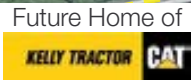


# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

# NAI Southcoast



KRE BUSINESS PARK  
± 40 ACRES



**Phase 1**  
10.7 Acres Available  
FOR SALE

Phase 2



A DEVELOPMENT BY:



Presented by

Nikolaus M. Schroth, CCIM  
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FOR SALE:

# \$3,500,000

# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

## Property Details

Address:	Off I-95 and Orange Avenue Fort Pierce, FL 34947
Available Land Size:	10.7 Acres (466,068 SF)
Jurisdiction:	St Lucie County
Pricing:	\$3,500,000
Zoning:	Industrial
Land Use:	Industrial
Parcel ID:	2312-502-0001-000-2

## Property Summary

NAI Southcoast is proud to present a prime opportunity within Phase 1 of the Orange 95 Commerce Center Industrial Development by Tambone Companies. This 10.7-acre parcel offers exceptional flexibility and customization to meet a wide range of industrial requirements. The site is already plan-approved and construction-ready, ensuring a streamlined development process. The parcel can be tailored to meet specific needs, with options to subdivide the parcel, allowing for multiple uses or smaller developments within the site. Suitable for manufacturing, construction services, freight transportation and warehousing, R&D, outside storage, and more, this property is positioned within a premier industrial park designed to support diverse industrial activities, with the Treasure Coast Food Bank in the West parcel of Phase 1. This property is a unique opportunity to secure a prime industrial site in a rapidly developing area. Accommodating a wide array of industrial operations, this 10.7-acre parcel is an excellent investment for businesses looking to expand or establish their presence in a high-growth region.



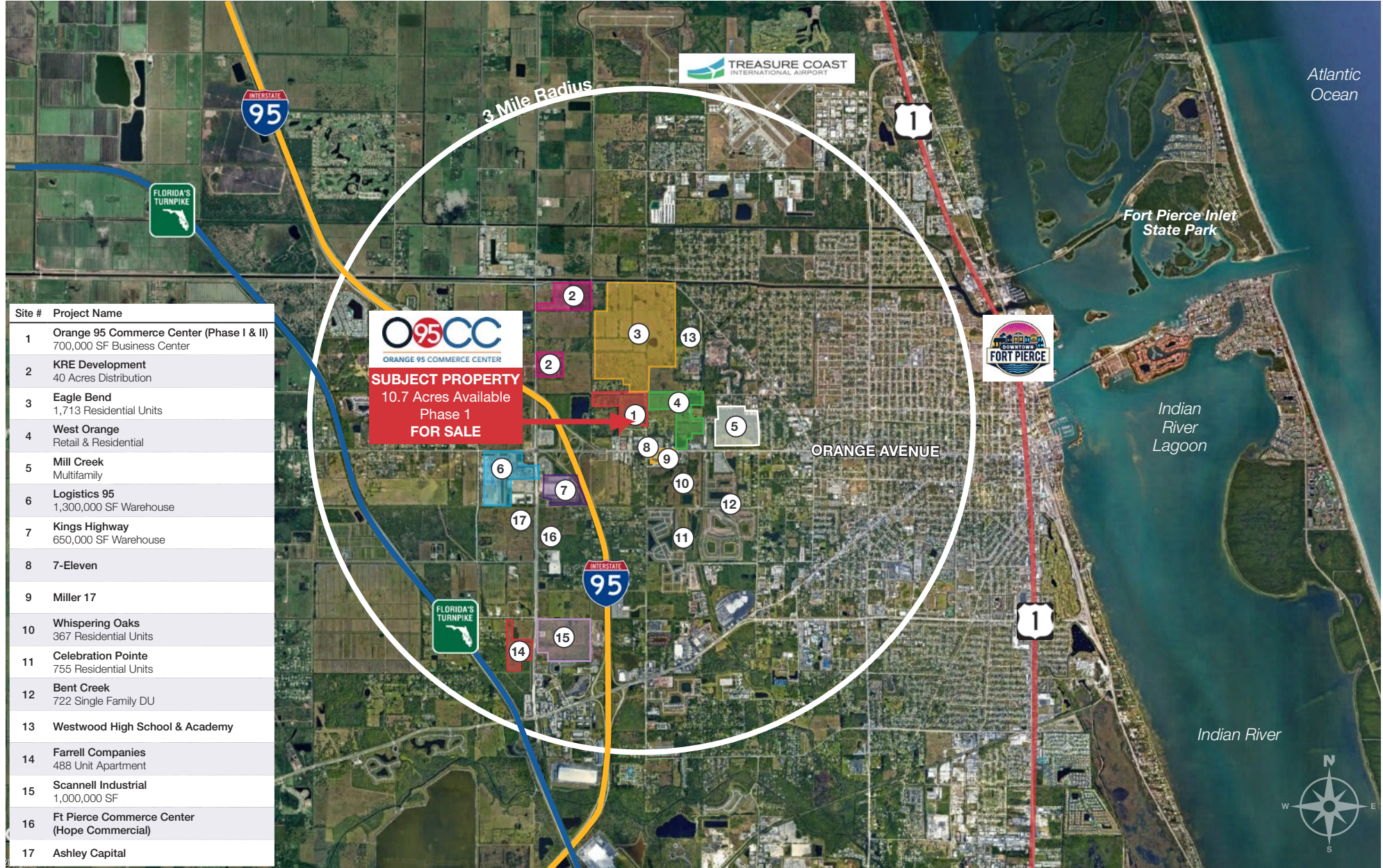
## Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$75,394	36.0
3 Miles	\$54,829	35.4
5 Miles	\$61,679	38.1

# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

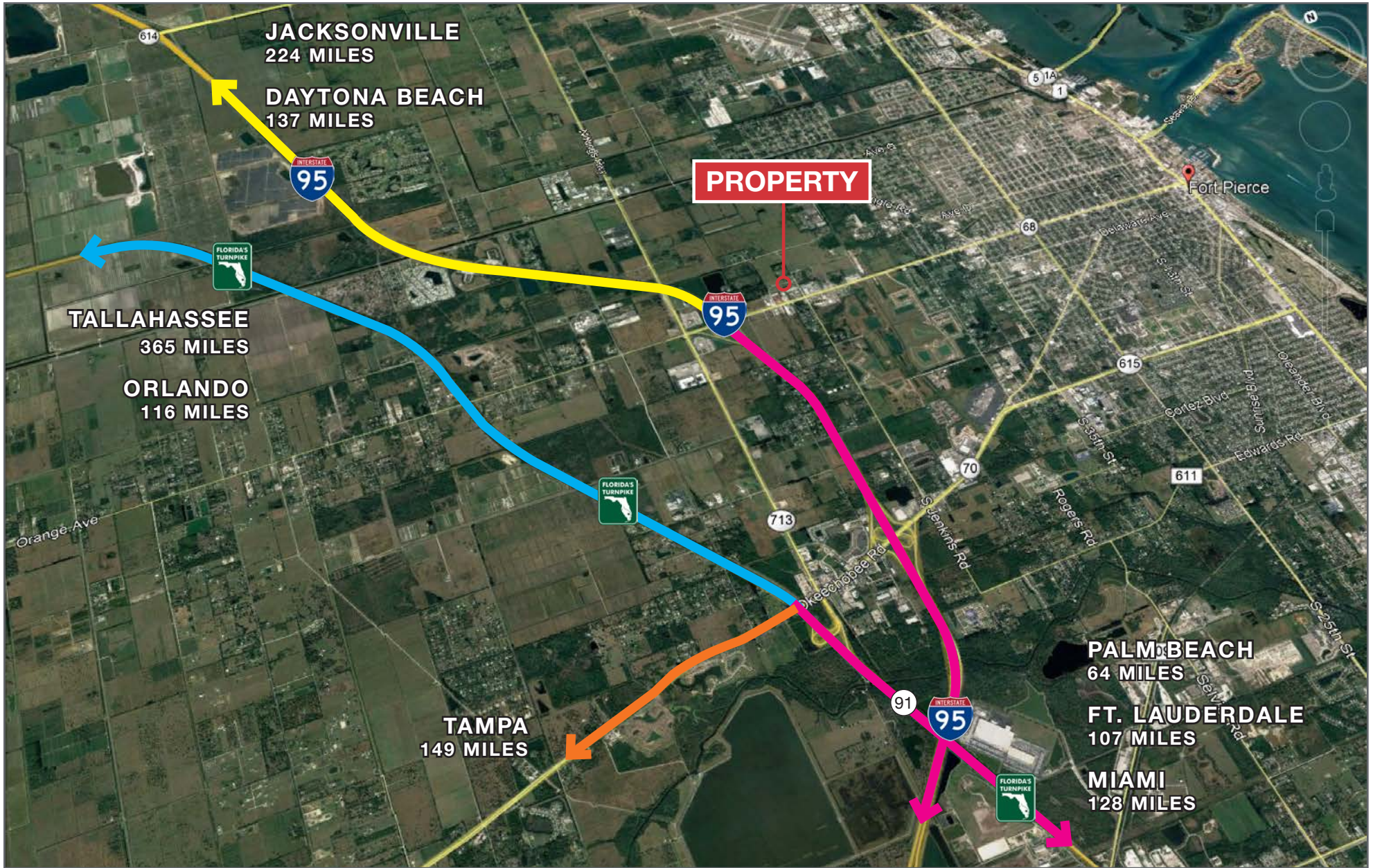
## Key Area Projects



# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

## Drive Time Map



# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

## Renderings

(Site Plan approved up to 125,000 SF)



### FEATURES

- 41 Rear Loading Bay Doors
- Flexible Clear Height Up to 32'
- 236 Parking Spaces with Option to Increase, Depending on End-Use Requirements
- Option to Construct Dock Height Building or Grade Level Building with Depressed Truck Wells
- Building Can be Divided into Multiple Tenant Spaces with Individual Signage if Desired

# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

## Looking North



**EAGLE BEND**  
1,713 UNITS



FLOYD JOHNSON RD

Phase 2

**TREASURE COAST**  
**FOOD BANK**  
SOLD



**Phase 1**  
10.7 Acres Available  
**FOR SALE**

LOOP RD

N JENKINS RD



# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

Looking South



ORANGE AVENUE

N JENKINS RD

**O95CC**  
ORANGE 95 COMMERCE CENTER

**Phase 1**  
10.7 Acres Available  
**FOR SALE**

**TREASURE COAST**  
**FOOD BANK**  
**SOLD**

LOOP RD

Phase 2



# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

Looking East

Fort Pierce Inlet  
State Park



Fort Pierce Storage & RV Parking  
RV, Boat, & Self Storage *Formerly AAA Mini-Storage*



