

# Edwards Development Land

TBD Edwards Rd & S 25th St, Fort Pierce, FL 34981 // \$14,350,000.00



FOR MORE INFORMATION:

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# Property Information

## EDWARDS DEVELOPMENT LAND

# FOR SALE



### PARCEL SUMMARY

PARCEL	SITE ADDRESS	PARCEL TAX ID	JURISDICTION	FUTURE LAND USE	ZONING	ACRES
1	2580 Edwards Rd	2420-444-0005-000-5	SLC	Commercial	CG	4.87
2	2800 Edwards Rd	2420-443-0001-000-4	SLC	RM	PUD	9.33
3	3100 Old Edwards Rd	2420-344-0005-000-8	FP	RL	R-1	18.29
4	TBD	2429-122-0001-000-5	FP	RL	R-1	10.32
5	3515 Kirby Loop Rd	2420-341-0004-000-2	FP	RL	R-1	11.21
6	3700 Kirby Loop Rd	2420-331-0001-000-0	FP	RL	R-4	15.2
7	TBD	2420-332-0020-000-2	SLC	RU	RS-3	9.96
8	Rodgers Rd	2419-441-0001-000-4	SLC	RU	RS-3	19
9	3515 S 35th St	2420-341-0006-000-6	SLC	RU	AR-1	4.16
TOTAL:						102.34

### PROPERTY OVERVIEW

This 102.34± acre assemblage presents a rare large-scale development opportunity in the heart of Fort Pierce, Florida. Comprised of nine contiguous parcels with multiple zoning classifications including RS-3, R-4, AR-1, R-1, PUD, and C-G, the property supports a broad range of residential and mixed-use development opportunities including single-family homes, townhomes, multifamily communities, agricultural-residential uses, planned unit development, and neighborhood commercial uses.

Positioned east of I-95 with access to existing utilities and infrastructure, the site offers reduced development risk and flexibility for phased development or multiple exit strategies. The property is strategically located near Indian River State College, Lawnwood Regional Medical Center, major employment centers, and regional transportation corridors, supporting strong long-term residential and commercial demand.

With substantial frontage, contiguous acreage, and a location within one of the Treasure Coast's fastestgrowing markets, this site represents a unique opportunity for developers and investors seeking scale, accessibility, and long-term growth potential in St. Lucie County.

### PROPERTY HIGHLIGHTS

- 102.34± acres across 9 contiguous parcels
- Zoning includes RS-3, R-4, AR-1, R-1, PUD & C-G
- Supports residential, multifamily, mixed-use & commercial development
- Infrastructure-ready site with access to existing utilities
- Multiple development and phased exit strategy opportunities
- Rare large-scale infill development opportunity east of I-95
- Certain parcels are located within City of Fort Pierce limits, while others are located within unincorporated St. Lucie County.

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# Location Information

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### LOCATION DESCRIPTION

Located north of Edwards Road and west of South 25th Street in Fort Pierce, Florida, this premier development opportunity is strategically positioned within one of the Treasure Coast's fastest-growing corridors. The property offers convenient access to I-95, Okeechobee Road, and major regional transportation routes, providing strong connectivity throughout St. Lucie County and South Florida.

Surrounded by established residential communities, Indian River State College, Lawnwood Regional Medical Center, and expanding commercial development, the site benefits from strong residential, healthcare, educational, and employment demand drivers. Its location within a rapidly expanding urban growth area makes it ideally suited for large-scale residential and mixed-use development.



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# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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