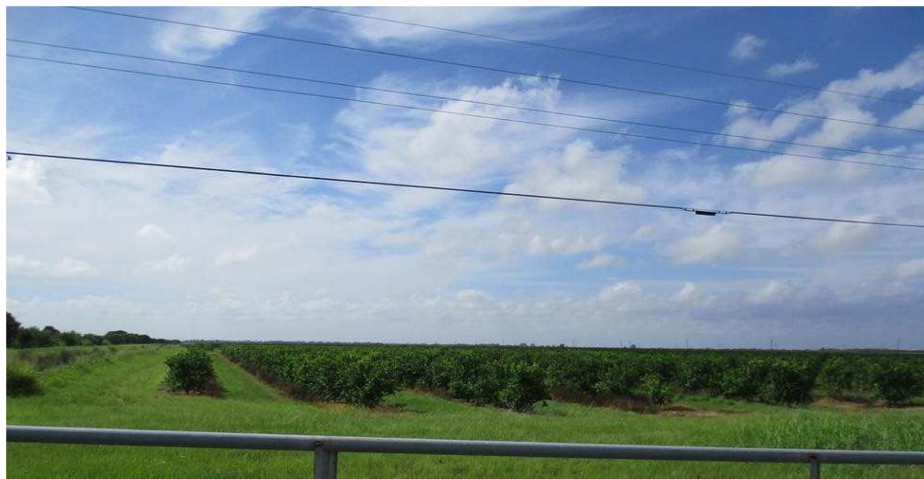


SALE

3997 SHINN ROAD

3997 Shinn Road Fort Pierce, FL 34945



OFFERING SUMMARY

Sale Price:	\$7,800,000
Available SF:	
Lot Size:	310.37 Acres
Price / Acre:	\$25,131
Zoning:	AG-5
Market:	Port Saint Lucie
Submarket:	Fort Pierce

PROPERTY OVERVIEW

310.37+/- acres with Active Citrus Grove, Barn and Office, (4,440 SF) Fuel Farm, and additional Lands for Planting. No HOA and land can be subdivided. Private Entry along Shinn Rd with an internal road into the property. Located 15 miles north of Tradition in Port St. Lucie. Survey available, Sizes are approx/subj to error. Cross-Street is Carlton-Adams Road. This Area is within the Future SLC Urban Service Area, with future Utility Expansion planned.

PROPERTY HIGHLIGHTS

- Paved Shinn Road frontage,
- Carlton-Adams Rd cross street
- Can Be Subdivided,
- Drainage Canal,
- Horses Allowed.

Philip Strazzulla, LLC
772 216 4975
philip.strazzulla@cbparadise.com

Frank Strazzulla
772 473 0826
frank.strazzulla@cbparadise.com



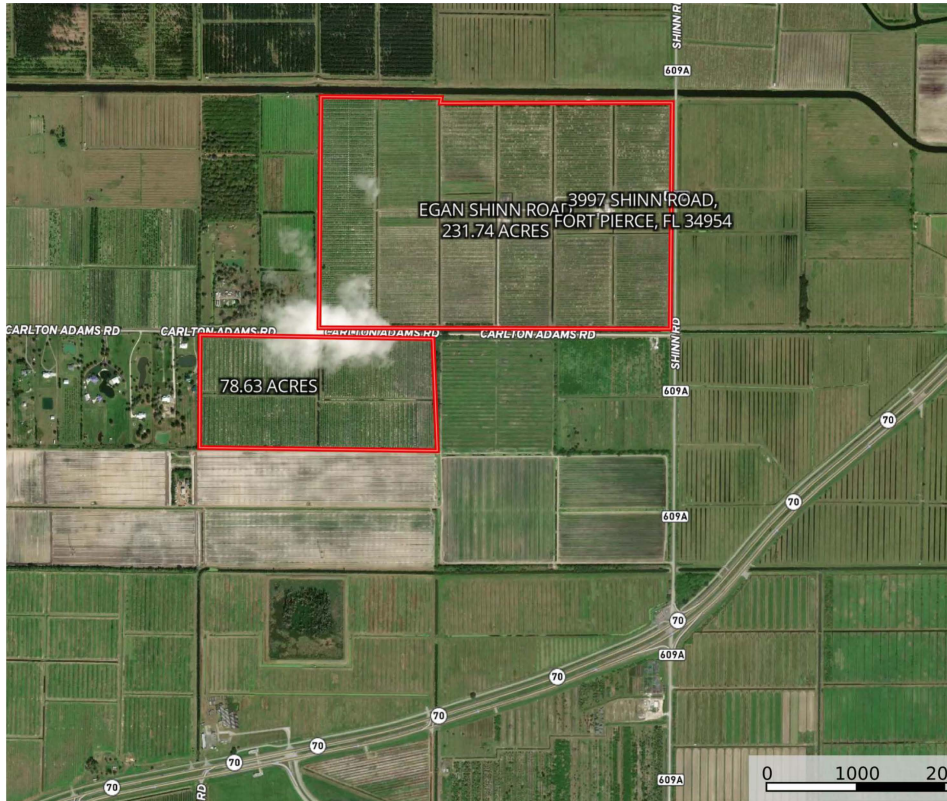
COLDWELL BANKER
COMMERCIAL
PARADISE

SALE

3997 SHINN ROAD

3997 Shinn Road Fort Pierce, FL 34945

n Road Groves
74 AC +/-



PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

From Interstate I-95, drive 5.14 miles west to Shinn Road, (CR-609), then North (Right) turn .86 Miles to the Property on your Left.

This property is in an expanding Area west of Port Saint Lucie, and the County Fairgrounds to the South.

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