



KINGS HWY INDUSTRIAL DEVELOPMENT SITE

2106 N Kings Hwy, Fort Pierce, FL 34950

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PROPERTY OVERVIEW



Sale Price	\$4,500,000
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OFFERING SUMMARY

Acreage:	16.62 Acres
Price / Acre:	\$270,758
City:	Fort Pierce
County:	Saint Lucie
Property Type:	Land: Commercial

PROPERTY OVERVIEW

This 16.62 ± acre industrially zoned development site is located 1.7 miles north of Orange Ave. Exit 131 of I-95 in St. Lucie County. Surrounded by industrial development and warehouses, with excellent access, this property offers a strong opportunity for a distribution user, trucking facility, manufacturer or developer. The property is located across Kings Hwy from the stabilized Kings Hwy Industrial Park at Commercial Circle.

The Florida Department of Transportation has expanded Kings Hwy to a four lane divided highway as far as one mile south of the property with imminent plans for further expansion in front of the property to be completed in 2026. Those plans include a signalized interchange at the southwest corner of the property with excellent potential for future commercial use. The complete project is projected to be completed in 2027 providing four lane access to I-95 both Indrio Rd (FL614) to the north and Orange Ave (FL68) to the south.

SPECIFICATIONS & FEATURES



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Land Types:	Commercial
Uplands / Wetlands:	100% uplands
Soil Types:	8 acres of Winder Loamy Sand 3 acres of Wabasso Sand 3 acres of Arents 3 acres of Nettles & Oldsmar Sands
Taxes & Tax Year:	2023 Property Taxes were \$7,252.11
Zoning / FLU:	IL: Industrial Light
Road Frontage:	600 FT ± on North Kings Hwy
Fencing:	Barbed wire perimeter fenced

