

10.43 Acres Of Light Industrial Land

FORT PIERCE, FL



OFFERING MEMORANDUM

PRESENTED BY:

KW COMMERCIAL
9700 Reserve Blvd
Port St Lucie, FL 34986

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ANGLE RD

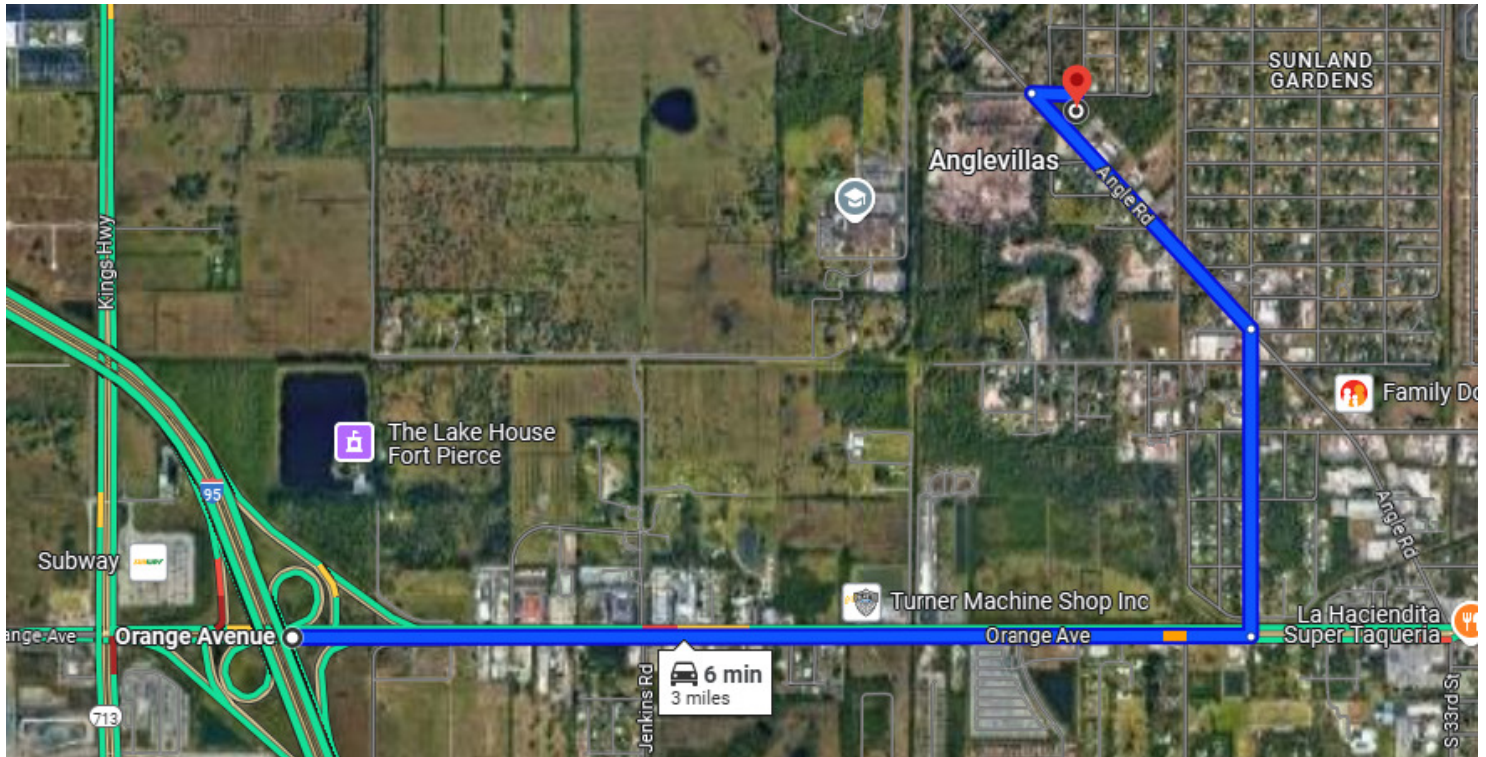
PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

Property Summary



PROPERTY DESCRIPTION

Prime 10.43-acre Light Industrial development opportunity in one of Fort Pierce's growing industrial corridors. Located along Angle Road at Avenue M, this expansive parcel offers an excellent opportunity for an owner-user, investor, or developer looking to capitalize on the continued growth of the area.

