

 SUBJECT

Kings Hwy Industrial Development Site

2106 N Kings Hwy, Fort Pierce, Florida 34950

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PROPERTY OVERVIEW



Sale Price

\$4,500,000

Offering Summary

Acreage:	16.62 Acres
Price / Acre:	\$270,758
City:	Fort Pierce
County:	Saint Lucie
State:	Florida
Property Type:	Development Land

Property Overview

This 16.62 ± acre light industrially (IL) zoned development site is located 1.7 miles north of Orange Ave. Exit 131 of I-95 in St. Lucie County. Surrounded by industrial development and warehouses, with excellent access, this property offers a strong opportunity for a distribution user, trucking facility, manufacturer or developer. The property is located across Kings Hwy from the stabilized Kings Hwy Industrial Park at Commercial Circle.

The Florida Department of Transportation has expanded Kings Hwy to a four lane divided highway as far as one mile south of the property with imminent plans for further expansion in front of the property to start Fall 2026 and be completed in 2030. Those plans include a signalized interchange at the southwest corner of the property providing enhanced access to Kings Highway in either direction as well as commercial use potential for the property.

The proposed Kings Highway Job's Corridor nearby is projected to bring over 21,000 direct jobs, a total economic output of \$5.9 billion and more than 9 million square feet of commercial, industrial and office space.

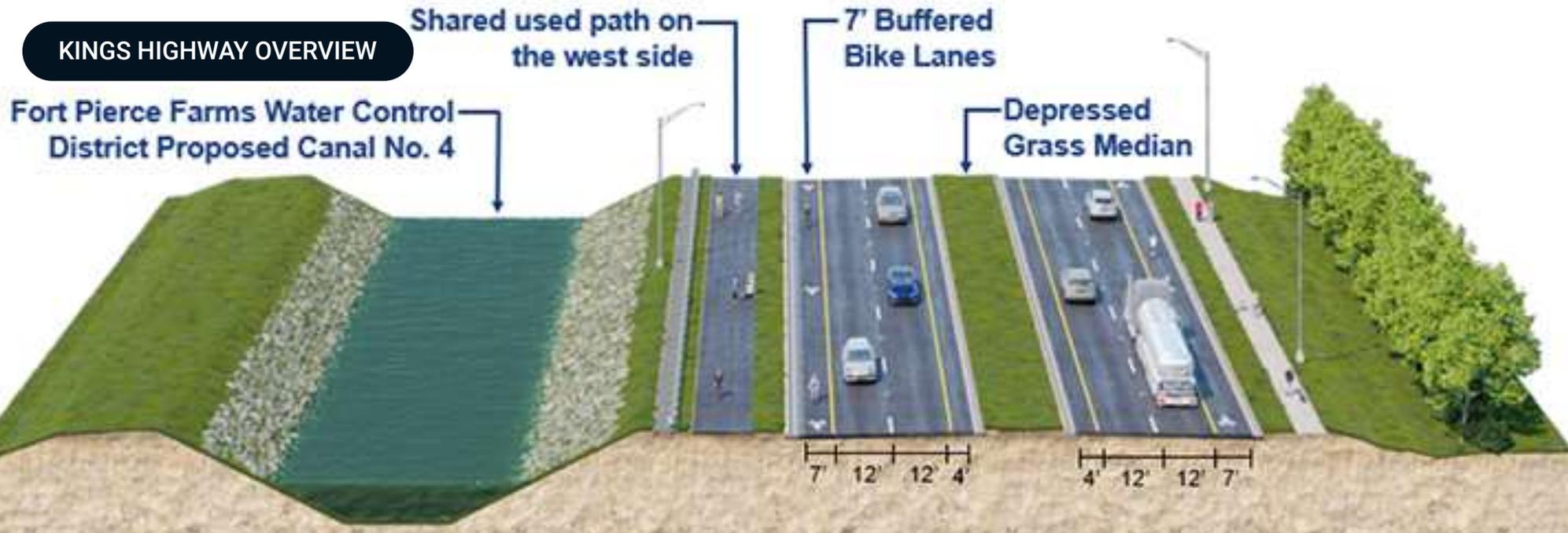
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% uplands
Soil Types:	8 acres of Winder Loamy Sand 3 acres of Wabasso Sand 3 acres of Arents 3 acres of Nettles & Oldsmar Sands
Taxes & Tax Year:	2023 Property Taxes were \$7,252.11
Zoning / FLU:	IL: Industrial Light
Road Frontage:	600 FT ± on North Kings Hwy
Fencing:	Barbed wire perimeter fenced

