

3.83 Acres of Land for Sale

507 - 511 W Midway Road, Fort Pierce, FL 34952



Presented by

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Sale Price:

\$1,650,000

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Property Details

Address:	507 - 511 W Midway Road, Fort Pierce, FL 34952
Pricing:	\$1,650,000
Unit Size:	Various sized units can be built
Building Size:	Site plan can be modified to suit
Land Size:	3.83 Combined
Zoning:	CN /CG
Traffic Count:	17,300 ADT



Property Overview

Property is located on Midway Rd which just underwent a widening project for anticipated future traffic. It is situated 300 Yards from US1. The 3.83 acres is ideally suited to many uses within the Commercial General Zoning. The current proposed site plan is a retail center with lots of open spaces.

Southern Ft Pierce is growing rapidly with new housing developments on Midway Rd by I-95. Those homeowners will drive past this site on their way into town.

This is an opportunity for a developer to come to market with new trendy retail spaces and excite the local market.



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Highlights

Commercial General zoning designation: Allows for a wide range of commercial uses, providing flexibility for various retail businesses and services.

Upscale Retail Focus: The fact that the site is planned for upscale retail indicates that it's well-suited for businesses targeting a higher-end market segment, potentially attracting affluent customers.

Market Demand: Very few Upscale retail establishments catering to discerning consumers in the area.

Aesthetic Appeal: Upscale retail development prioritizing aesthetics and architectural design, ensuring that the property is visually appealing and aligns with the desired upscale image.

Brand Attraction: The upscale retail designation can make the property more attractive to well-known brands and upscale boutique stores looking to establish a presence in the area.

Premium Pricing: Depending on the location and the demand for upscale retail.

Tenant Selection: Ability to select tenants that fit the upscale retail concept.

Quality Infrastructure: Current plan has the necessary infrastructure and amenities to support upscale retail businesses, including high-quality lighting, landscaping, and parking facilities.

Competitive Advantage: Being site planned for upscale retail can give your property a competitive advantage in the market and attract businesses looking for a premium location.

First to Market: Beating competition to the sub-market will allow for the best Tenants to be secured.