The property is zoned Light Industrial (IL), making it well suited for a variety of industrial and commercial applications, subject to applicable county approvals and development requirements. Potential uses may include contractor yards, equipment and machinery storage, outdoor storage, warehouse/distribution facilities, industrial service businesses, and other compatible light-industrial operations.

The location provides excellent regional accessibility, with the property situated less than two miles from the Orange Avenue/I-95 interchange. Angle Road is an established industrial corridor with surrounding commercial and industrial activity, making this an attractive location for businesses that require convenient access for employees, customers, contractors, and commercial vehicles.

With 10.43 acres of industrial land, the property provides ample room for a larger-scale development, including the potential for a combination of buildings, parking, storage, truck circulation, and outdoor yard areas, subject to site-plan approval, utilities, drainage, setbacks, and other applicable

OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	10.43 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	365	1,764
Total Population	266	1,199	5,430
Average HH Income	\$63,692	\$64,034	\$50,634



Property Details

Sale Price

\$1,995,000**PROPERTY INFORMATION**

Property Type	Land
Property Subtype	Industrial
Zoning	INDUSTRIAL
Lot Size	10.43 Acres
APN #	2404-608-0189-000-0

LOCATION INFORMATION

Street Address	Angle Rd
City, State, Zip	Fort Pierce, FL 34947
County	St. Lucie

BUILDING INFORMATION

Land Sq Ft.	454,331
Year Built	
Number of Lots	1
Best Use	Light Industrial

PARKING & TRANSPORTATION**UTILITIES & AMENITIES**

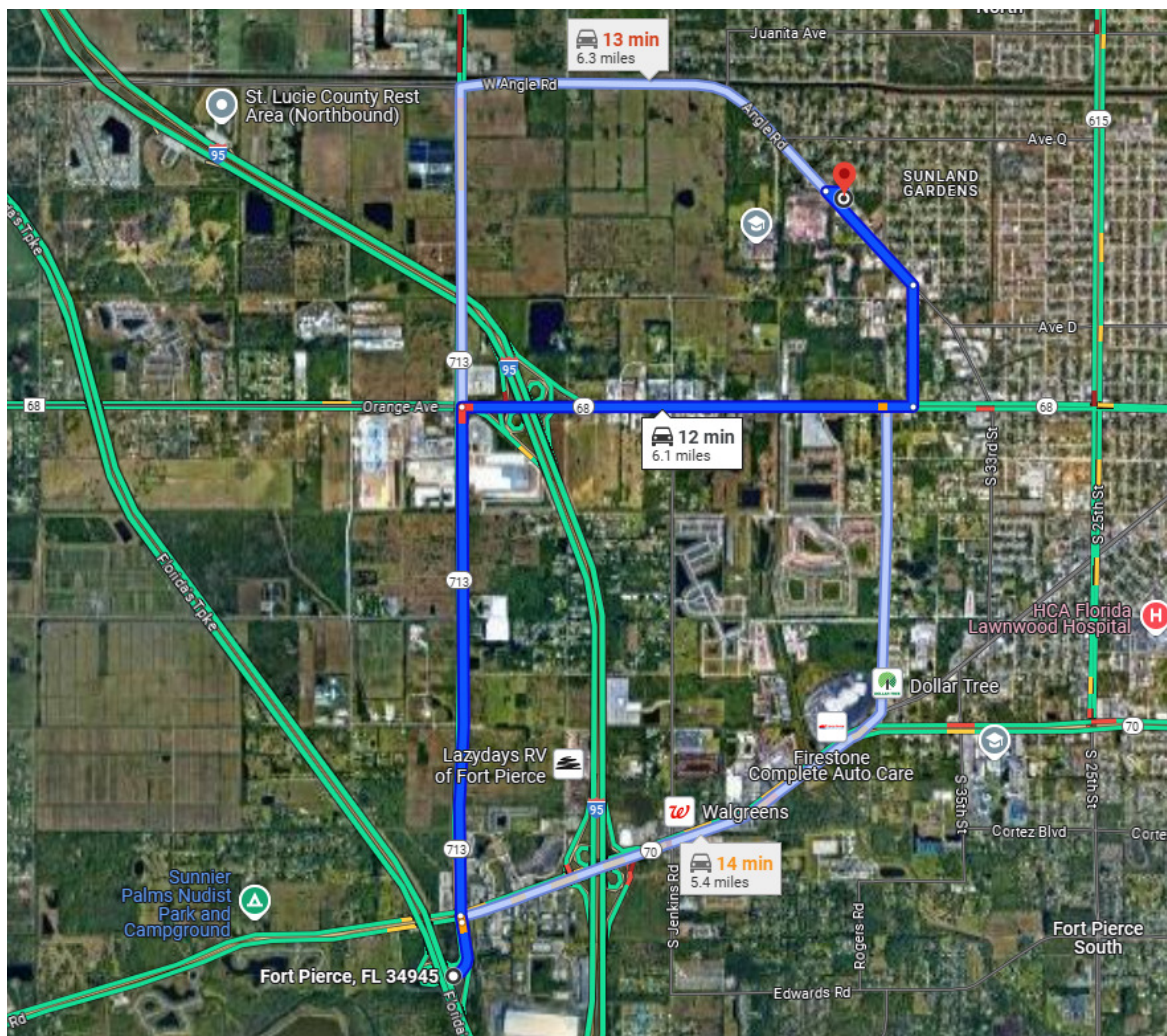
ANGLE RD

LOCATION INFORMATION

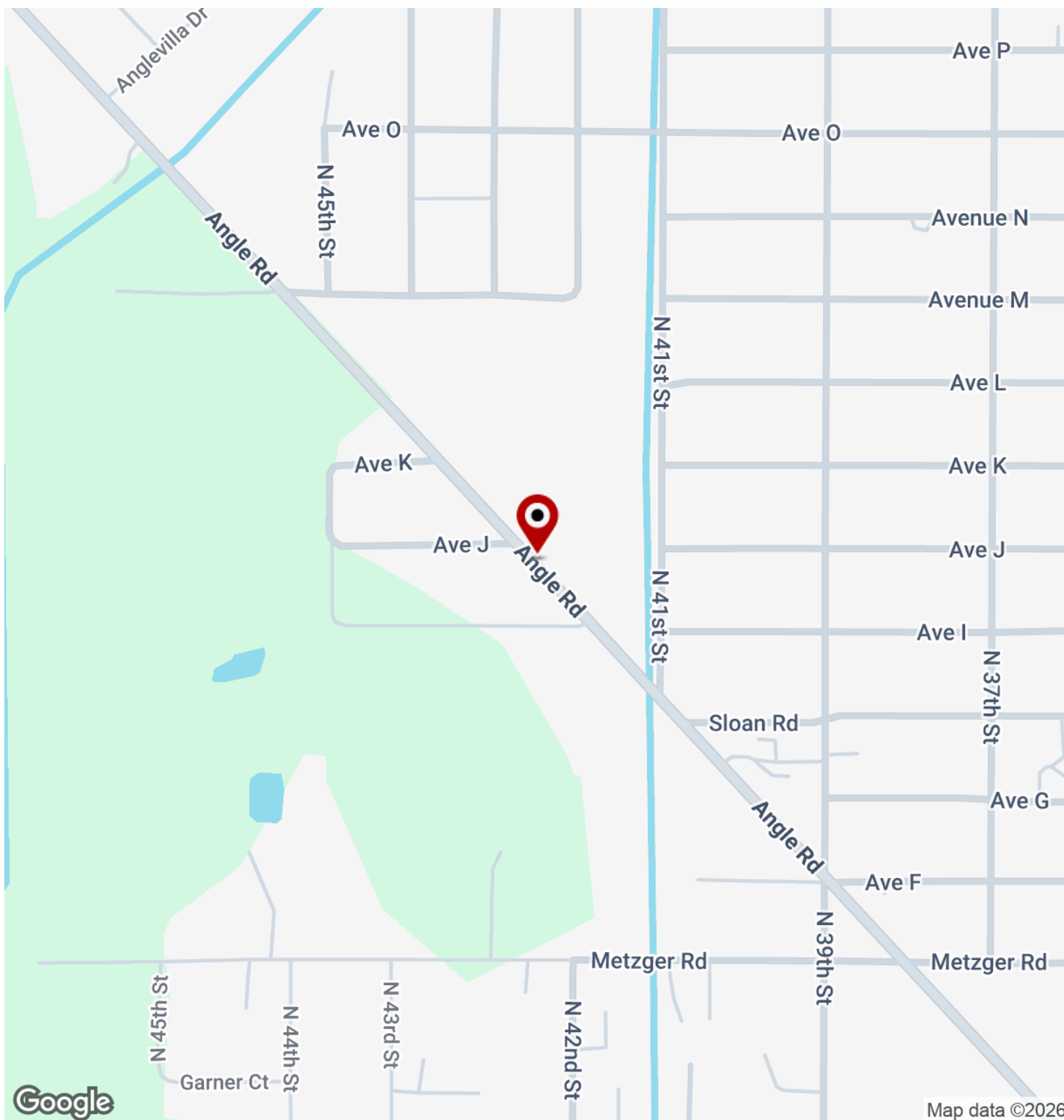
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LOCATION MAP