KINGS HIGHWAY OVERVIEW



Roadway Details

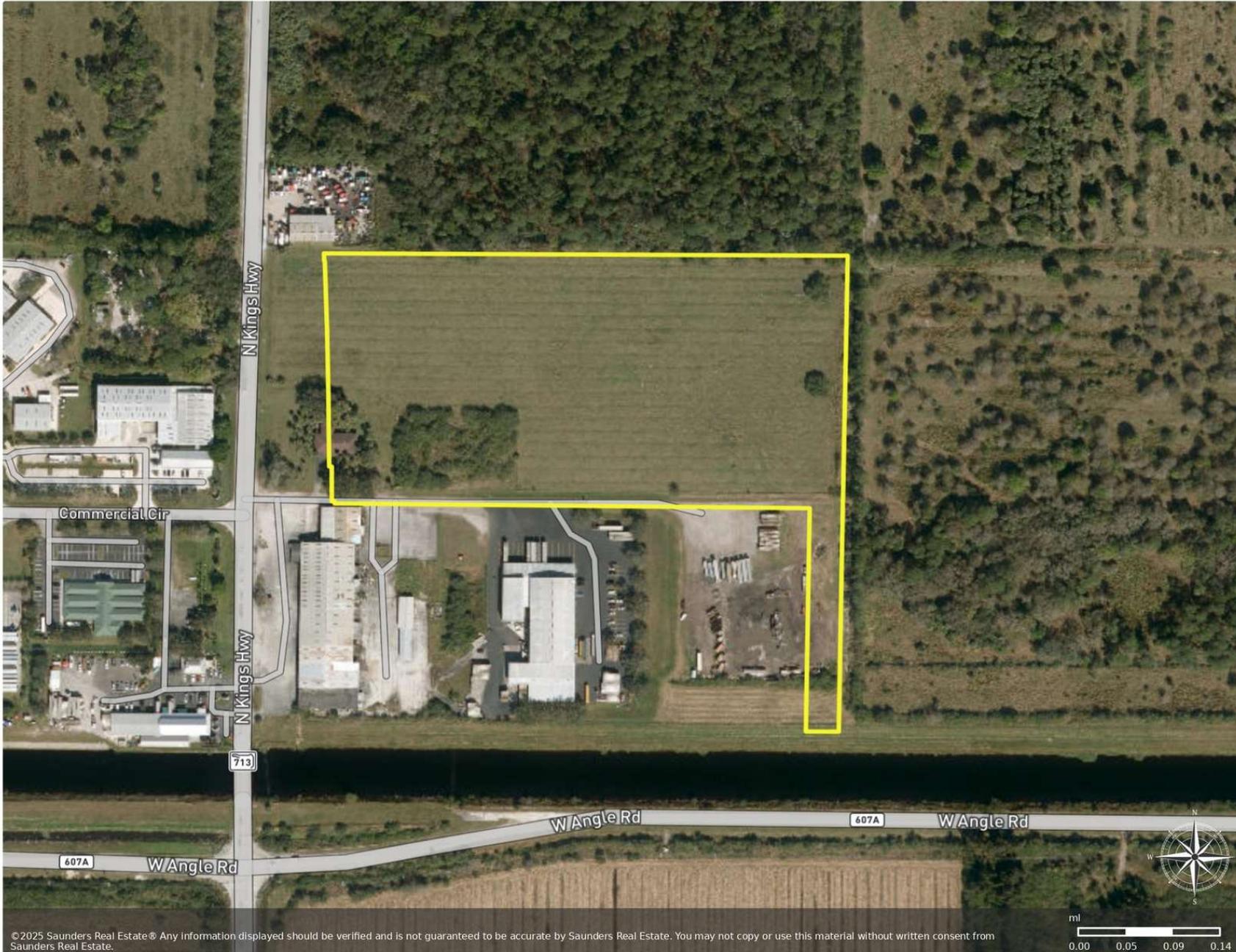
- A 30-foot wide median (22-foot wide raised plus two 4-foot paved shoulders)
- Curb and gutters along the inside and outside
- 7-foot wide outside paved shoulders for use as bike lanes
- 12-foot wide shared use path adjacent to the road along the west side
- 6-Foot wide sidewalk along the east side
- New lighting system
- New drainage system
- New flat slab bridges over the C-25 Canal and Canal No. 1
- North St. Lucie Water Control District Canal 32E will be shifted to the east
- Fort Pierce Farms Water Control District Canal No. 4 will be shifted to the west
- Intersection Improvements at Angle Road & St. Lucie Boulevard

