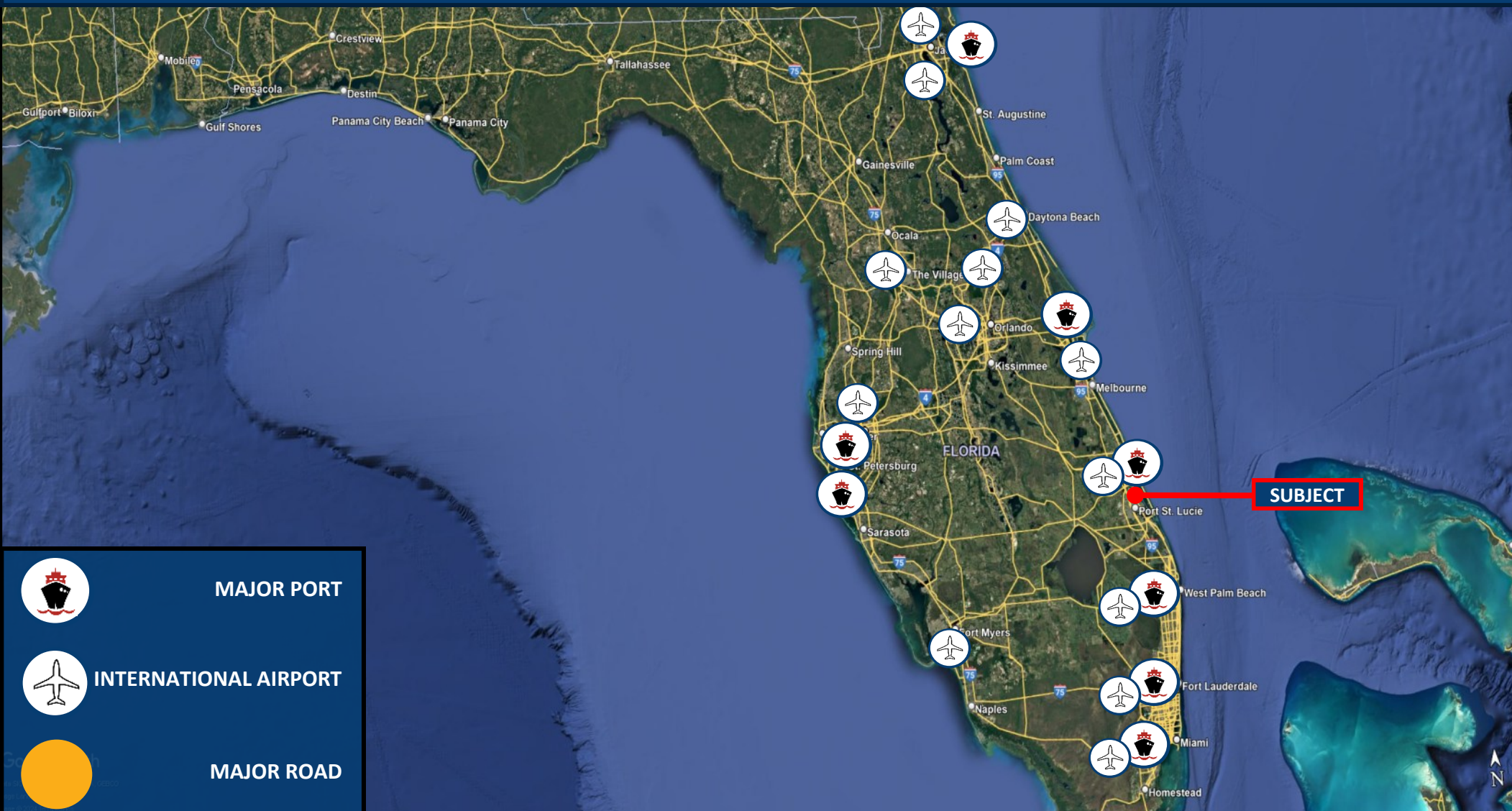


MINUTES TO TURNPIKE, I-95, OKEECHOBEE ROAD, UNDER 3.5 HRS TO ALL MAJOR FLORIDA MARKETS, 4 HRS TO GEORGIA STATE LINE



 **MAJOR PORT**

 **INTERNATIONAL AIRPORT**

 **MAJOR ROAD**

1750 South Kings Highway	Approximate Miles	Estimated Drive Time
Stuart	27	35 minutes
West Palm Beach	58	1 hour
Tampa	150	2 hours, 45 minutes
Ft Myers	120	2 hours, 20 minutes
Orlando	121	1 hour, 45 minutes
Ft Lauderdale	100	1 hour, 30 minutes
Miami	128	2 hours
Jacksonville	226	3 hours, 15 minutes



