

±98.5 ACRE STRATEGIC INVESTMENT LAND

**ELEVEN MILE RD
FORT PIERCE, FL 34945**

FOR SALE

ESTATE LOT DEVELOPMENT PARCELS

Farm, Estate, or Future Development



Property Details

NORTH PROPERTY

Acres
±37.72 Acres

Sale Price
\$1,900,000
(\$237,500/Potential Lot)

Parcel ID
2333-241-0001-000-7

SOUTH PROPERTY

Acres
±41.34 Acres

Sale Price
\$2,200,000
(\$169,230/Potential Lot)

Parcel ID
2333-334-0000-000-5

EAST PROPERTY

Acres
±19.17 Acres

Sale Price
\$1,000,000
(\$142,857/Potential Lot)

Parcel ID
2333-423-0000-000-8

Total Land Size: ±98.5 Acres

Zoning: AG-2.5

Land Use: AG-2.5 (1 du/2.5 Ac) and RC (1 du/5 Ac)

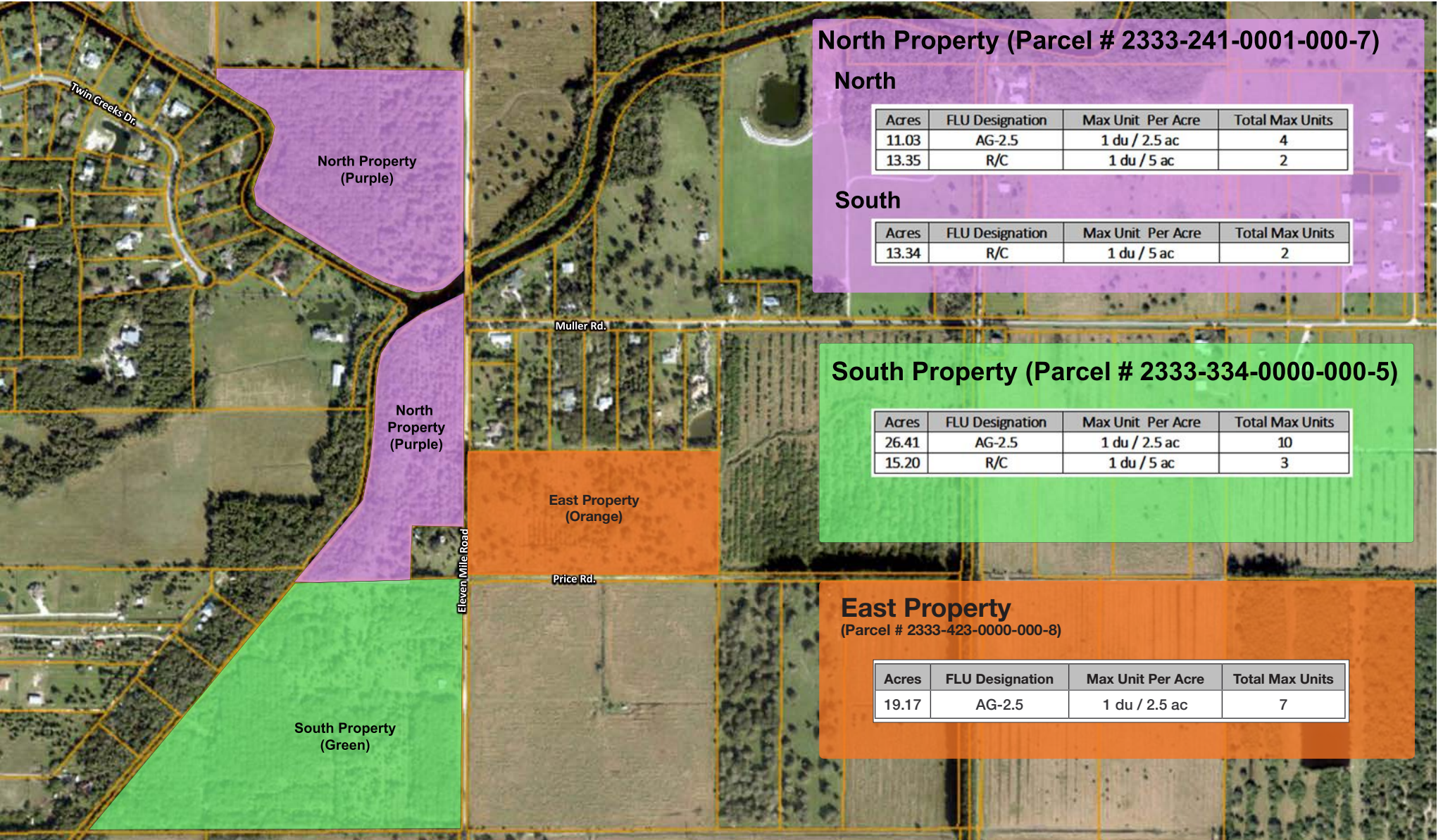
Jurisdiction: Saint Lucie County

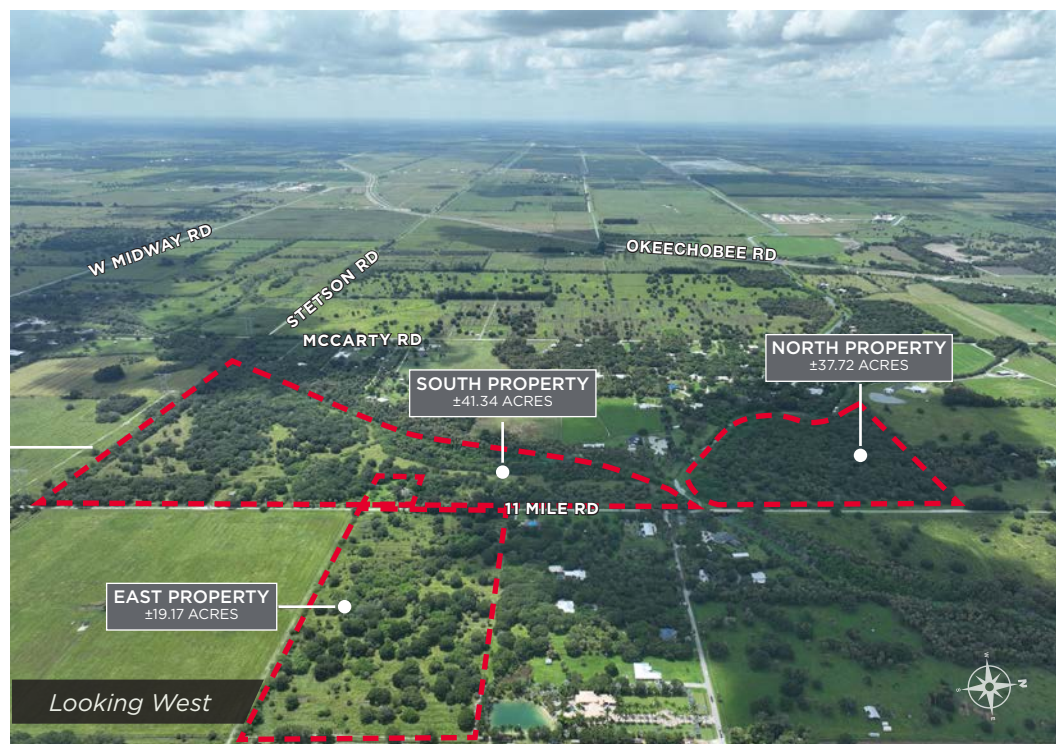
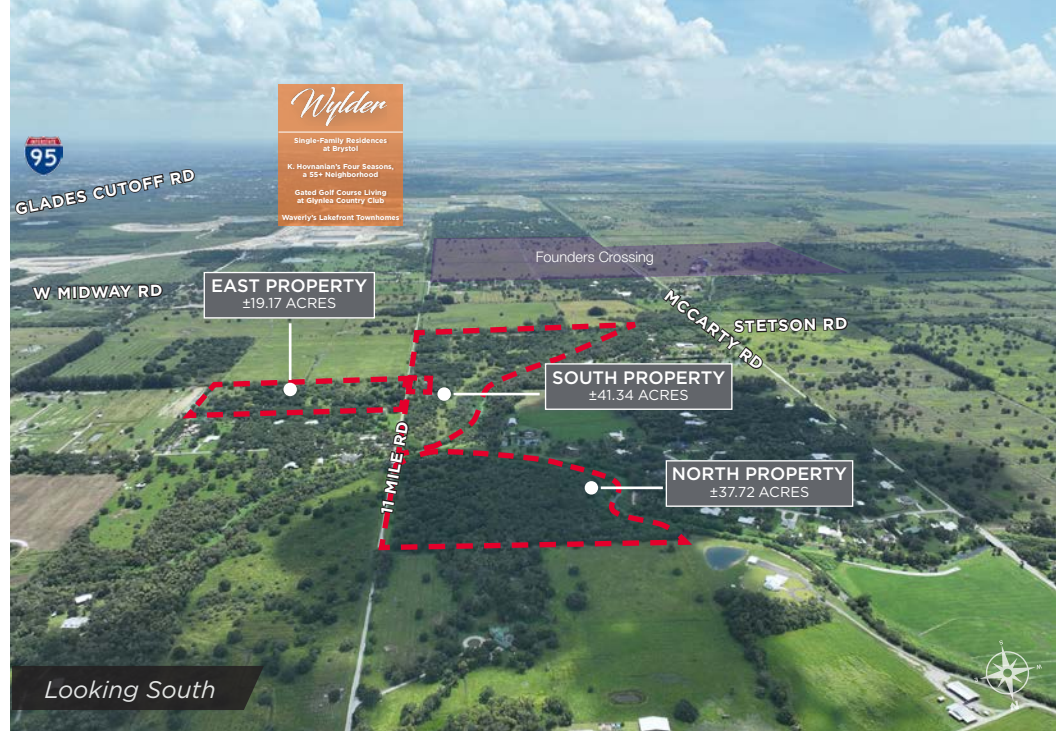
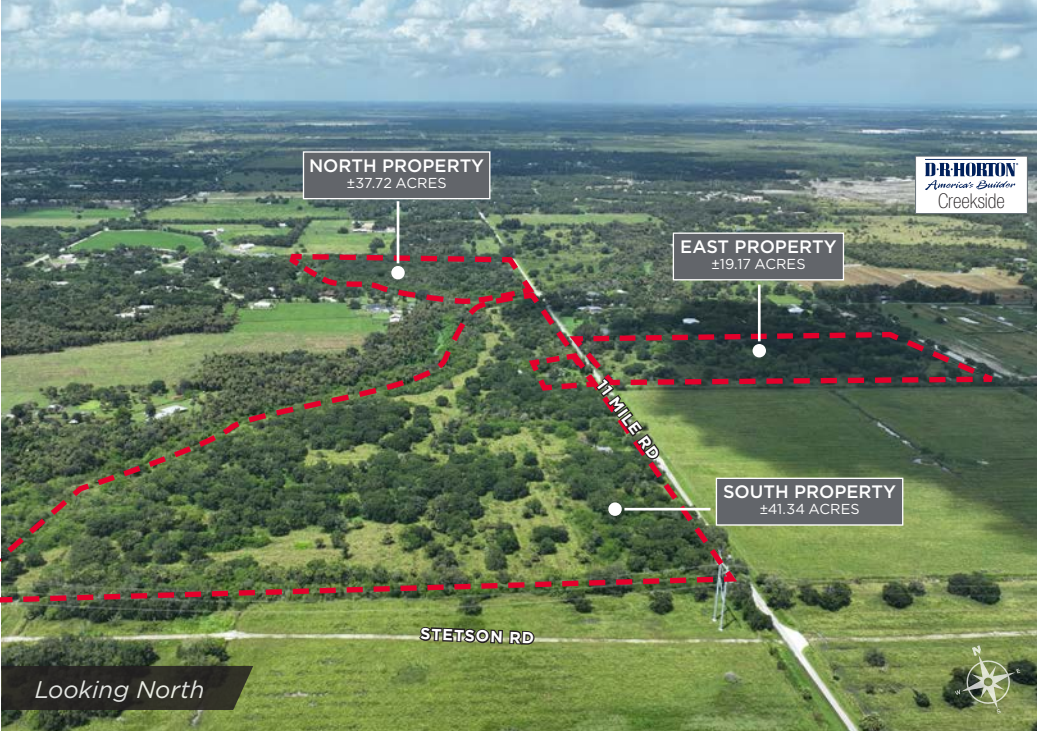
Description

