

# FOR SALE

2550 W Midway Road

Fort Pierce, FL 34981

## ■ 34ac+/- Development Site



### PROPERTY OVERVIEW

Site offers a development opportunity within the improving Midway Rd corridor of central St Lucie County connecting US-1 and I-95 and acting as the boundary between Ft Pierce and Port St Lucie. Anticipated increases in traffic volume upon completion of roadway improvements combined with convenient access to major arterial roads and surrounding rooftops position the site well for future development. General Commercial (CG) zoning permits a variety of uses including retail, QSR, restaurant, self storage and others. The potential for re zoning of property for mixed use creates additional opportunities including institutional, ALF and multifamily.

### LOCATION OVERVIEW

Property is a 34ac +/- commercial parcel within the unincorporated area of St Lucie County, FL, located at the NW corner of the signalized intersection of Midway Rd & 25th St, in Ft Pierce, Florida. Midway Rd is currently a 4 lane divided highway fronting the southern exposure of the site and is undergoing a further widening project to 4 lanes leading to US Hwy 1 to the East and I-95 to the West. 25th St fronting the eastern property boundary is currently a 4 lane divided highway. Water mains run on the eastern & southern property boundaries with a sewer main at the western boundary of the property. Upon completion of road improvements Midway Rd will offer a major new 4 lane highway.

### OFFERING SUMMARY

Land Size:	34.75 Acres
Land Use:	Vacant Commercial
Zoning:	Commercial General, St Lucie County

### SALE PRICE

**\$2,900,000**

#### ■ Mike Yurocko, CCIM

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#### SLC Commercial

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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

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## Location Information

Street Address	2550 W Midway Road
City, State, Zip	Fort Pierce, FL 34981
County/Township	Saint Lucie
Market	St Lucie County
Submarket	Fort Pierce
Cross Streets	Midway Road & 25th Street
Signal Intersection	Yes

## LAND

Number Of Lots	1
Water	Available
Sewer	Available

## Property Details

Property Type	Vacant Commercial Land
Lot Size	34.75 Acres
APN#	3403-502-0145-000-5
Lot Frontage	920+/- FT
Lot Depth	1,077+/- SF
Corner Property	Yes
Traffic Count	15,300 AADT
Traffic Count Street	Midway Road
Traffic Count	19,100 AADT
Traffic Count Street	25th Street
Utilities	Fort Pierce Utility Authority
Taxes	\$62,693.48

## Zoning / Land Use Details

Zoning	Commercial General, St Lucie County
Land Use	Vacant Commercial
Permitted Use	See Below

[Click Here for Permitted Uses](#)