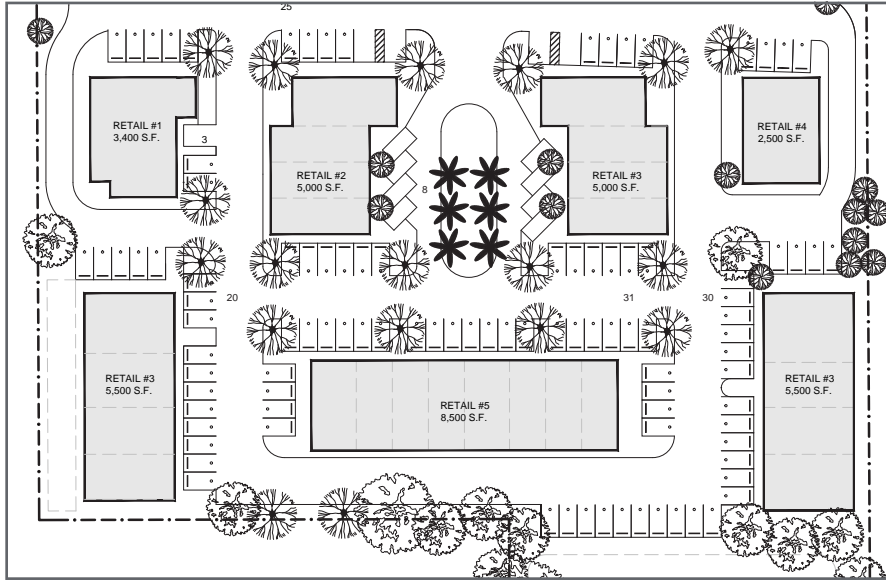
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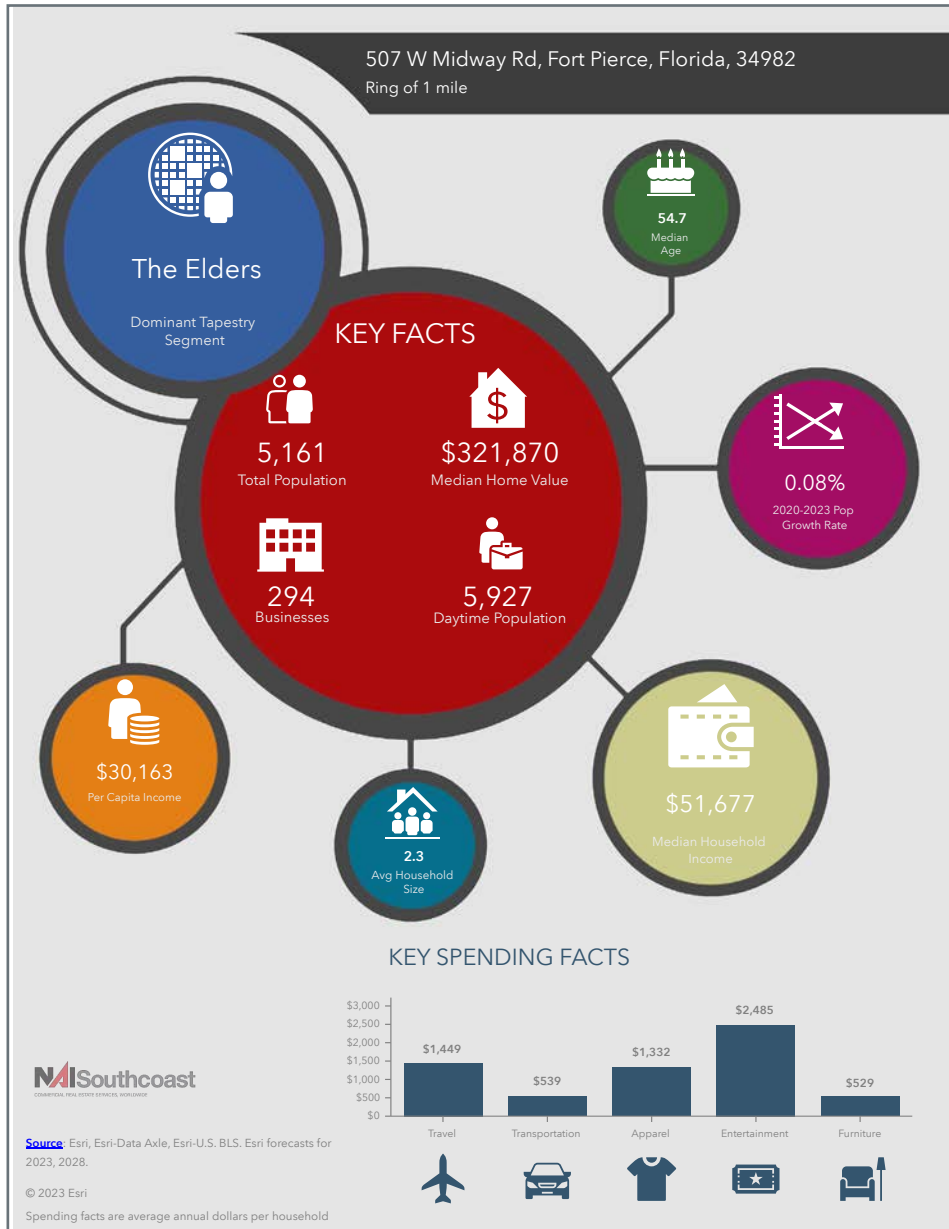
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2023 Demographics



Population

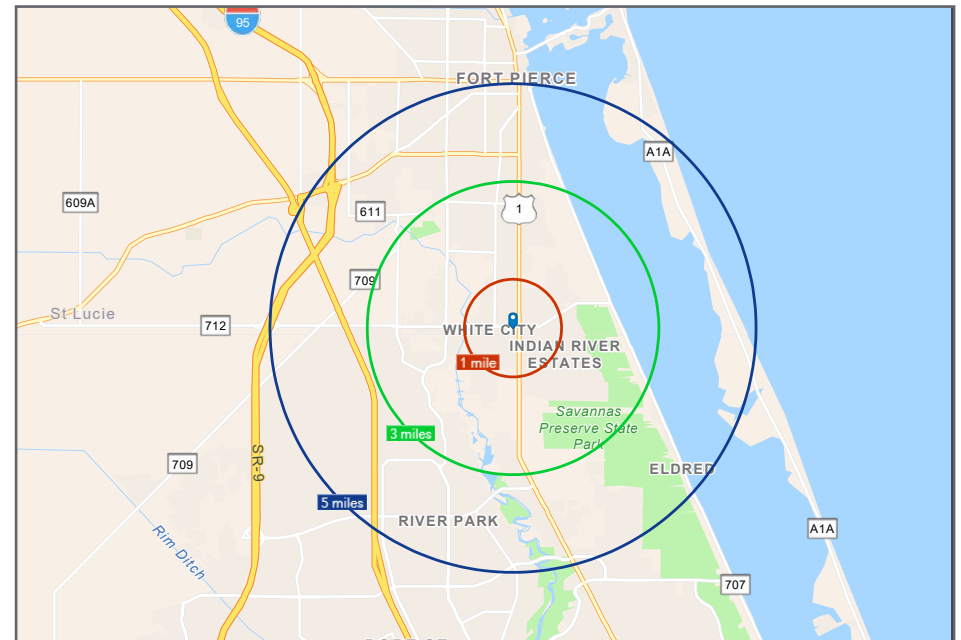
- 1 Mile: 5,161
- 3 Mile: 34,324
- 5 Mile: 102,263