This offering is 3 parcels that could be divided into 2.5-acre+ estate lots, most of which would have creek frontage on the 10-mile creek. With an AG-2.5 Future Land Use permitting one lot per 2.5 acres and the R/C Future Land Use permitting one lot per 5 acres, these parcels are ideally suited to be split into large estate lots.

11-Mile Road is soon becoming an in-town enclave of estate and equestrian homes. Whether you want to store boats, RV's and toys in a large enclosure along side your homestead, raise farm animals and horses or just want large land for the quiet of it, 11-mile road is a great area. Just 1.5-miles from the interchange of I-95 and Midway Road, 11-Mile Road is as convenient as it is quiet.

The Wylder community features Coming Soon commercial uses that will include a grocery anchored center, restaurants and stores. A future interchange of Florida's Turnpike and Midway Road just 1.5 miles east of I-95 will further improve the convenience of this neighborhood.





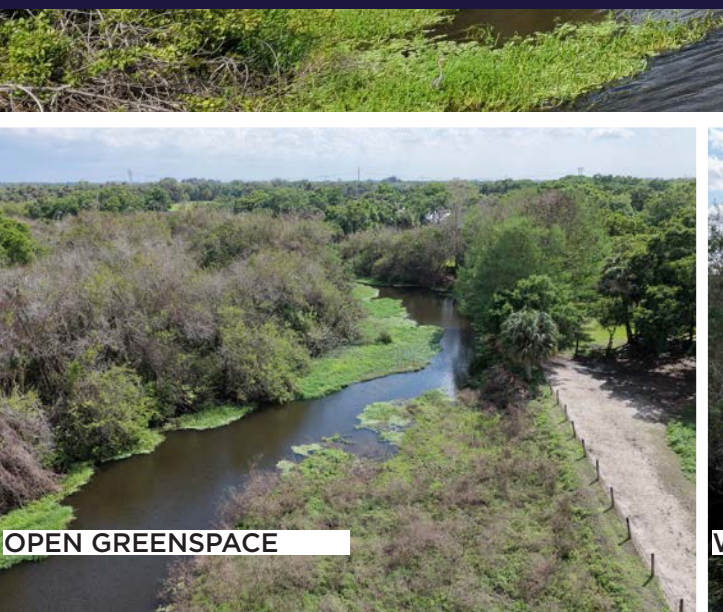
±98.5 ACRES STRATEGIC INVESTMENT LAND | Eleven Mile Rd, Fort Pierce, FL 34945

10-MILE CREEK

ESTATE LOT DEVELOPMENT PARCELS

PEACEFUL & CONNECTED

- **Scenic**, lush green surroundings
- **Abundant** trails and nature
- **Quiet**, family friendly
- **Convenient** access to major highways