Exclusively Listed By

Ted Konigsberg, SIOR
786-556-8988

John Dohm, SIOR, CCIM
954-557-3646

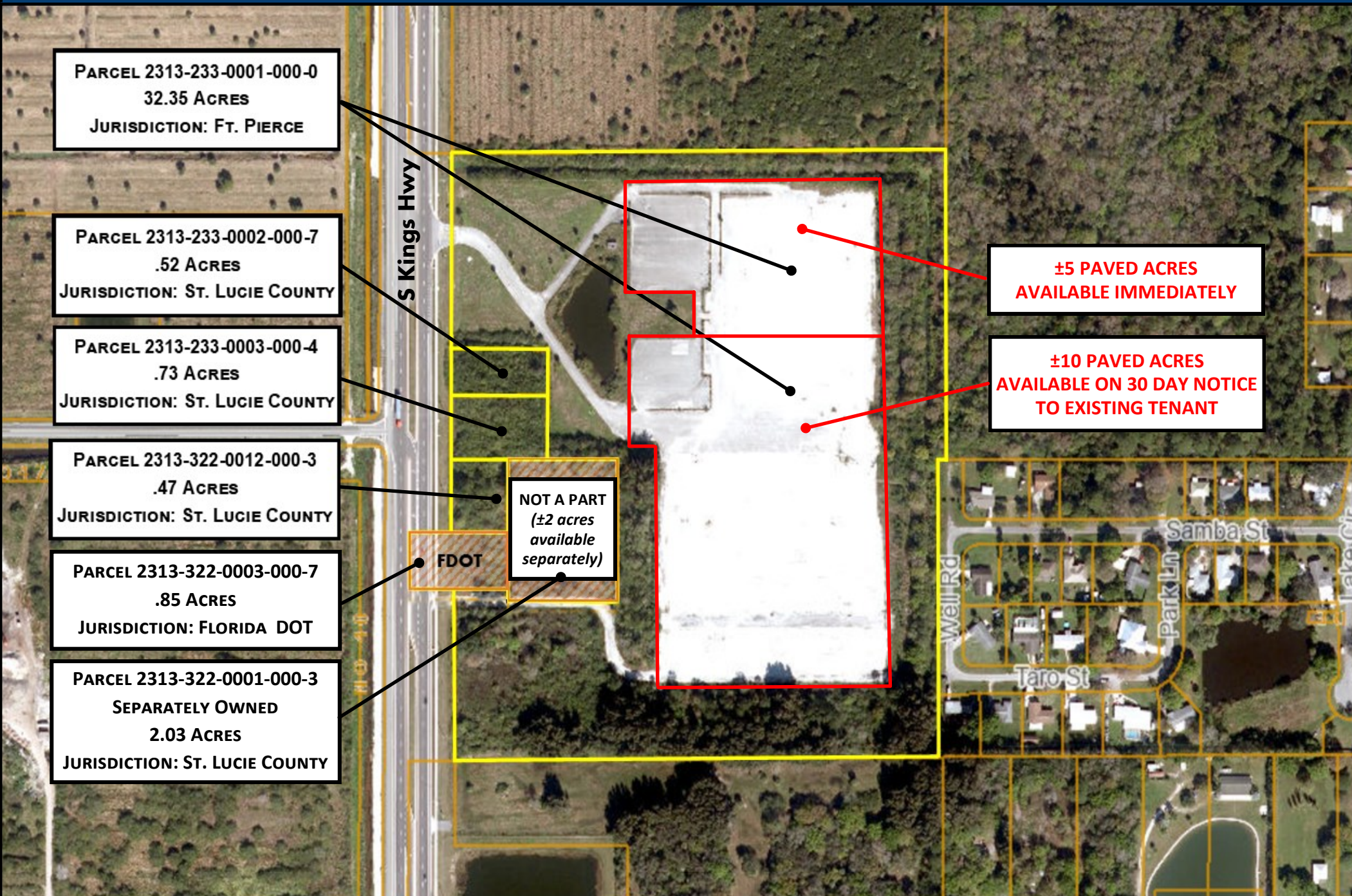
WWW.REALCOMMERCIALPROPERTIES.COM

PROXIMITY TO LARGE SCALE LOGISTICS / TRUCKING OPERATIONS / FORTUNE 500 COMPANIES
INCLUDING AMAZON, WALMART, COSTCO DISTRIBUTION CENTERS - SURROUNDED BY TRUCK STOPS