LOCATION



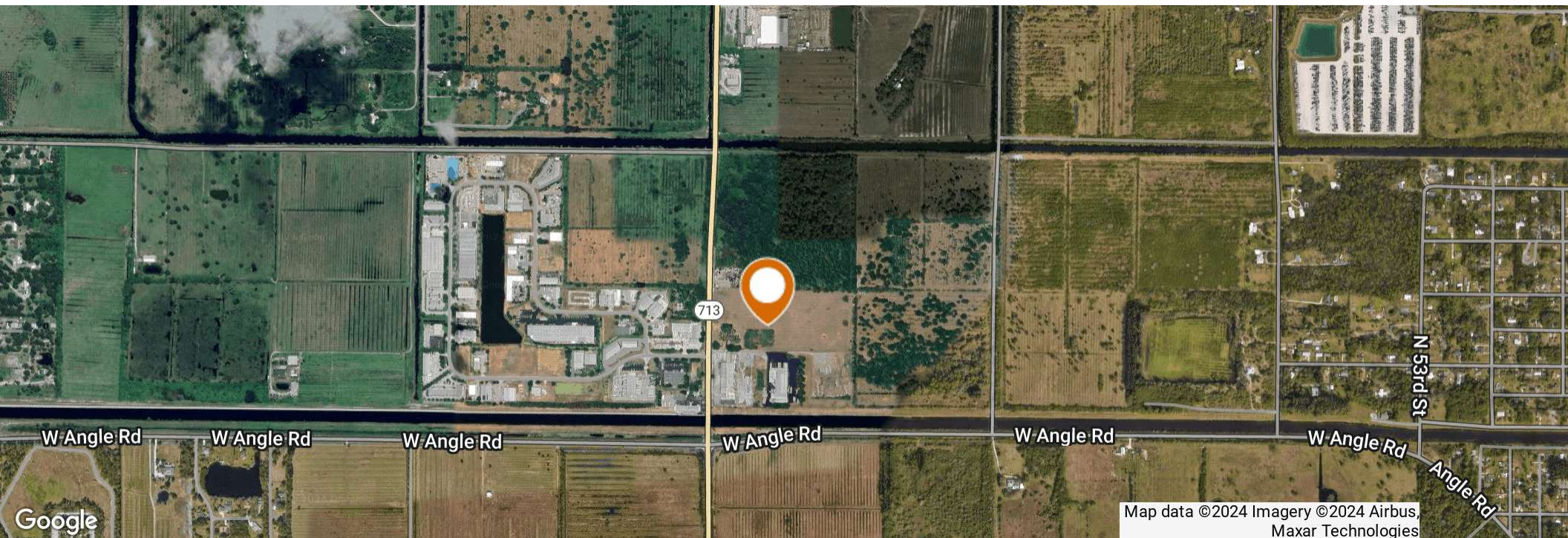
LOCATION & DRIVING DIRECTIONS

Parcel: 1336-331-0000-000-2

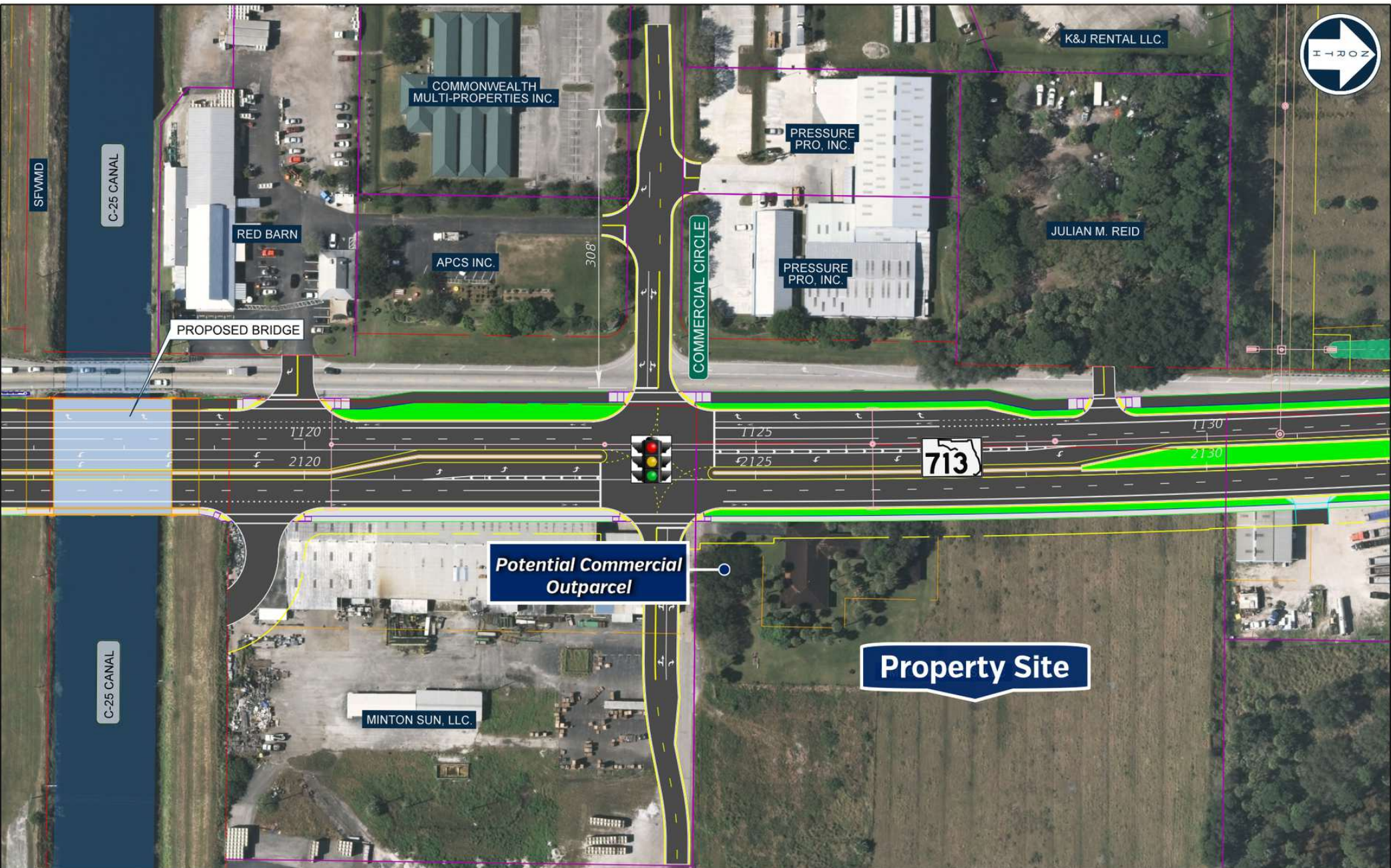
GPS: 27.472356, -80.3973463

Driving Directions:

