

FOR SALE OLEANDER AVENUE

Fort Pierce, FL 34982



\$2,900,000

±9.84 ACRES OF INFILL INDUSTRIAL LAND

 CUSHMAN & WAKEFIELD

SUMMARY

PROPERTY DETAILS

Address:	North of Midway Road on Oleander Avenue Fort Pierce, FL 34982
Price:	\$2,900,000
Parcel ID	2434-601-0065-000-7
Land Area:	±9.84 Acres
Zoning:	IL
Utilities:	Water & Sewer to Site

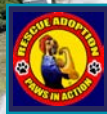
PROPERTY OVERVIEW

- Fully cleared and filled to grade
- Easy access to U.S. Highway 1 and I-95
- Centrally located in a high growth area
- 4.4 miles to deep water port
- 8.7 miles to Treasure Coast International Airport



LOOKING EAST

1 S US HIGHWAY 1



SUBJECT
±9.84 Acres

31,500 AADT



Atlantic Ocean

Indian River

SMARKET AVENUE

FRENCH CREEK LANE

OLEANDER AVENUE



LOOKING NORTH



Atlantic Ocean

Indian River



S US HIGHWAY 1



FARMERS MARKET ROAD

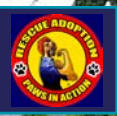
OLEANDER AVENUE



S MARKET AVENUE



SUBJECT
±9.84 Acres



FRENCH CREEK LANE



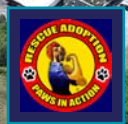
LOOKING SOUTHWEST



OLEANDER AVENUE

SUBJECT
±9.84 Acres

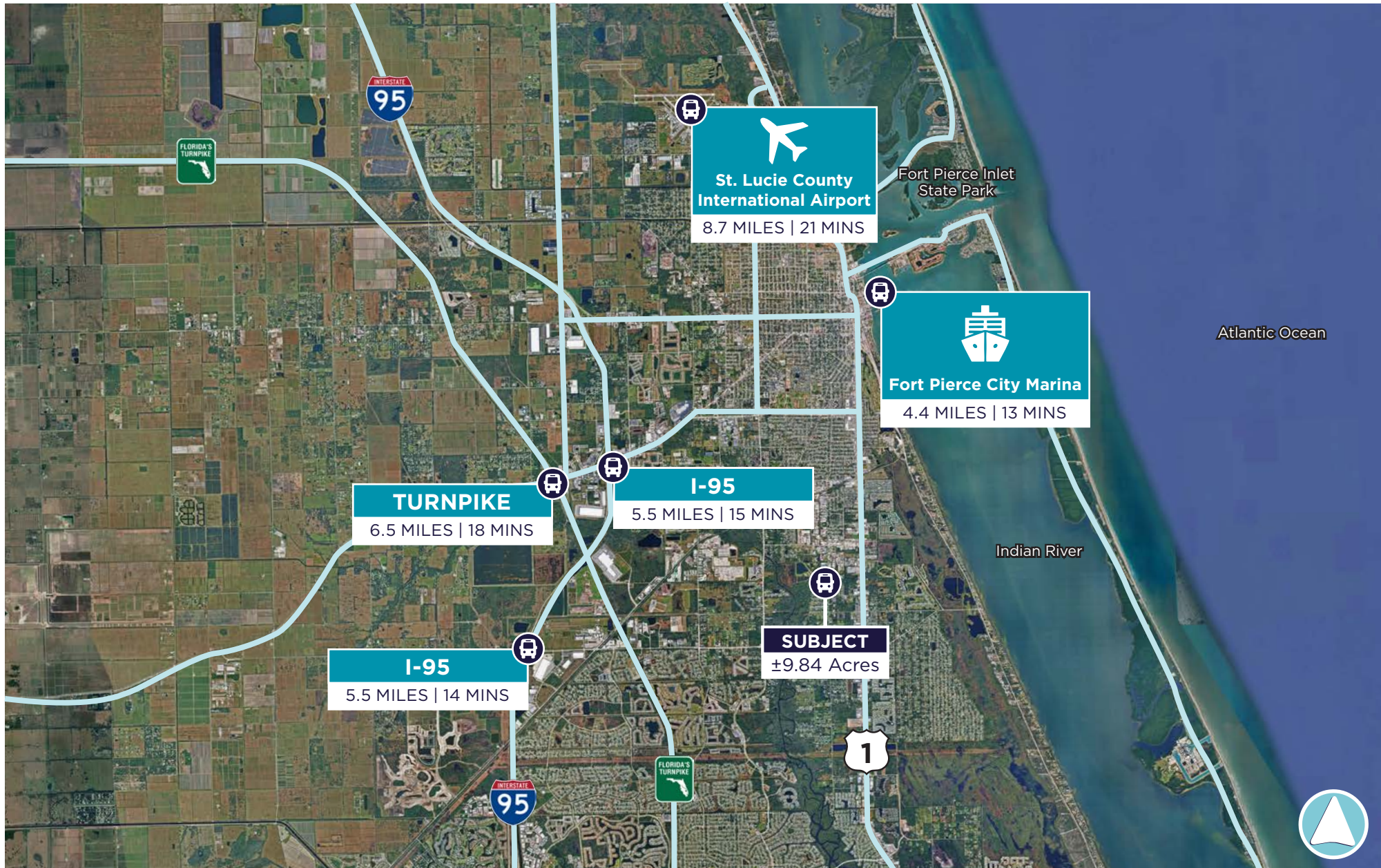
FRENCH CREEK LANE



S. MARKET AVENUE



KEY AREA TRANSIT



ECONOMICS

ST. LUCIE COUNTY

Economic Expansion, 2019 - Present

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage	
Calendar Year 2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	22	6,000	
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000	
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000	
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	584	236,000	
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000	