SAINT LUCIE COUNTY ZONING: C-G (COMMERCIAL GENERAL)

34.07 ACRES WITH RETENTION, DRIVEWAYS, SETBACKS, ±15 ACRES PAVED, WATER, SEWER, ELECTRIC & GAS TO SITE



EXECUTIVE SUMMARY

St. Lucie County, one of the fastest growing areas in the U.S., is the gateway to South Florida and has been discovered by top industrial developers, manufacturers and distributors. The site has near immediate access to Okechobee Road, Interstate 95 and Florida's Turnpike, so 70% of Florida's population is accessible within 3 hours or less drive time. The site fronts Kings Highway, the County's designated commercial corridor, which was recently widened to four lanes to accommodate the unprecedented growth in the area.

This incredibly well-located property is ready for use as industrial outdoor storage (IOS) or new commercial development. It's filled to grade and substantially paved. Electric, gas, water and sewer are all to site and it's been in constant commercial use for decades. The former home of the Ft. Pierce Casino/Fronton, it was recently occupied by FEMA, which used the site for IOS, along with staging of emergency equipment and temporary flat pack housing. A Fortune 50 company currently leases a 10 acre paved portion of the site for truck and trailer parking but can vacate upon 30 day prior notice. A 5 acre paved portion of the site is immediately available.

The site is surrounded by new million square foot plus industrial developments. Ft. Pierce's Treasure Coast International Airport is close by, as are Amazon and Walmart distribution centers. A few miles to the South, Costco is developing its new South Florida distribution center, which will total approximately two million square feet under roof once completed. Amazon, Walmart and other Fortune 500 companies are close by.

The City and County are growth oriented and extremely development friendly. Working together, they provide incentives for targeted industry and jobs creation, coordinated by the St. Lucie County Economic Development Corporation.

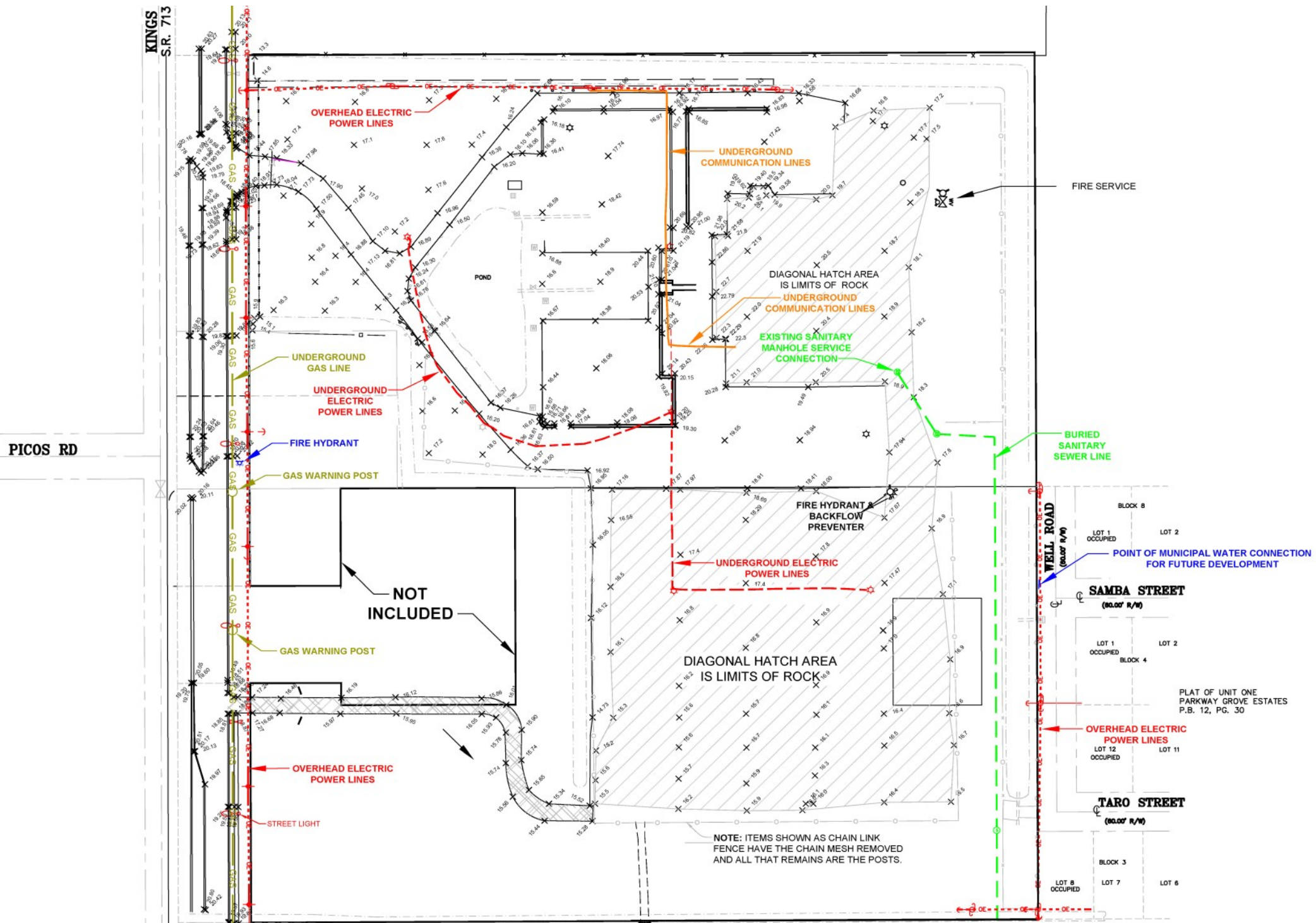
The owner is seeking offers for sale or lease. Please contact Ted or John at Infinity Commercial Real Estate for pricing guidance.

