

±14.17 Acres

Okeechobee Road & Hartman Road, Fort Pierce, 34947

NAI Southcoast



Renaissance Business Park



±14.17 Acres

Pending

VIRGINIA AVENUE

HARTMAN ROAD



Presented by  
Boyd G. Bradfield, CCIM, SIOR  
Founder  
+1 772 286 6292 +1 772 215 2538  
boyd@naisouthcoast.com  
www.naisouthcoast.com

Sale Price:  
**\$3,900,000**

**±14.17 Acres**

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## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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## Property Overview

### Property Overview

**Zoning:** R-4, Medium Density Residential 6.5 to 12 units per acre, Zoning was General Commercial and was changed to accommodate an apartment project. Indian River College is purchasing the adjoining property to the north and has purchased the adjoining property to the west so this may justify other zonings and uses.

**Future Land Use:** RM, Medium Density Residential

**Price:** \$3,900,000.00

**Comments:** Indian River State College has purchased the adjoining property to the west and the adjoining property to the north is under contract. This lends this site to many uses that can take advantage of the location just to the west of the College and eventually could have the College to the east and adjoining the site to the west and north. There is also a great deal of growth in the area including residential, commercial and industrial/distribution.

#### Due Diligence Info Available:

- Phased I
- Survey and Topo
- Environmental Assessment
- Soil Test



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Atlantic Ocean

Downtown Ft. Pierce

HCA Florida  
Lawnwood Hospital

Walgreens

Virginia Park  
Apartments

Atlantis Cove  
Apartments

IRSC  
INDIAN RIVER  
STATE COLLEGE

IRSC  
INDIAN RIVER  
STATE COLLEGE

CIRCLE K

DOLLAR  
GENERAL

IRSC  
INDIAN RIVER  
STATE COLLEGE

IRSC

IRSC

Renaissance  
Business Park

HARTMAN ROAD

Pending

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PNC BANK

Advance  
Auto Parts

Firestone

OKEECHOBEE ROAD

To I-95 & Turnpike



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IRSC Property

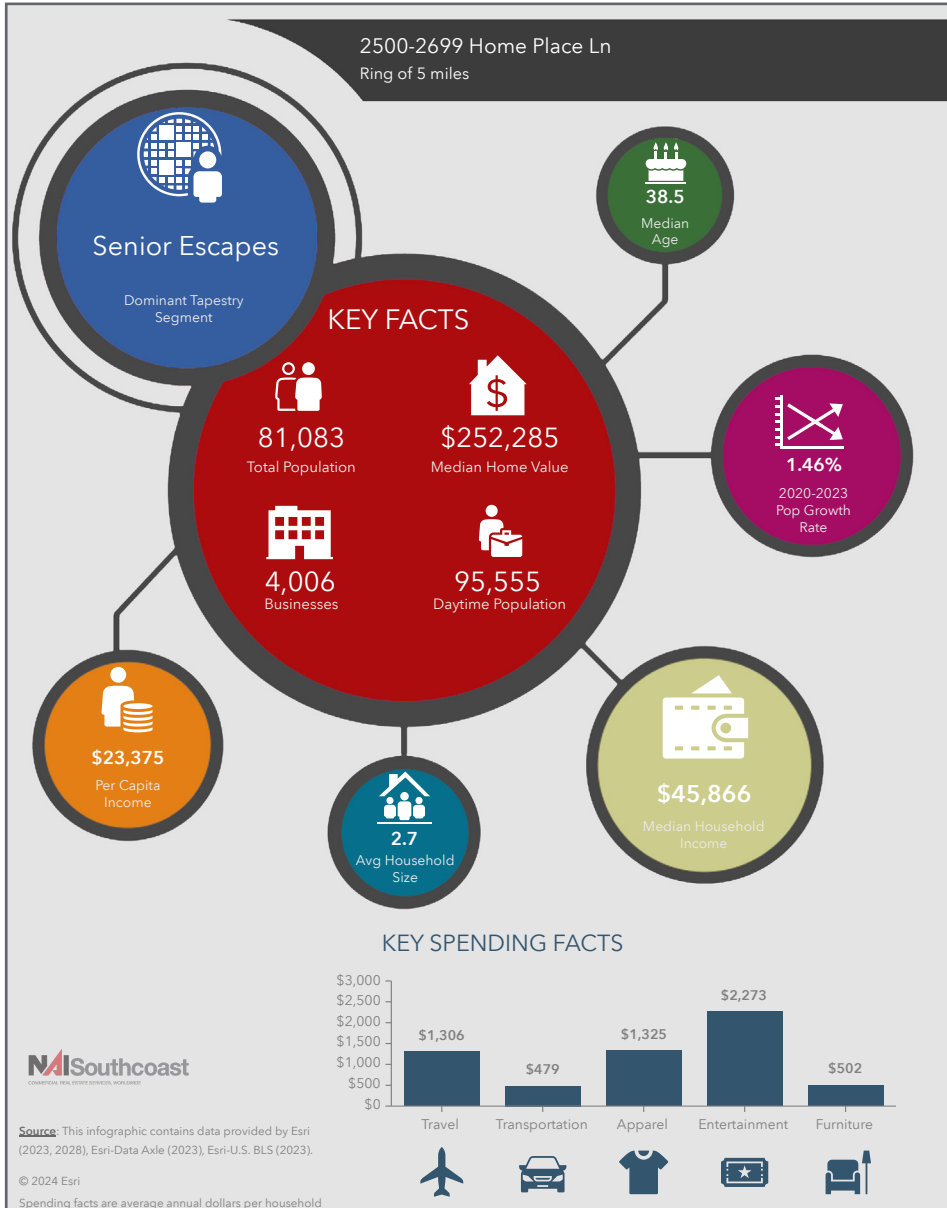
\*Graphic image courtesy of maps.irsc.edu