**O95CC**  
ORANGE 95 COMMERCE CENTER  
**Phase 1**  
10.7 Acres Available  
**FOR SALE**

FLOYD-JOHNSON RD

N-JENKINS RD

ORANGE AVENUE

Phase 2

TREASURE COAST  
**FOOD BANK**  
SOLD





# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

Looking West

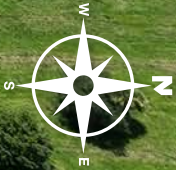


TREASURE COAST  
FOOD BANK  
SOLD

Phase 2



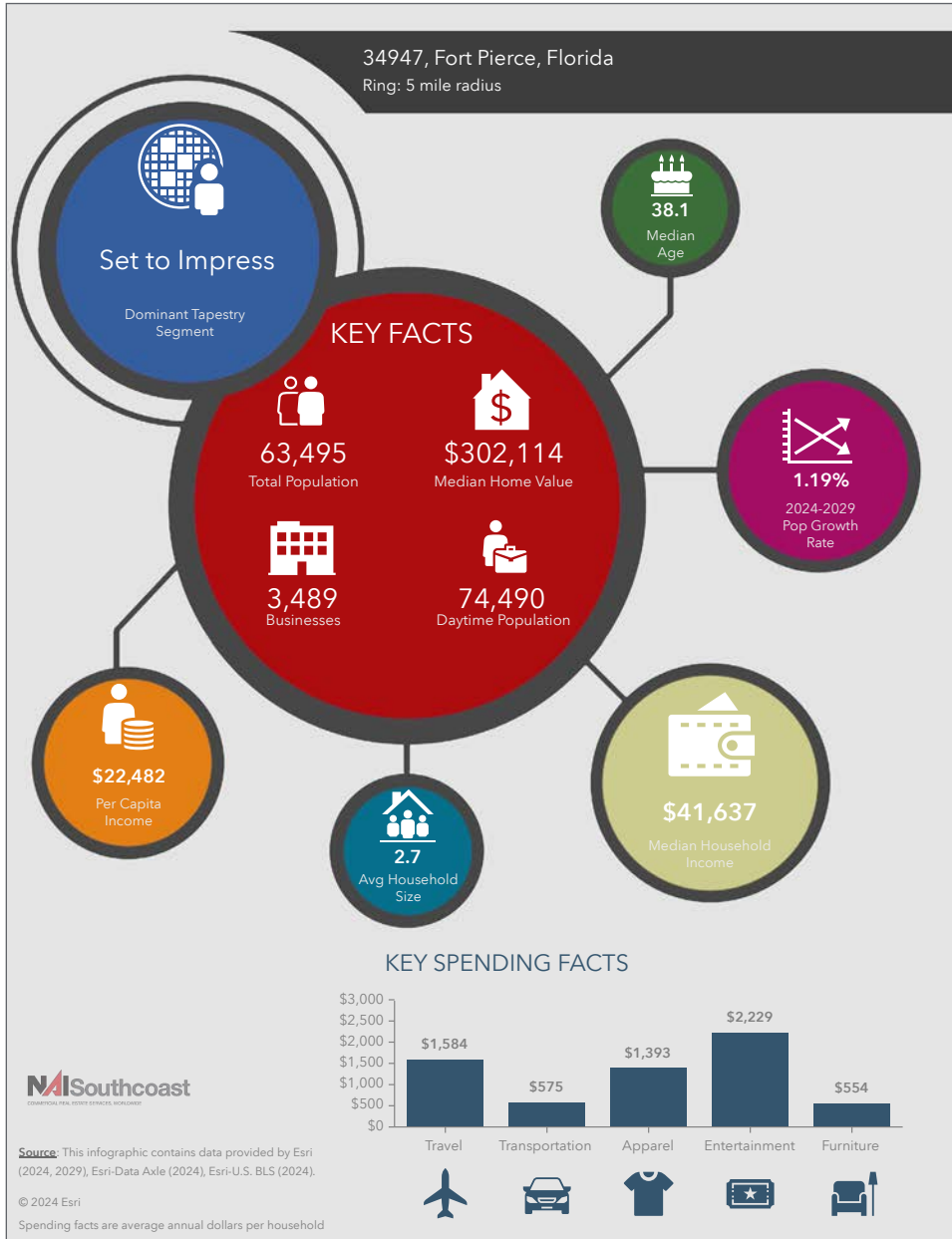
Phase 1  
10.7 Acres Available  
FOR SALE



# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

## 2024 Demographics



### Population

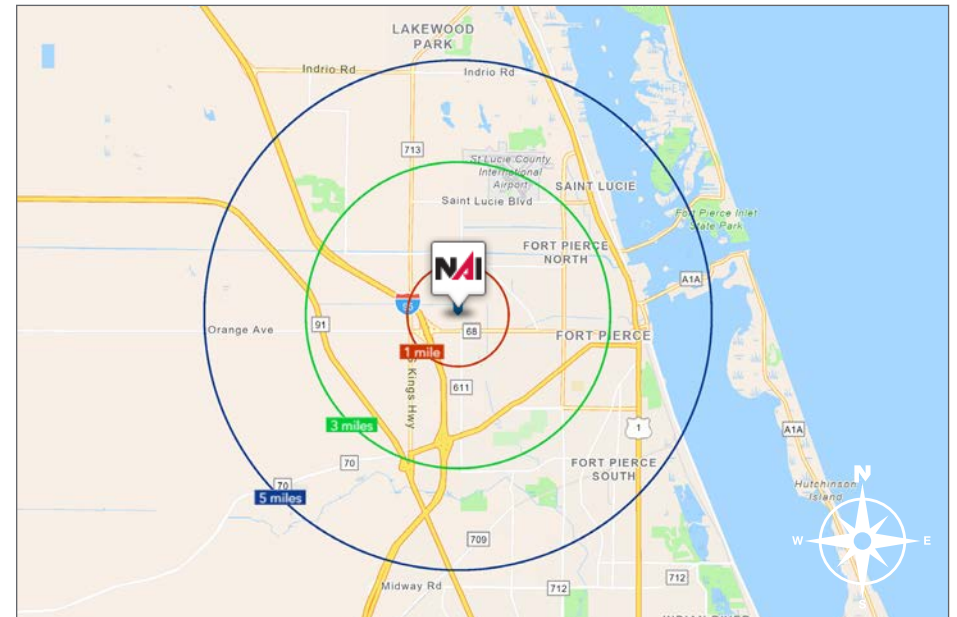
- 1 Mile: 443
- 3 Mile: 31,422
- 5 Mile: 60,379