PERMITTED USES

Permitted uses		
Mixed-Use Building or Development	Television and Radio Studios	Automobile Rentals
Community Center	Bed and Breakfast	Automobile Sales
Fraternal Organization/Lodge	Dwelling Rental	Boat Rentals
Library or Cultural Exhibit	Hotel/Motel	Boat Sales
Post Office	Parking, Commercial	Fueling Station
Safety Service	Art Gallery	Travel Plaza
Park and open space	Farmers Market or Farm Stand	Truck Stop
Bus shelter	Grocery or Liquor Store	Vehicle Repair, General
Religious Institution	Neighborhood Commercial Sale	Vehicle Repair, Limited
Utility Cabinets, Above Ground	Office Supplies and Electronics	Marine-Related Repair
Brew Pub	Pet Stores	Artisan
Coffee Shop	Retail Sales and Service, Personal-Service Oriented (except as noted below)	Cabinet Shops, Woodworking
Neighborhood Bistro	Art Studio	Catering Facility, Large-Scale
Neighborhood Café	Animal Care Facilities & Service	Contractors/Others Performing Services Off-Site
Restaurants, Fast Food	Animal Grooming Services	Research Service
Restaurant and Bar	Check Cashing/Loan Service	Parcel Service
Wine/Cigar Bar	Educational Service Establishments	Wholesale Trade
Adult Establishment	Laundry and Dry Cleaners Pick-Up	
Bar or Nightclub	Laundromat	
Theater	Mortuaries or Funeral Homes	
Batting Cages, Driving Ranges	Neighborhood Commercial Services	
Stables or Equestrian Facilities	Pawn Shop	
Boat and Marine Equipment Sales	Personal Improvement Service	
Administrative, Professional, General, Medical Office	Antenna (on existing structure)	
Day Labor Employment Agency	Veterinary (Without Outdoor Runs)	
Medical and Dental Clinic	Retail Sales and Service, Repair-Oriented	
Conditional uses		
Multi-Dwelling Building	Group Living (except as noted below)	Community Residential Home, Type 2 (7-14 residents)
Environmental Research and Education Facilities	Adult Day Care Center	Day Care Center
Child Care Facility	College or University	Elementary, Middle or High School
Hospital	Nursing Home	Cemetery/Columbarium/Mausoleum
Country Club/Golf Course	Rail/Bus Terminal	Taxi Terminal
Halfway Houses	Minor, other Utilities	Major Utilities
Arcade Amusement Center/Amusement Arcade	Stadium or Arena	Marina/Boat Livery
Recreational Vehicle Park	Flea Market (no accessory uses permitted)	Self-Service Storage
Vehicle storage	Crematorium	Building Maintenance Facilities and Services
Microbrewery	Marine-Related Industrial	Community Gardens
Antenna Support Structure	Pet Stores	

- **A Permitted Use is Granted by Right**
- **A Conditional Use Must Go Before a Public Hearing**
- **Other Uses Possible: Flexible, Jobs Oriented Municipality**

REDACTED SKETCH OF SURVEY



ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, AND HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE. THIS SURVEY IS NOT TO SCALE AND IS A DEPICTION OF EXISTING CONDITIONS, ONLY AS OF THE DATE OF PUBLICATION. ALL INFORMATION SHOULD BE VERIFIED INDEPENDENTLY. WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, OR LACK OF COMPLETE SURVEY INFORMATION,