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# 2023 Demographics



### Population

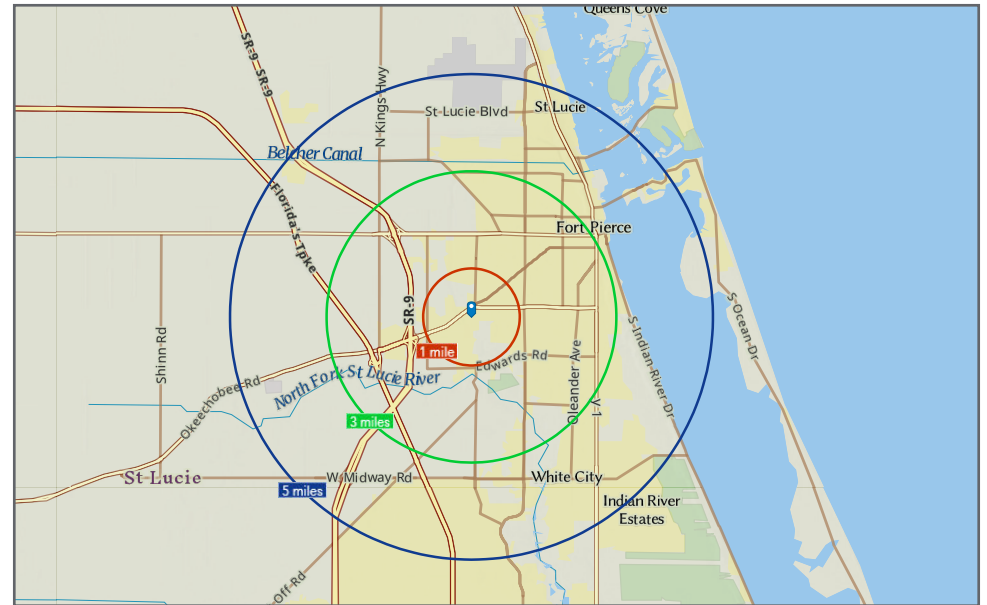
- 1 Mile: 4,716
- 3 Mile: 43,089
- 5 Mile: 77,724