### Average Household Income

- 1 Mile: \$75,394
- 3 Mile: \$54,829
- 5 Mile: \$61,679

### Median Age

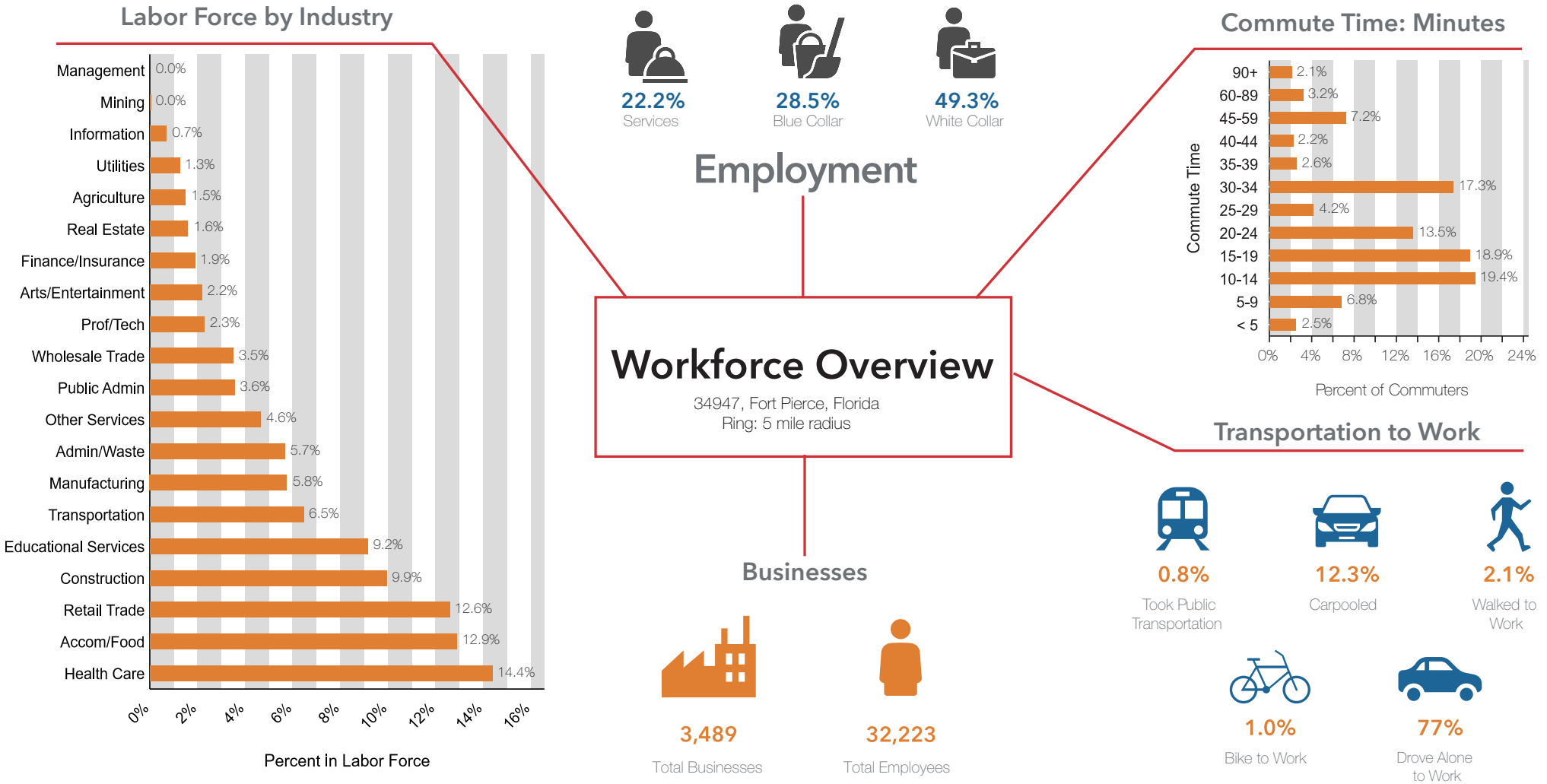
- 1 Mile: 36.0
- 3 Mile: 35.4
- 5 Mile: 38.1



# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

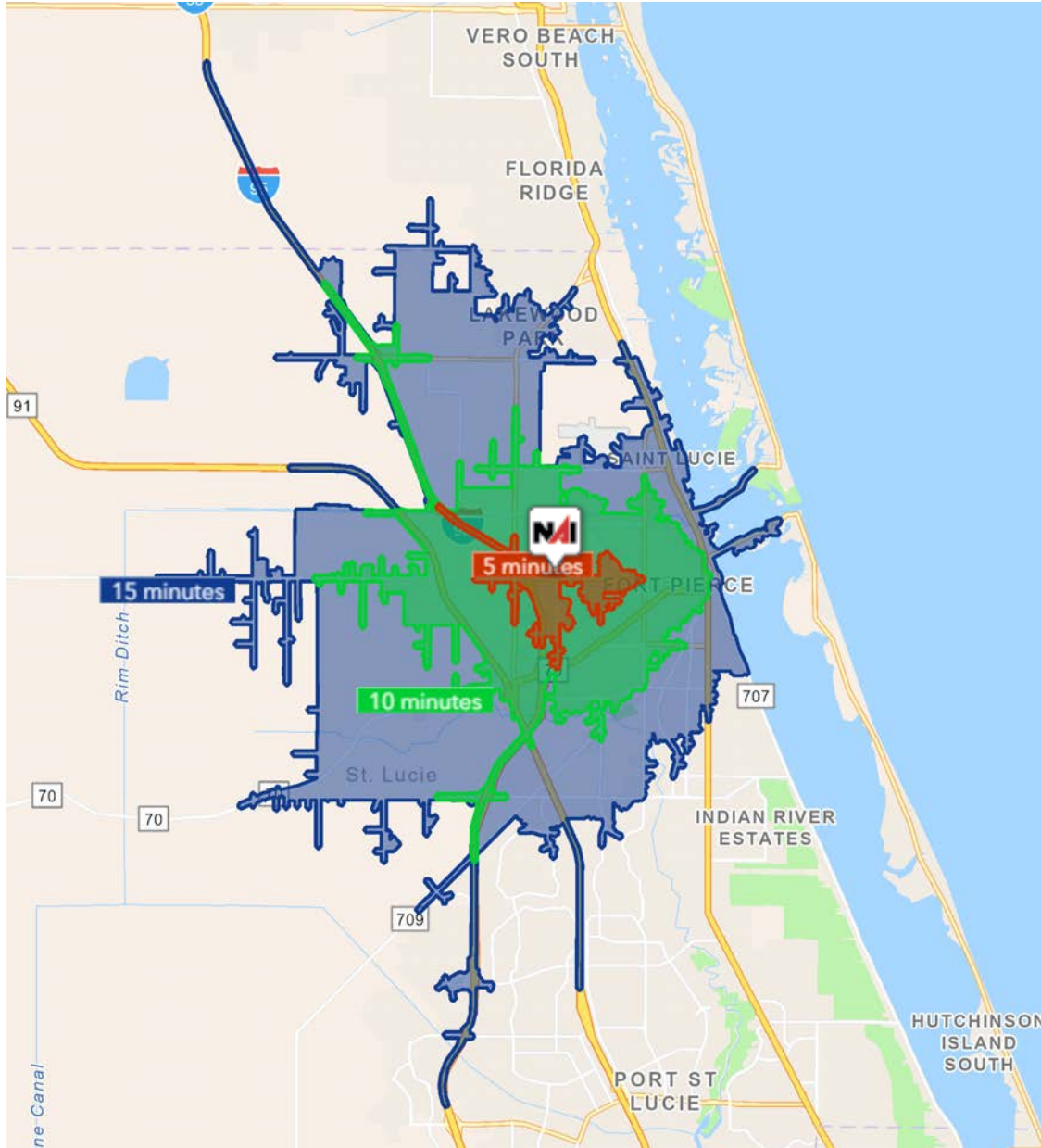
# Economic Development Profile



# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

## Drive Time



5 Minutes	10 Minutes	15 Minutes
<b>2,501</b> 2010 Population	<b>32,336</b> 2010 Population	<b>60,978</b> 2010 Population
<b>3,280</b> 2024 Population	<b>37,372</b> 2024 Population	<b>72,321</b> 2024 Population
<b>31.1%</b> 2010-2024 Population Growth	<b>15.5%</b> 2010-2024 Population Growth	<b>18.6%</b> 2010-2024 Population Growth
<b>0.65%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.75%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.83%</b> 2024-2029 (Annual) Est. Population Growth
<b>33.6</b> 2024 Median Age	<b>36.1</b> 2024 Median Age	<b>38.8</b> 2024 Median Age
<b>\$68,807</b> Average Household Income	<b>\$56,097</b> Average Household Income	<b>\$65,460</b> Average Household Income
<b>36.5%</b> Percentage with Associates Degree or Better	<b>26.1%</b> Percentage with Associates Degree or Better	<b>29.4%</b> Percentage with Associates Degree or Better
<b>55.4%</b> Percentage in White Collar Profession	<b>47.2%</b> Percentage in White Collar Profession	<b>50.8%</b> Percentage in White Collar Profession