Average Household Income

- 1 Mile: \$51,677
- 3 Mile: \$51,650
- 5 Mile: \$55,271

Median Age

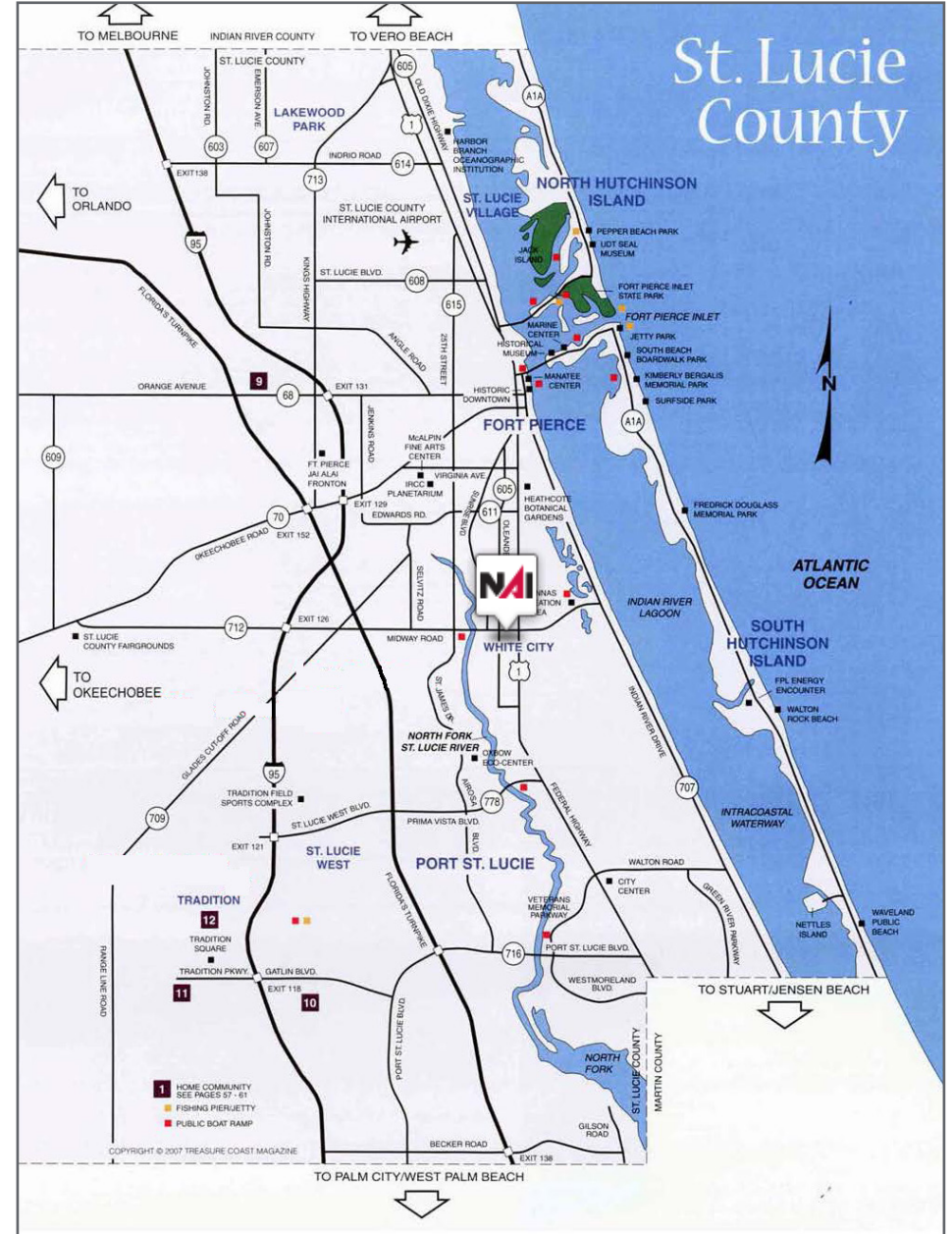
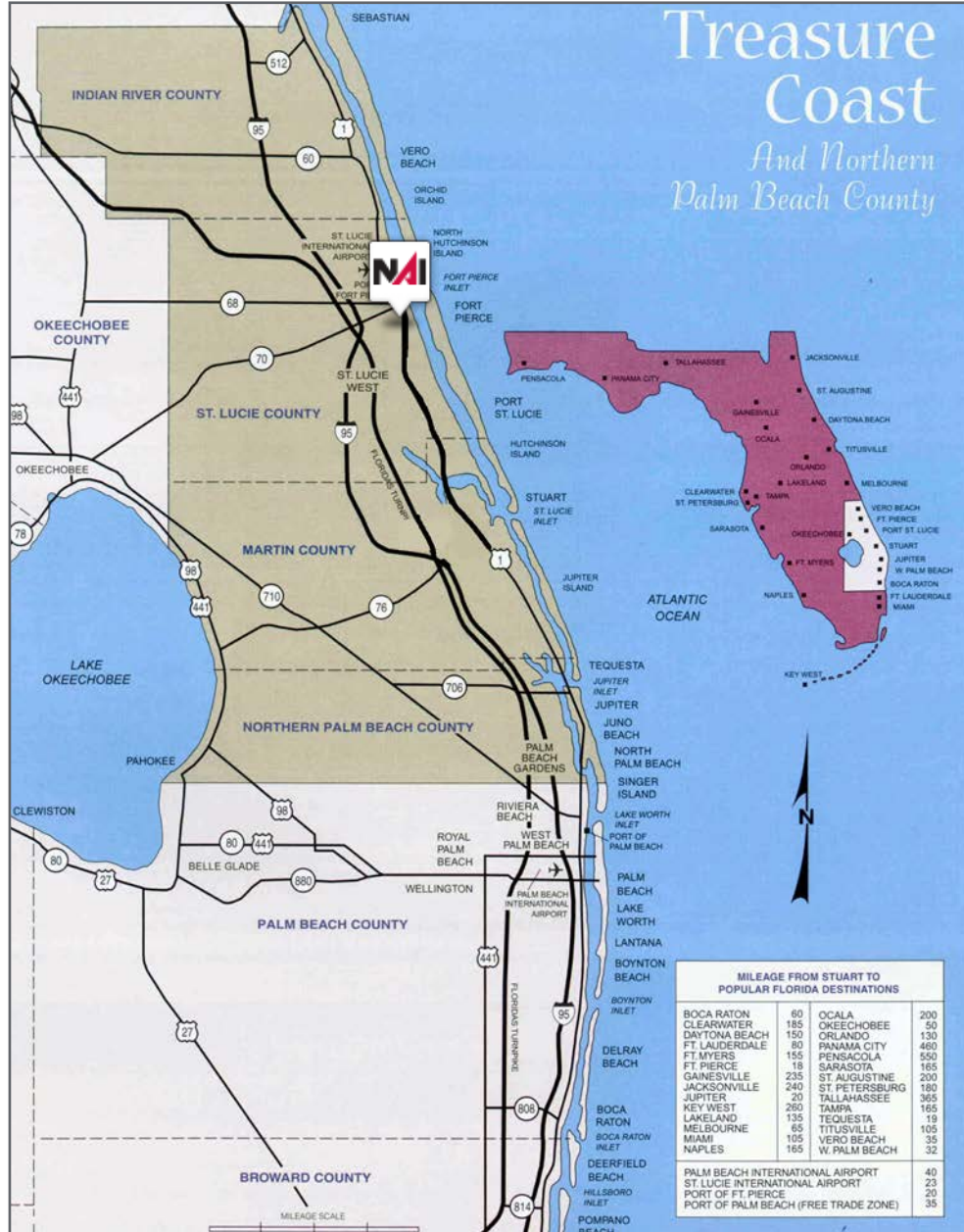
- 1 Mile: 54.7
- 3 Mile: 45.1
- 5 Mile: 42.5



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Area Maps



City Overview

Ft. Pierce, Florida



Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

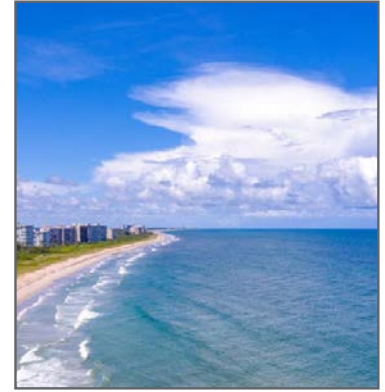
County Overview

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 280,000 and has experienced growth of over 40% since 2000. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to First Data Field in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 39,000 students and 5,400 staff. The Economic Development Council is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (14.8%), and Retail Trade (13.2%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. In 2017 and 2018 the Economic Development Council of St. Lucie County facilitated 20 expansion and job creating projects with a net growth of building area nearing 1,000,0000 square feet.



LISTING AGENTS



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