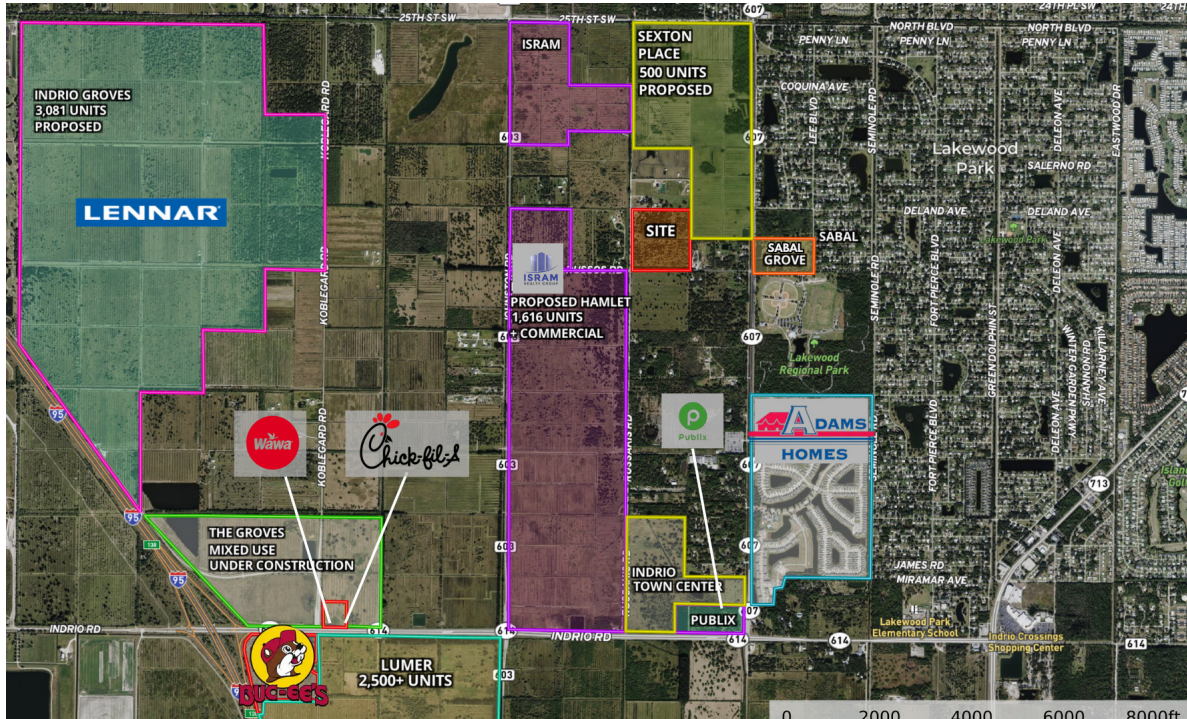


Highly Anticipated in the Area

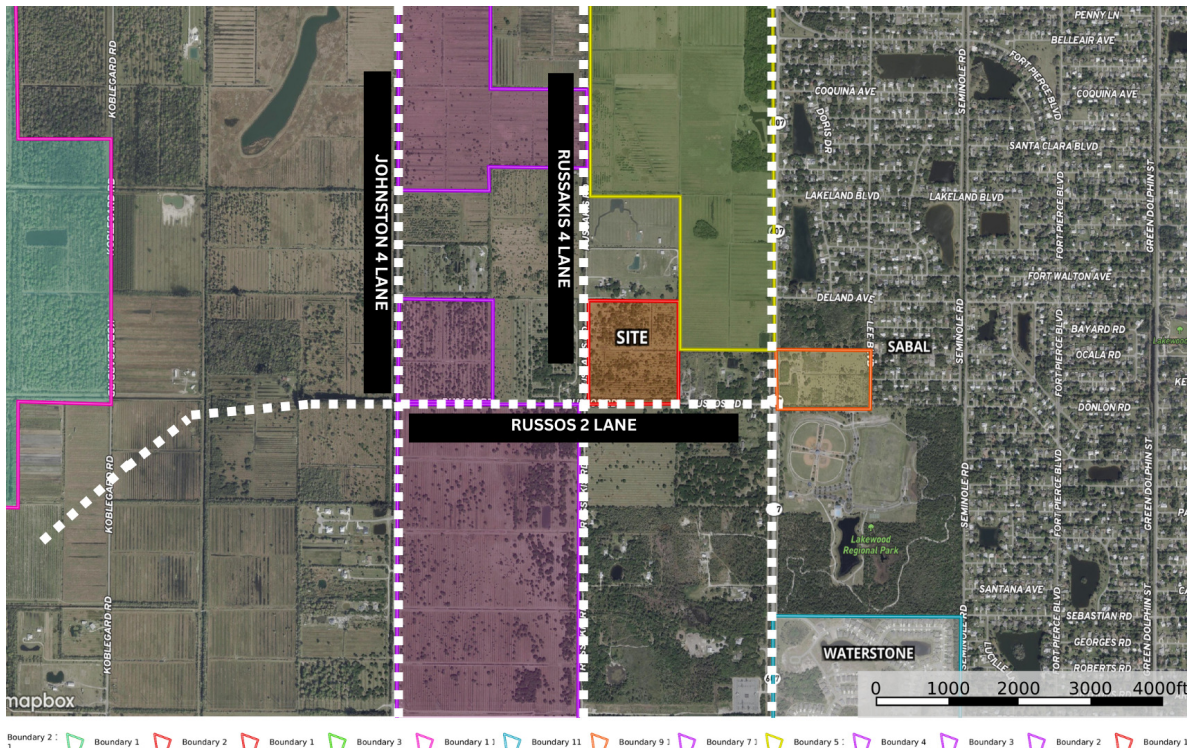
AGRICULTURAL LAND WITH LONG-TERM INVESTMENT & DEVELOPMENT APPEAL

FOR SALE

Planned Development



Long-Range Transportation



Boundary 2 : 1 Boundary 1 Boundary 2 Boundary 1 Boundary 3 Boundary 1 Boundary 11 Boundary 9 : Boundary 7 : Boundary 5 : Boundary 4 Boundary 3 Boundary 2 Boundary 1

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Disclaimer

AGRICULTURAL LAND WITH LONG-TERM INVESTMENT & DEVELOPMENT APPEAL

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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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