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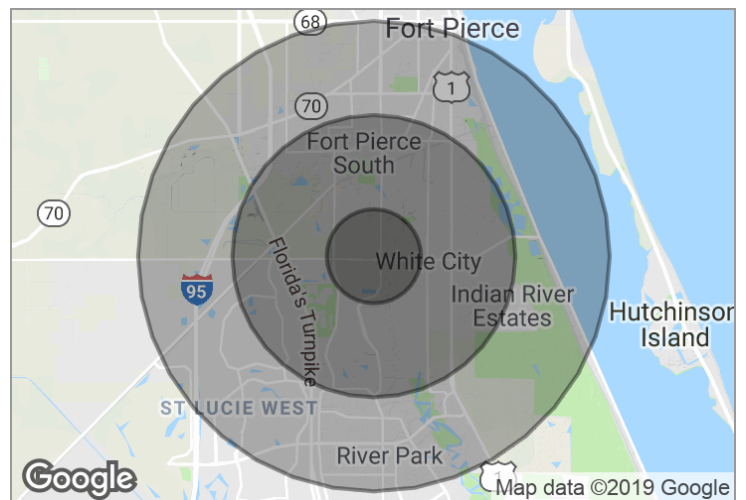
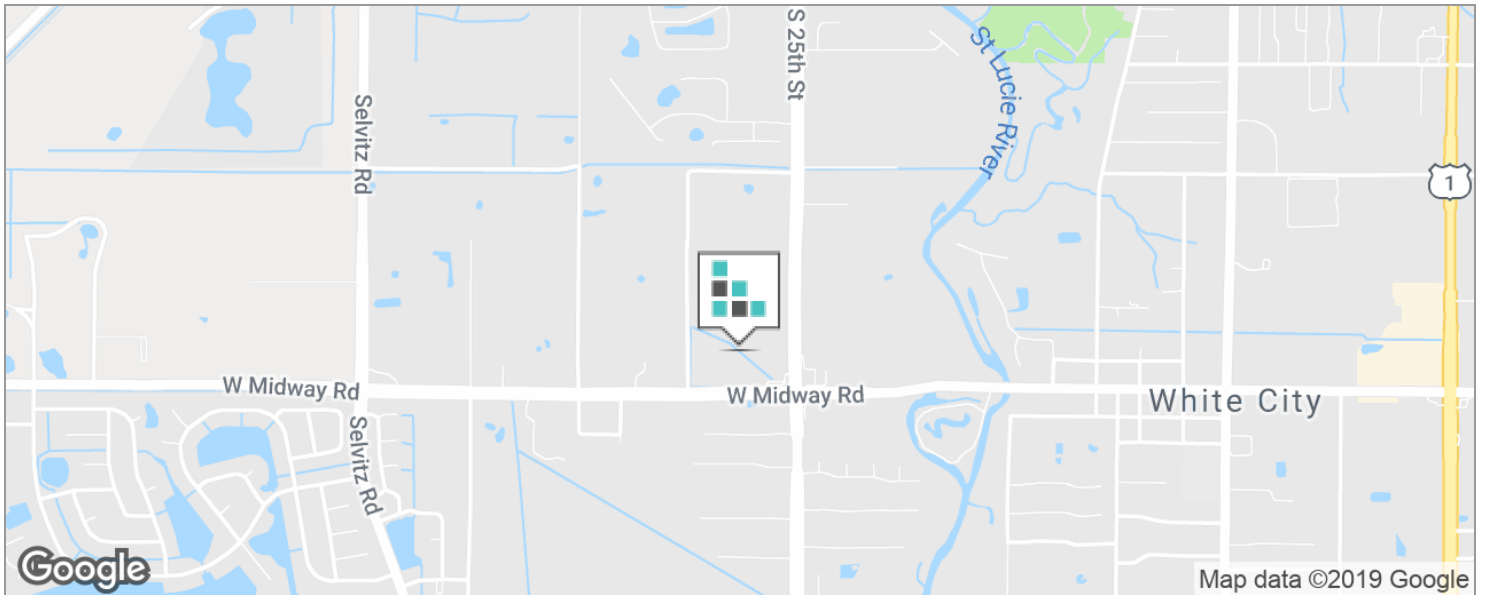
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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	2,640	30,233	97,298
Total Households	979	11,549	37,157
Average HH Income	\$61,868	\$58,913	\$54,036
Average Age	42.1	42.6	41.3