### Average Household Income

- 1 Mile: \$69,913
- 3 Mile: \$58,280
- 5 Mile: \$63,269

### Median Age

- 1 Mile: 32.8
- 3 Mile: 34.4
- 5 Mile: 38.5



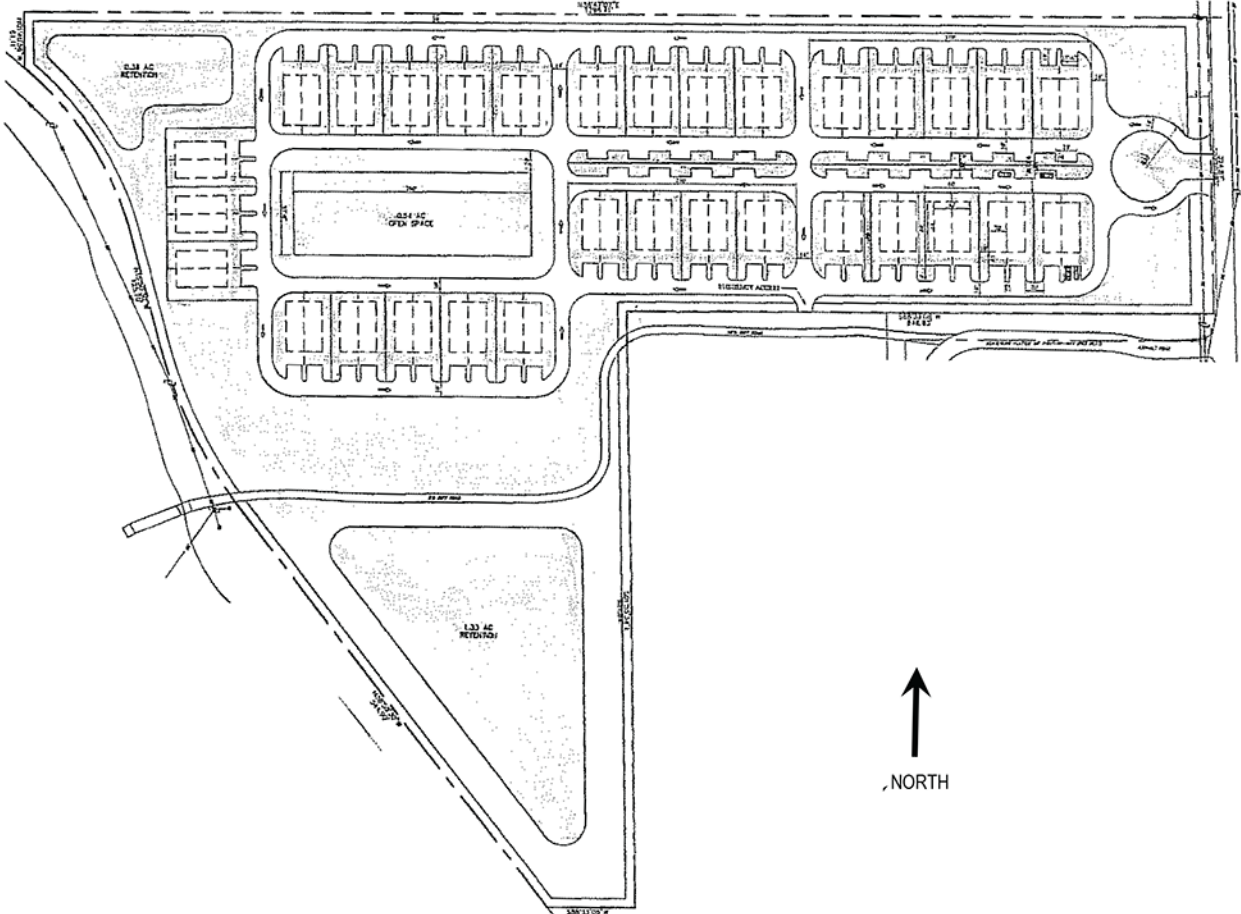


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Development Concept

RESIDENTIAL DEVELOPMENT CONCEPT

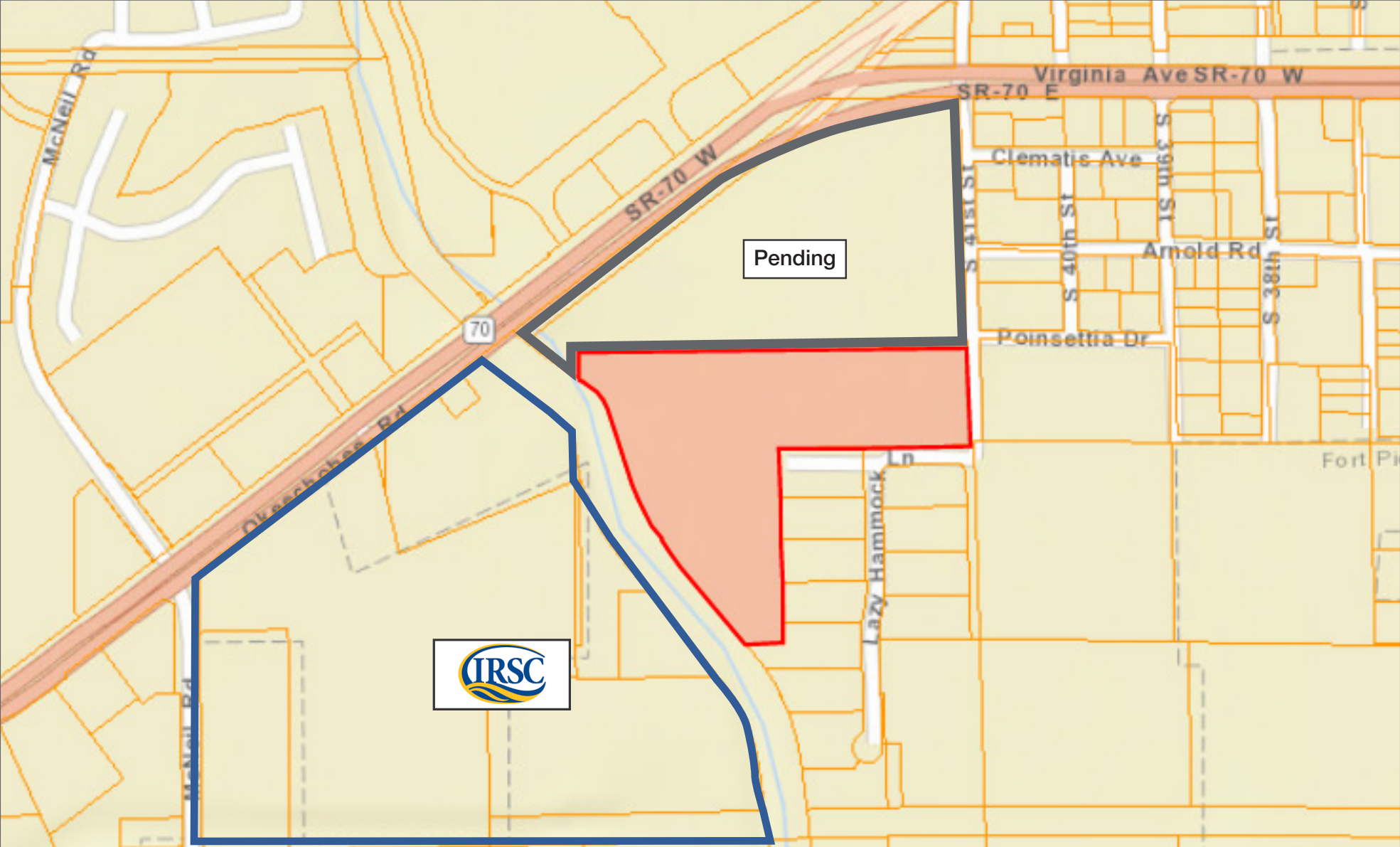




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# Parcel Map



# 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.

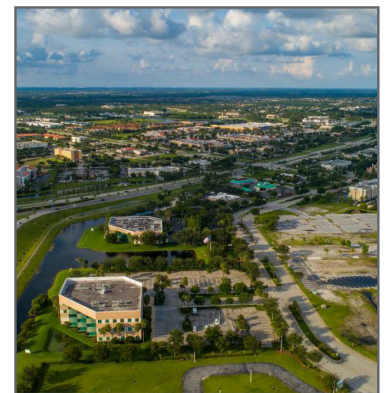
# County Overview

## 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 AGENT



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