PROPERTY MAP



Kings Hwy Industrial Development Site

■ Polygon



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LOCATION



Location & Driving Directions

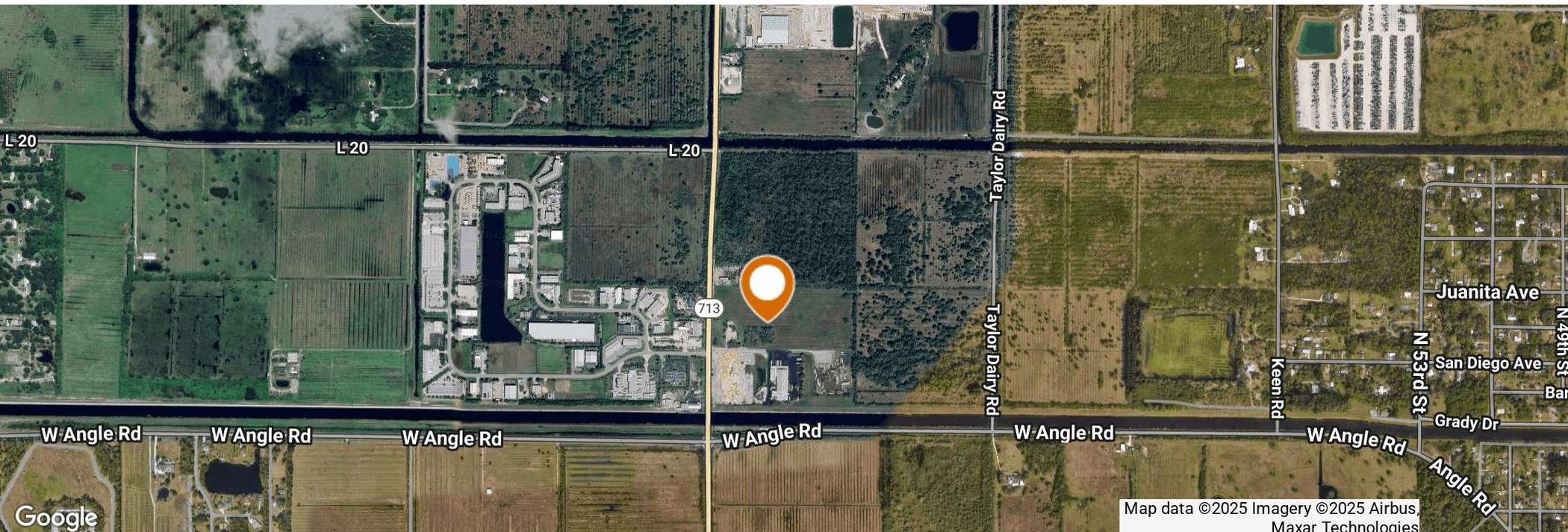
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GPS: 27.472356, -80.3973463

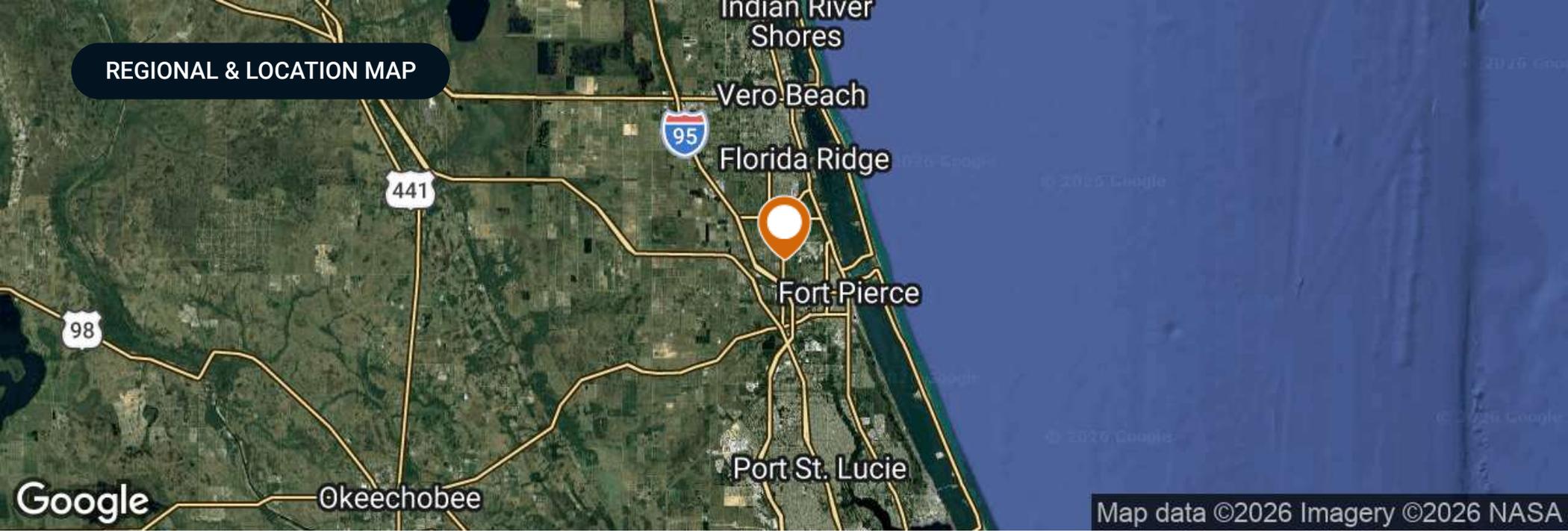
Driving Directions:

- From the intersection of SR68 and I-95 travel west 1650 feet to Kings Hwy
- Take a right and travel north 1.7 miles property is on your right.

Showing Instructions: Call for instructions







SURROUNDING INDUSTRIAL BUSINESSES



US Installation Group



American Pressure Systems Pressure World

AAA Cooper Transportation



Google

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