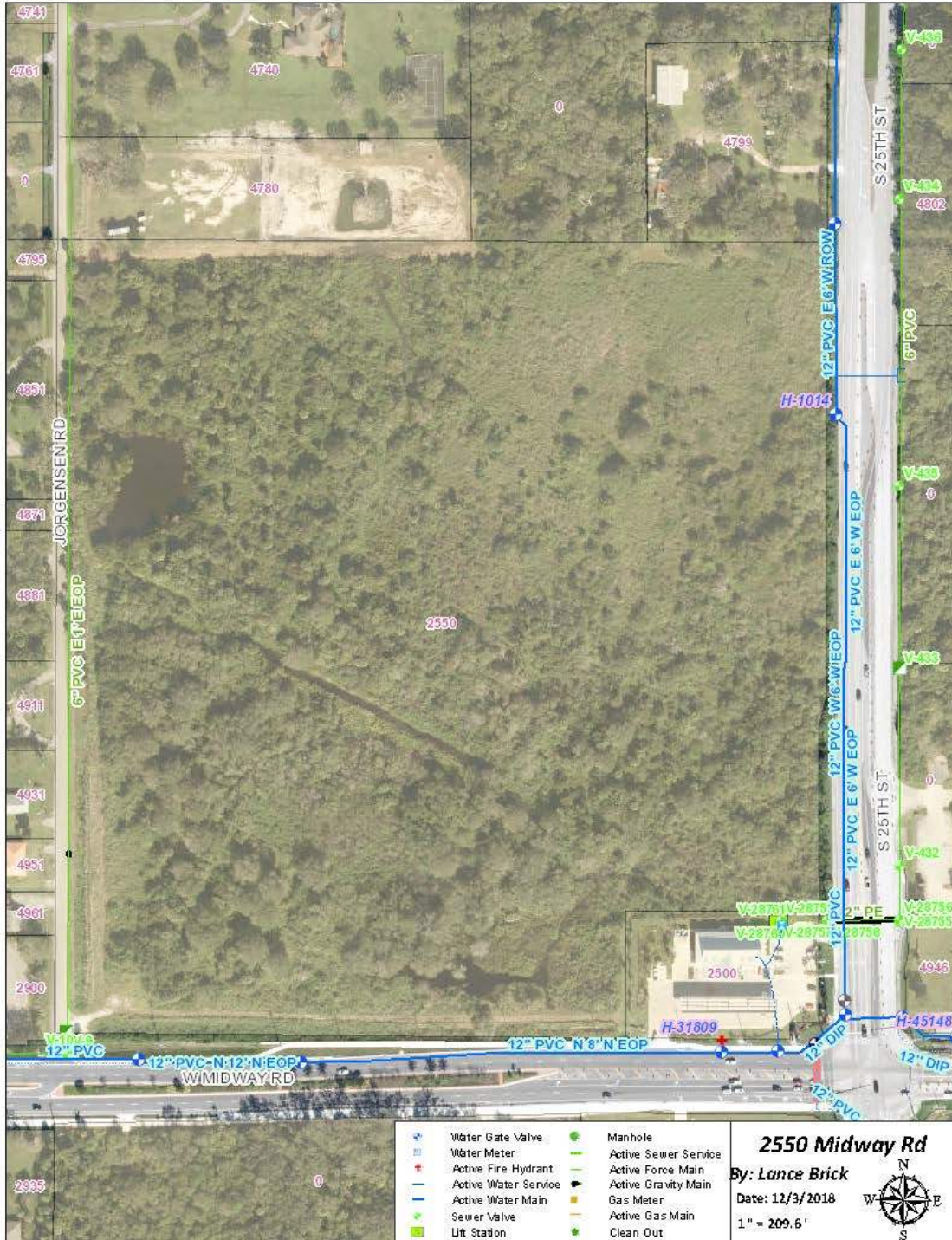
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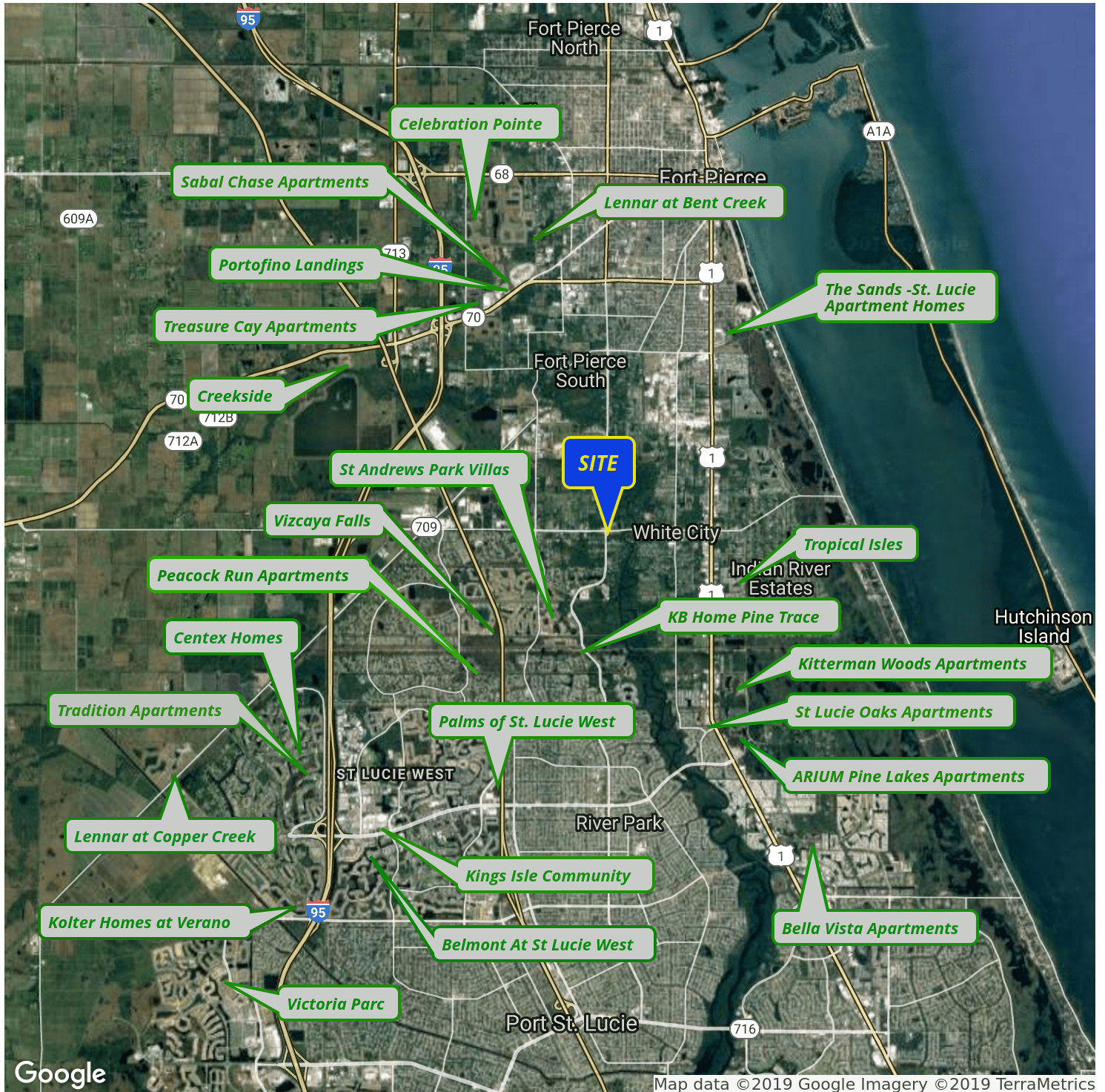