Calendar Year 2020	California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	37	10,000	
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	18	75ft. Tower	
	FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490 [†]	0	451 [†]	245,000	
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000	
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000	
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,602 ^{**}	0	†	2,347,315 †	
	Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780	
	Wolfube	Warehouse/Distribution	St. Lucie County	NEW	15	0	2	30,000	
	Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	1200	1,100,000
		Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	21	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	310	427,000	
Contender Boats		Marine	St. Lucie County	NEW	200	0	120	100,000	
D&D Welding		Manufacturing	St. Lucie County	EXPANSION	10	32	42	33,000	
FA Precast		Manufacturing	St. Lucie County	EXPANSION	0	22	21	17,000	
Freshco/Indian River Select		Manufacturing	Fort Pierce	EXPANSION	20	90	55	16,375	
Jansteel		Manufacturing	Port St. Lucie	NEW	55	0	X	67,193	
Kings Logistics Center		Industrial Development	St. Lucie County	NEW	433*	0	0	650,000	
Maverick Boat Group		Marine	St. Lucie County	EXPANSION	150	520	333	106,000	
South Florida Logistics Center 95		Industrial Development	St. Lucie County	NEW	566** †	0	0 †	1,100,000**	
SRSDistribution		Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000	

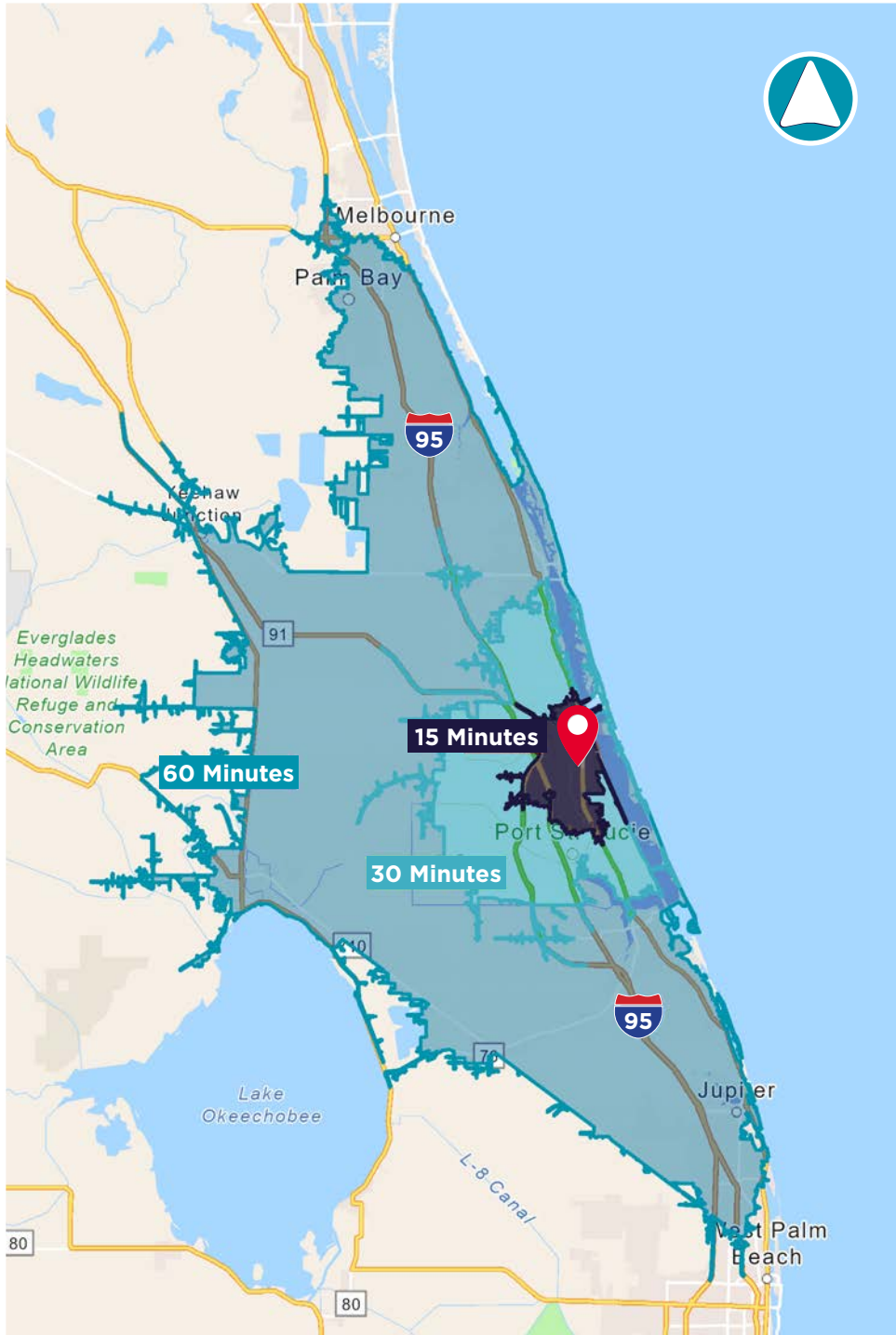
X Not expected to be operational
 NR No response
 *Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage	
Calendar Year 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	36	81,750	
	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	NR	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	Industrial Development	Port St. Lucie	NEW	112*†	0	23**	168,000	
	Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000	
	MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000	
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000	
	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000	
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600 [†]	0	0	181,925	
	Calendar Year 2023	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*†	0	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	6	60,000	
Legacy Park Cold Storage Facility		Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	378,521	
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	70	132,000	
Calendar Year 2024	Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	55	23,456	
	Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000	
	Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	24	245,900	
	APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	22	33,600	
	BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755*	0	1	§	
	Costco Warehouse Depot Phase 1	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685	
	Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	0	8,825	
	Lightbridge Academy	Education	Port St. Lucie	NEW	22	0	27	11,000	
	Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	§	
	P1 Motor Club	Leisure/Hospitality	St. Lucie County	NEW	125	0	0	TBD	
	Project Four PSL	Manufacturing	Port St. Lucie	NEW	225	0	0	250,000	
SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000		