AERIAL MAP



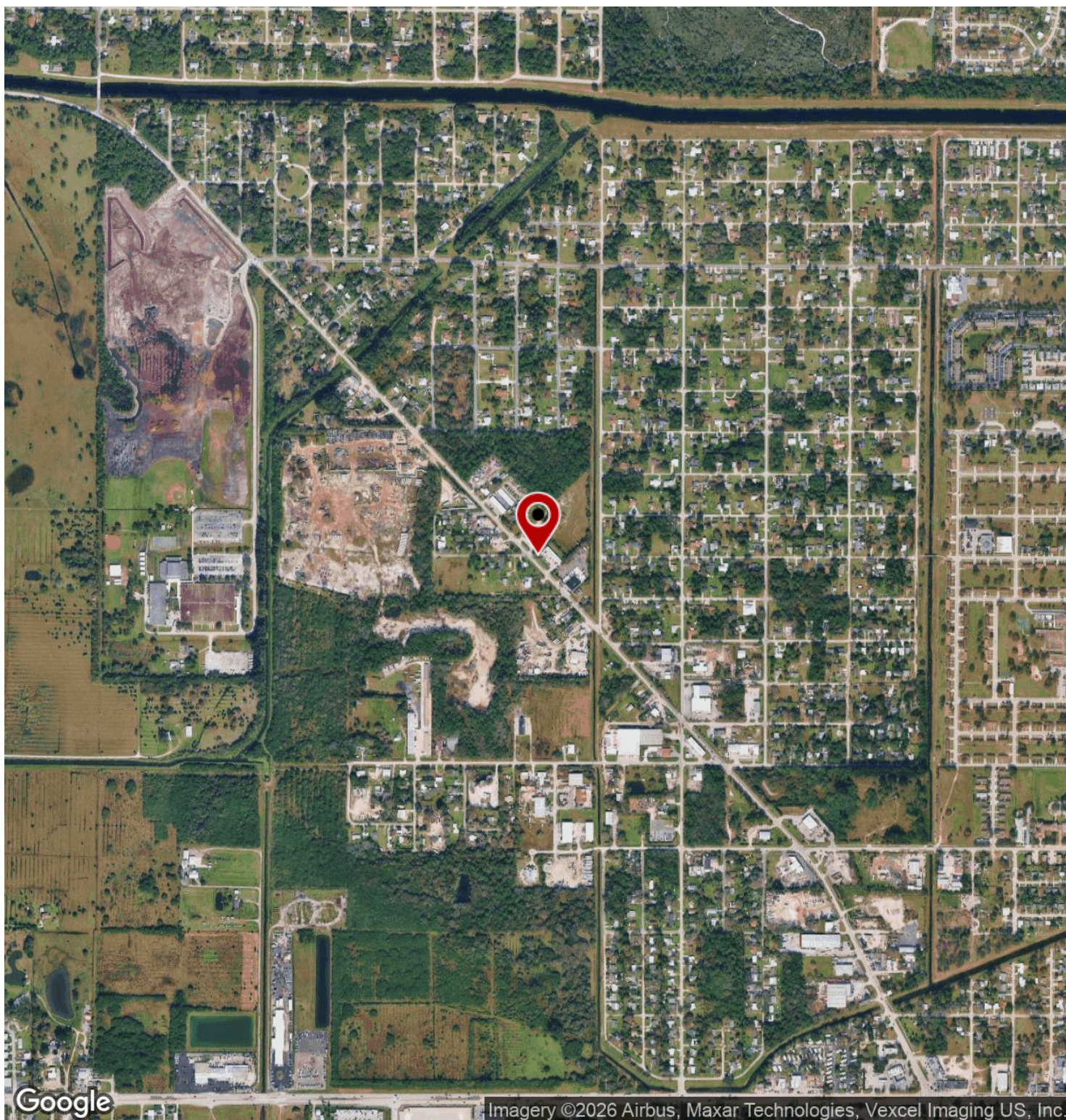
Location Map



Google



Aerial Map



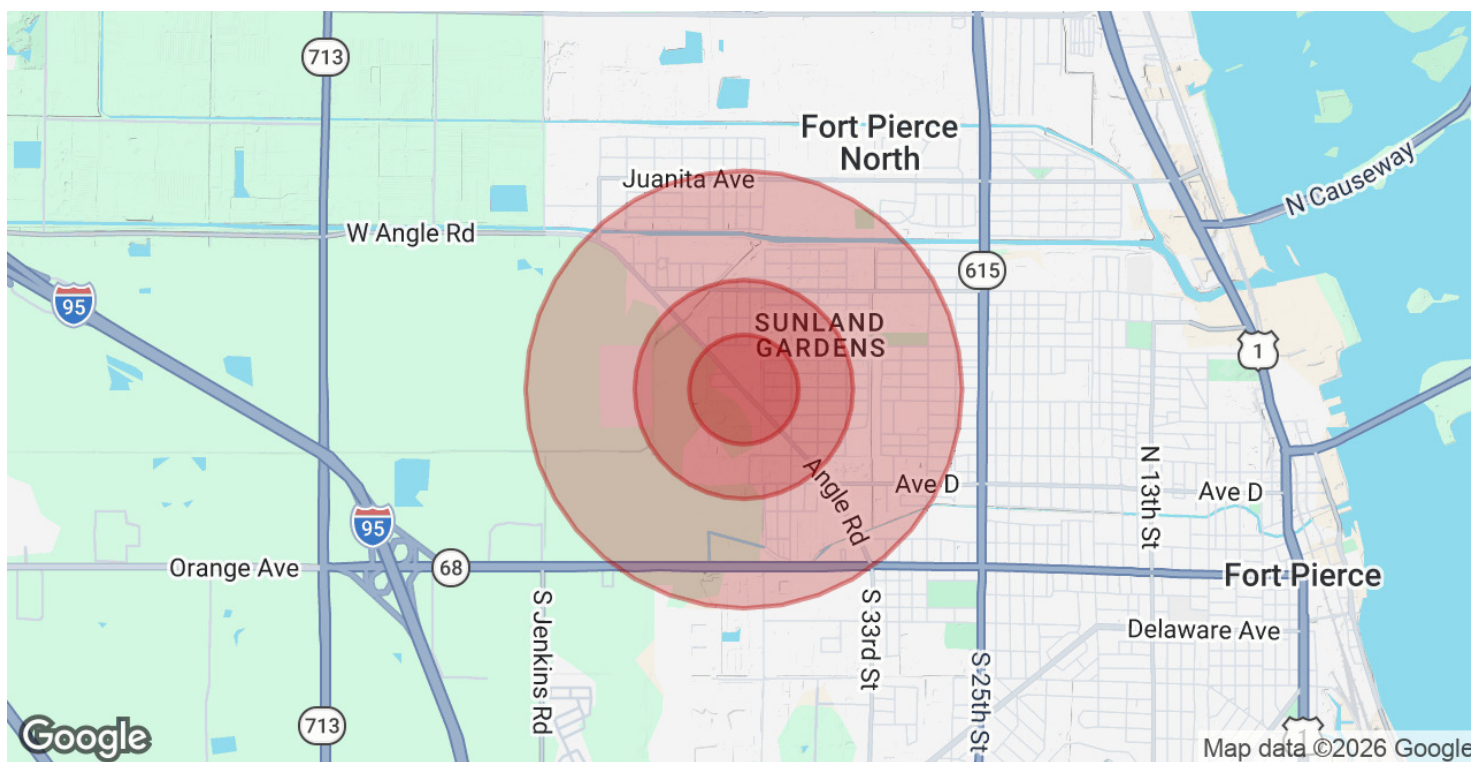
ANGLE RD

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	266	1,199	5,430
Average Age	46.3	46.5	36.6
Average Age (Male)	43.6	43.9	33.6
Average Age (Female)	56.2	56.4	48.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	365	1,764
# of Persons per HH	3.2	3.3	3.1
Average HH Income	\$63,692	\$64,034	\$50,634
Average House Value	\$178,829	\$174,146	\$172,554

2023 American Community Survey (ACS)

