

# The Train Station Feature Sheet

## 125-Acre Agricultural Site – "The Train Station"

xxxx Carlton Rd – Exceptional Development Opportunity

### Key Features:

- **125 Acres:** Cleared agricultural site, fully fenced, and ready for future development.
- **Hunting Lodge:** A stunning 2,329 sq. ft. lodge with premium craftsmanship, featuring high-end millwork, walnut crown molding, and repurposed pine and hickory floors.
- **Off-Grid Living:** Fully independent with generator and solar power systems.
- **Water Features:** Two picturesque lakes and a 35-ft deep pond.
- **Pole Barn:** A 30x80 CBS pole barn with three 20-ft roll-up bay doors, perfect for equipment storage or other uses.

### Prime Location:

- Conveniently close to the **St. Lucie County Fairgrounds**.
- Situated along **State Road 70 (Okeechobee Rd)**, a key corridor for growth and development.

### Development Potential:

- **Zoning Flexibility:** Potential for residential zoning change, aligning with the area's growth trends.
- **Strategic Growth:**
  - Adjacent to **3,300 acres recently rezoned for residential development**, known as **The Oak Ridge Ranches**, with plans for **8,600 homes** and approved development pods called **Solaeris**.
  - Within 1 mile of the newly approved **663-acre P-1 Motorsports Complex**, expected to attract high-end clientele to the region.

### Investment Highlights:

- Located in the **path of growth and development**, this property offers immense potential for residential, recreational, or mixed-use projects.
- Prime access to future high-net-worth residents and clients drawn by the motorsports complex, fairgrounds, and nearby upscale developments.

Don't miss this rare opportunity to secure a premium site with endless possibilities!