- From the intersection of SR68 and I-95 travel west 1650 feet to Kings Hwy
- Take a right and



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Maxar Technologies



REVISIONS				OSCAR OLIVA, P.E. P.E. LICENSE NUMBER 75502 BCC ENGINEERING, LLC. 6401 SW 87th AVE, SUITE 200. MIAMI, FLORIDA 33173 P: (305) 670-2350 F: (305) 670-2351	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			AMRC EXHIBIT ALTERNATIVE 2	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					SR 713	ST. LUCIE	438379-1-52-01		

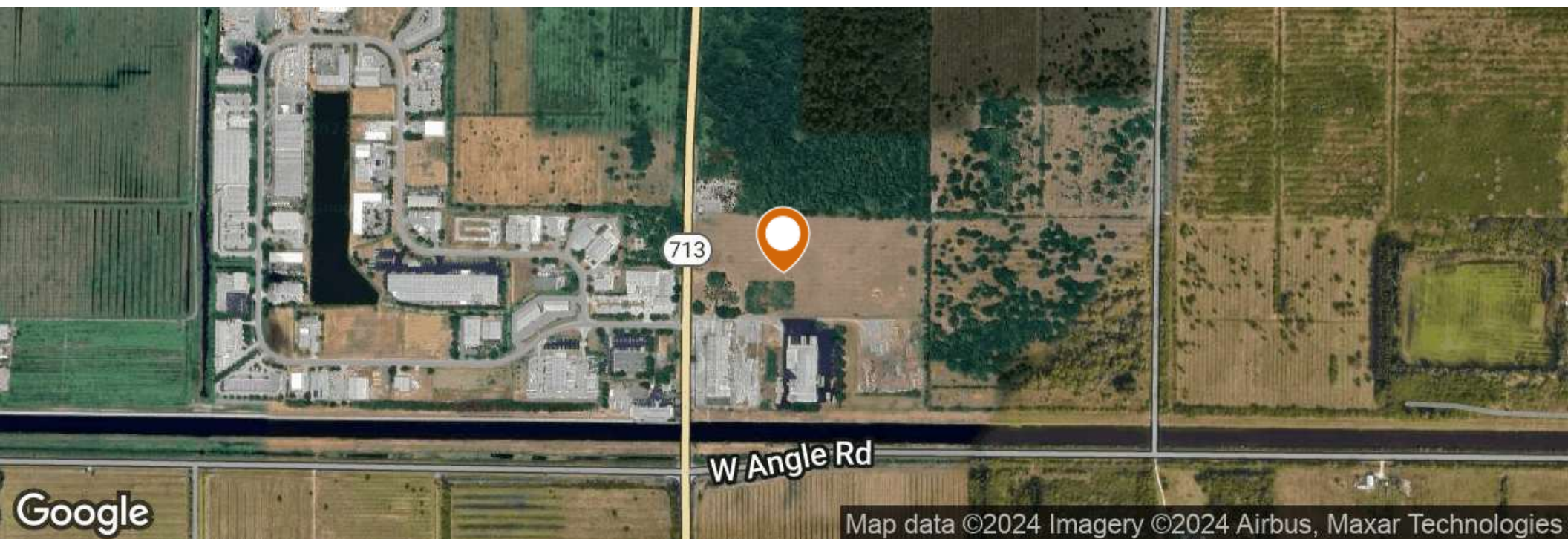
SUSERS

SDATES

STIMES

SFILES





SURROUNDING INDUSTRIAL BUSINESSES



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For more information visit www.saundersrealestate.com

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