**Amazing Growth, Excellent Access, Supportive Municipality and Amenities
No State Income Tax**



- ◆ Mid-way between Miami and Orlando, the Property is located in Ft. Pierce, the county seat of St. Lucie County and the gateway to South Florida.
- ◆ With excellent access to both Interstate 95 and Florida's Turnpike, it's a 3-hour or less drive to 70% of Florida's population.
- ◆ The St. Lucie metro area was the 5th fastest-growing MSA in the U.S. between July 2022 and July 2023 according to the U.S. Census Bureau, with the most affordable housing in southeast Florida and a regional workforce of more than 315,000.
- ◆ The public schools have over 42,000 students enrolled with graduation rates that have topped 90% for seven consecutive years. There are 58 career and technical programs. The Aspen Prize winning Indian State College has 80+ career training or technical certificate programs.
- ◆ Industrial users within a few miles include: Contender Boats, Tropicana Manufacturing, Pursuit Boats, Derecktor Yachts; Walmart, Costco, FedEx, Performance Food Group and Amazon regional distribution centers, Composite Essential Materials, and others.
- ◆ Nearby Airports: Treasure Coast, Palm Beach, Vero Beach - Nearby Ports: Fort Pierce & Palm Beach.
- ◆ The Cleveland Clinic has their main U.S. research facility here, along with a large regional hospital. Florida International University and Keiser University have major campuses in nearby Tradition.
- ◆ St. Lucie County is a truly beautiful place to live with 21 miles of pristine coastline and beaches, more than 20,000 acres of public parks and natural preserves, vibrant arts and entertainment venues and much more.

Drive Times	Within 60 minutes	Within 180 Minutes	Within 300 Minutes	Median Household Income	Motivated Workforce and Low Cost of Living		
Population Summary					Within 60 minutes	Within 180 Minutes	Within 300 Minutes
2000 Total Population	1,123,599	11,177,916	14,932,196	2021	\$59,671	\$58,933	\$58,532
2010 Total Population	1,392,907	13,386,971	17,643,637	2026	\$67,820	\$66,369	\$65,863
2021 Total Population	1,583,145	15,628,101	20,450,848	Median Home Value			
2026 Total Population	1,684,364	16,746,901	21,854,026	2021	\$276,643	\$279,909	\$271,368
2021-2026 Annual	1.25%	1.39%	1.34%	2026	\$310,572	\$312,200	\$303,462
2021 Total Daytime Population	1,532,923	15,557,156	20,308,919	Per Capita Income			
Workers	663,862	6,889,010	9,015,813	2021	\$34,509	\$32,873	\$33,017
Residents	869,061	8,668,146	11,293,106	2026	\$39,062	\$37,203	\$37,372



- ◆ **State and County Targeted Industries:** Includes Headquarters, Distribution Centers, Manufacturing, Clean Energy, Marine, Aviation, Distribution, Research & Development, Biotech and others.
- ◆ **Ad valorem tax abatement on Real and Personal Property:** Tiered percentage based on jobs, wages and capital investment: Minimum of 10 new full-time jobs, minimum average wage of 107% of St. Lucie County average wage. St. Lucie County Annual Average Wage is \$22.02 per hour.
- ◆ **Impact Fee abatement:** St. Lucie County, the City of Port St. Lucie and the City of Fort Pierce offer up to \$3,500 per job, based on jobs and wages of 107% of St. Lucie County average wage..
- ◆ **Job Growth Incentive Grant (JGIG):** From \$1,500 up to \$3,500 per new job, with wage and other requirements, maximum of \$1.5M paid out over 2-5 years.
- ◆ **High Impact Industries Performance Grants (HIPI):** Advanced manufacturing, clean energy, life sciences, semiconductors, transportation.
- ◆ **Florida Power and Light:** Tiered discount rate for up to four years based on new jobs and electric demand. Minimum of 350 kw demand and minimum creation of 25 jobs.
- ◆ **Electric Sales Tax Exemption:** Electricity used to operate machinery used to manufacture, process, compound, or produce items of tangible personal property may be exempt from sales tax.
- ◆ **Quick Response Training:** Grant funding in the form of a reimbursable grant for customized, skills and training-based wage requirements.
- ◆ **On-the-Job Training:** 50% reimbursement of a new employee's wages, up to 12 weeks.
- ◆ **Capital Investment Tax Credits (CITC):** An annual credit, provided for up to twenty years, against the corporate income tax for targeted industries investing over \$25 million and creating at least 100 jobs.
- ◆ **Municipal Utilities:** Provided By City of Ft. Pierce
- ◆ **Fast Track Permitting**