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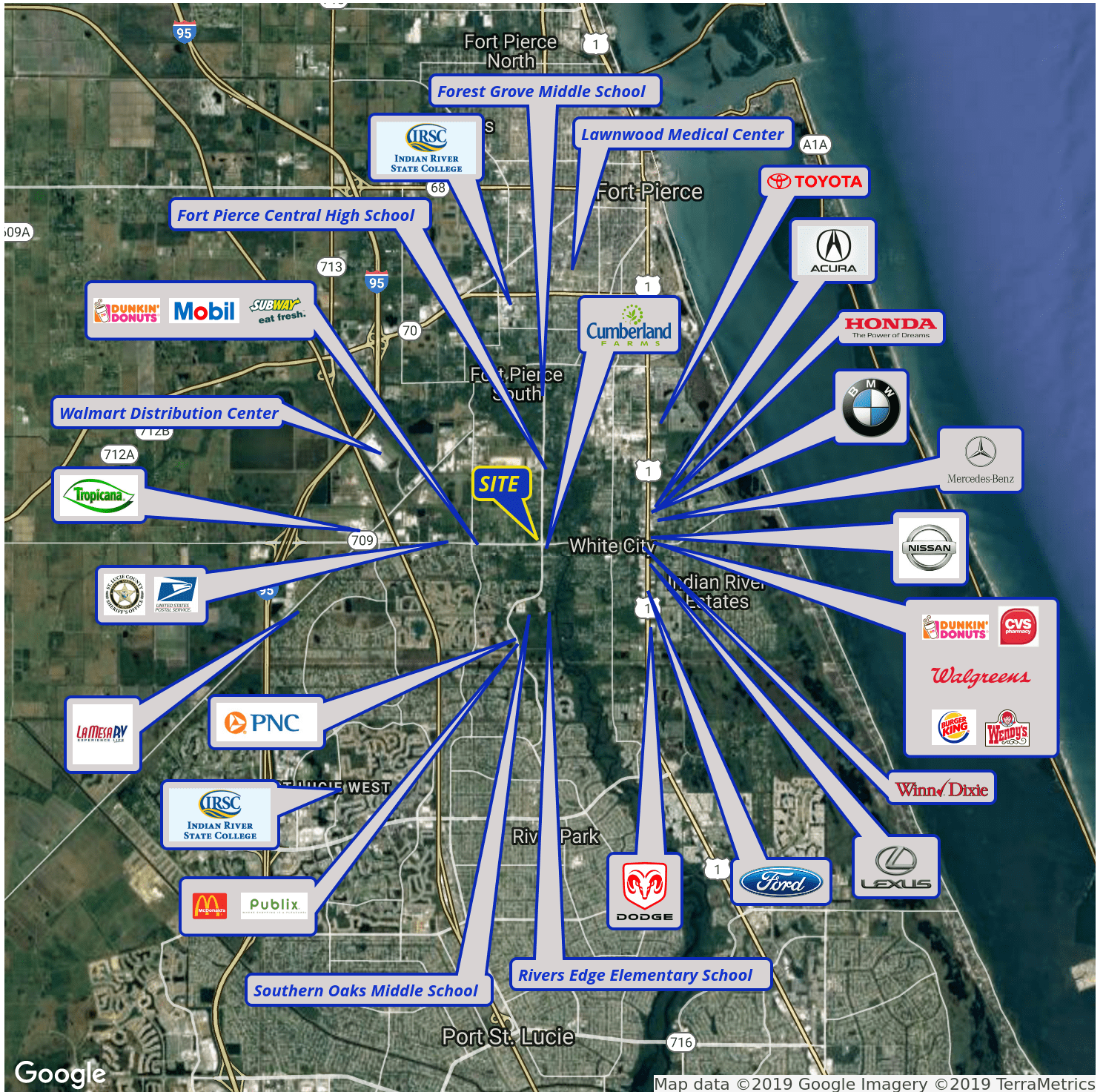
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