# Developable Industrial Land Available

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

Strong Economic Expansion  
2019-Present

## Economic Expansion by Year

Calendar Year	Company	Industry	Location	Project Scope	Jobs	Jobs	Jobs	Facility Square Footage	
2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	26	6,000	
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000	
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	38	25,000	
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	652	236,000	
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000	
2020	California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48	10,000	
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	25	75ft. Tower	
	FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	469	245,000	
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000	
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000	
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,146	0	‡	3,220,000	
	Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780	
	Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	15	30,000	
	2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
		Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	17	17,000
Chemical Technologies Holdings		Manufacturing	St. Lucie County	NEW	5	0	2	8,000	
Cheney Brothers		Warehouse/Distribution	Port St. Lucie	NEW	350	0	201	427,000	
Contender Boats		Marine	St. Lucie County	NEW	200	0	131	100,000	
D&D Welding		Manufacturing	St. Lucie County	EXPANSION	10	32	40	33,000	
FA Precast		Manufacturing	St. Lucie County	EXPANSION	0	22	23	17,000	
Freshco/Indian River Select		Manufacturing	Fort Pierce	EXPANSION	20	90	95	16,375	
Jansteel		Manufacturing	Port St. Lucie	NEW	55	0	0	67,193	
Kings Logistics Center		Industrial Development	St. Lucie County	NEW	433*	0	52	650,000	
Maverick Boat Group		Marine	St. Lucie County	EXPANSION	150	520	470	106,000	
South Florida Logistics Center 95		Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000	
SRS Distribution		Warehouse/Distribution	Fort Pierce	NEW	11	0	20	32,000	

Calendar Year	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
2022	Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	300	220,000
	Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	12	89,000
	Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
	Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
	Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	0	207,458
	Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
	Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
	Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	10	688,000
	MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	652	109,000
	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600‡	0	0	181,925
					<b>2,864</b>	<b>804</b>	<b>982</b>	<b>3,384,924</b>

Calendar Year	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
2023	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	259*	170	0	389,000
	Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
	LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	3	60,000
	Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	380,000
	Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡
	Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
	Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	71	113,000
	Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	120	23,456
					<b>1,641</b>	<b>361</b>	<b>194</b>	<b>2,490,310</b>

\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 \*\* New facility in 2022, jobs transferred from 2019 project ‡ Includes full-time, part-time and per diem workers

# City Overview

City of 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.

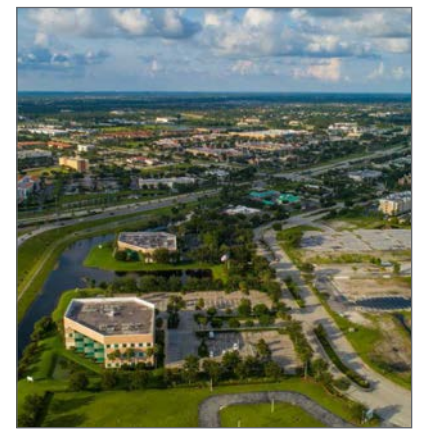
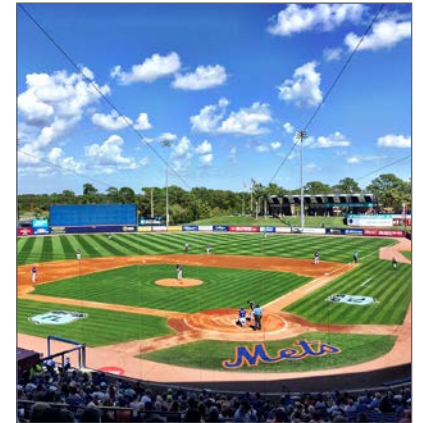
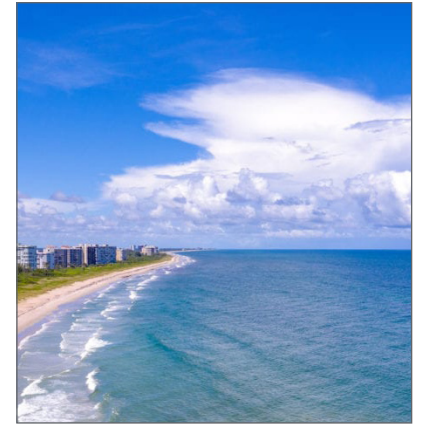
# Regional Overview

## 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 358,704 and has experienced growth of over 28% since 2010. 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 Clover Park 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 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) 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 (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



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