2017-2024 8 YEAR TOTALS 12,935 6,743 11,297 16,510,578

** Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500
 † Includes full-time, part-time and per diem workers
 ‡ Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects
 § Square footage - see Interstate Crossroads & Legacy Park 2020

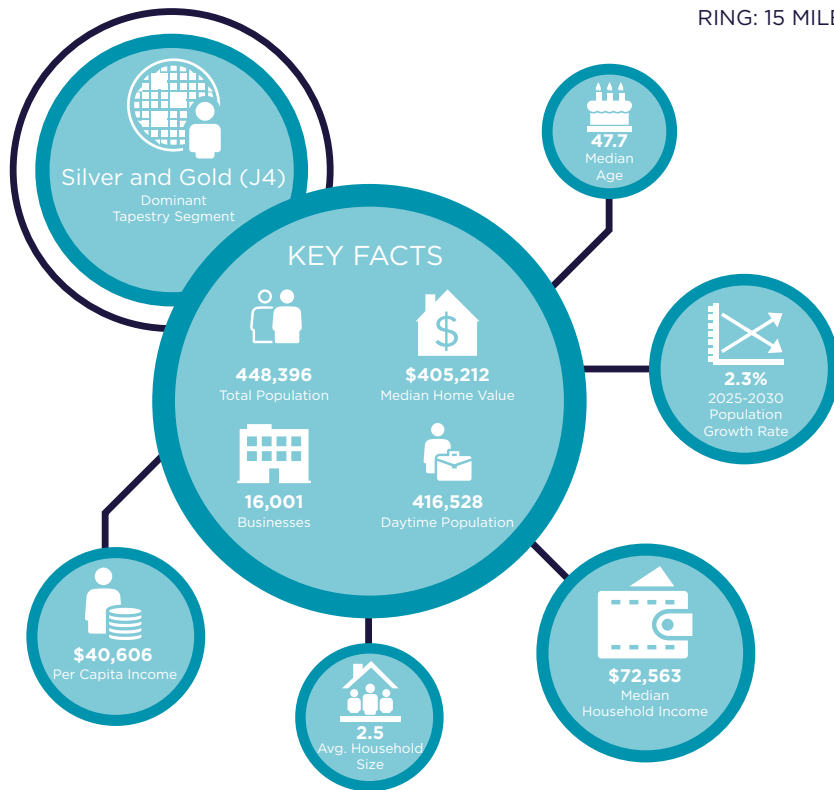
DRIVE TIME



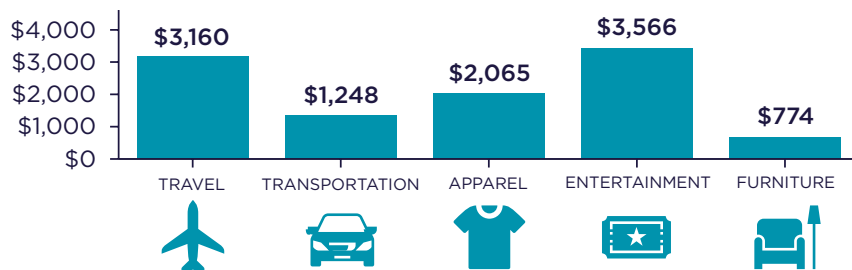
15 MINUTES	30 MINUTES	60 MINUTES
92,790 2010 Population	313,845 2010 Population	860,459 2010 Population
112,745 2025 Population	418,884 2025 Population	1,068,155 2025 Population
21.5% 2010-2025 Population Growth	33.5% 2010-2025 Population Growth	24.1% 2010-2025 Population Growth
1.90% 2025-2030 (Annual) Est. Population Growth	2.33% 2025-2030 (Annual) Est. Population Growth	1.45% 2025-2030 (Annual) Est. Population Growth
41.7 2025 Median Age	46.5 2025 Median Age	49.1 2025 Median Age
\$76,987 Average Household Income	\$95,810 Average Household Income	\$116,139 Average Household Income
34.3% Percentage with Associates Degree or Better	40.5% Percentage with Associates Degree or Better	46.5% Percentage with Associates Degree or Better
55.1% Percentage in White Collar Profession	57.1% Percentage in White Collar Profession	61.5% Percentage in White Collar Profession

2025 DEMOGRAPHICS

9.84 Acres, Oleander Avenue, Fort Pierce, FL 34982
RING: 15 MILE RADIUS



KEY SPENDING FACTS



POPULATION

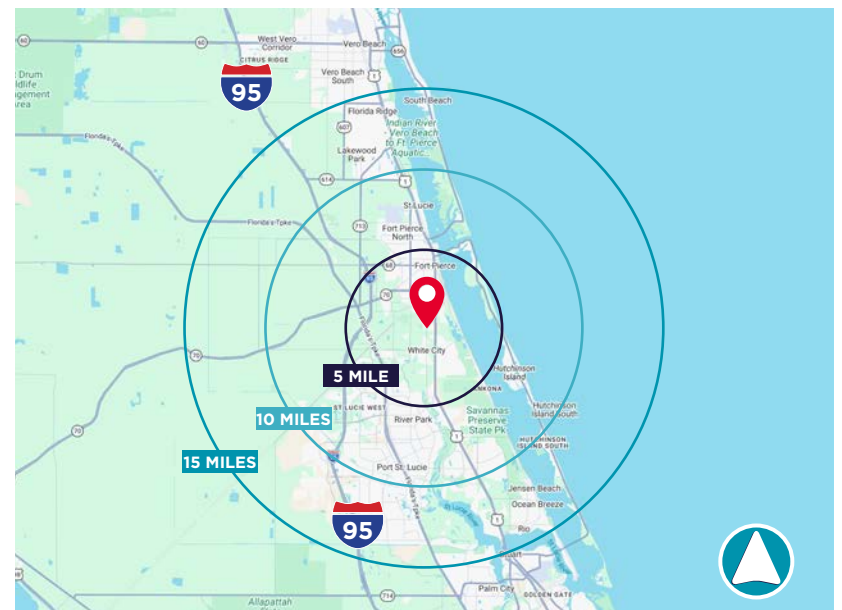
5 Mile:	96,992
10 Mile:	281,603
15 Mile:	448,396

AVERAGE HOUSEHOLD INCOME

5 Mile:	\$79,216
10 Mile:	\$89,471
15 Mile:	\$100,072

MEDIAN AGE

5 Mile:	41.3
10 Mile:	45.8
15 Mile:	47.7



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025). © 2025 Esri | Spending facts are average annual dollars per household.

Oleander Avenue, Fort Pierce, FL 34982

CITY OVERVIEW



City of Fort 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 SF.



OFFERING SUMMARY

±9.84 ACRES OF INFILL INDUSTRIAL LAND

OLEANDER AVENUE, FORT PIERCE, FL 34982

FOR SALE

\$2,900,000



Douglas Legler
Senior Director
+1 772 678 7606
doug.legler@cushwake.com



Casey Combs
Director
+1 772 678 7611
casey.combs@cushwake.com