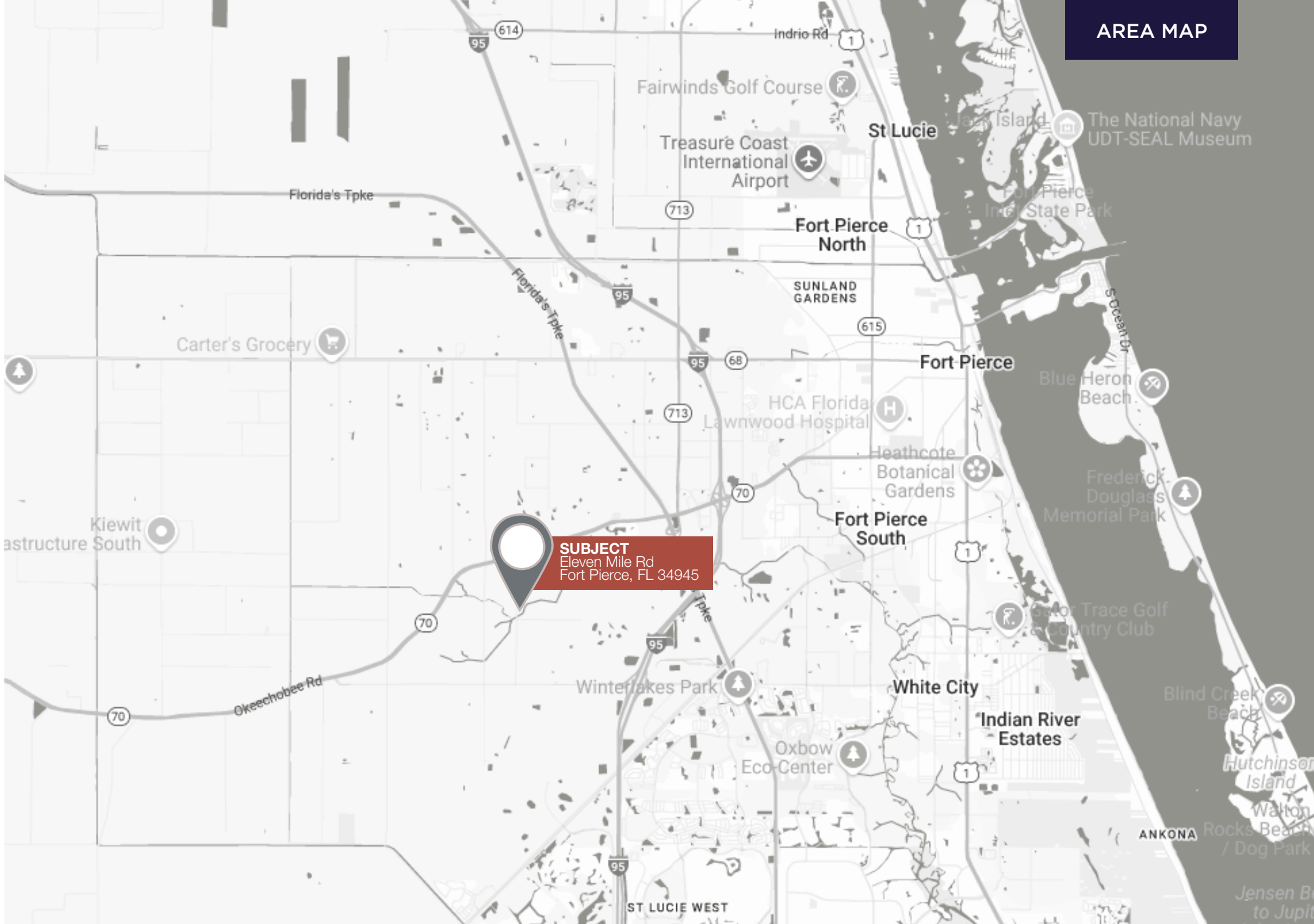
OPEN GREENSPACE



WATERWAYS



SCENIC NATURAL VIEWS



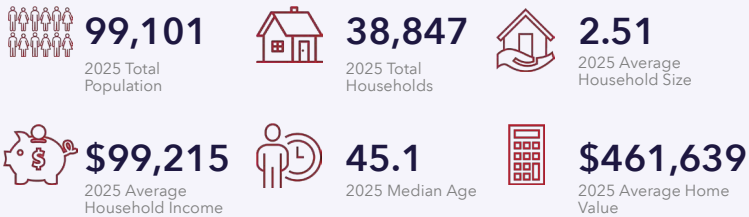


DEMOGRAPHICS

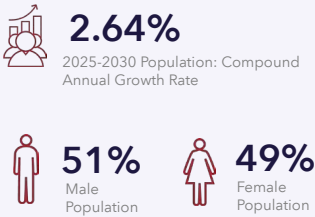
Eleven Mile Rd, Fort Pierce, Florida, 34945

7 miles
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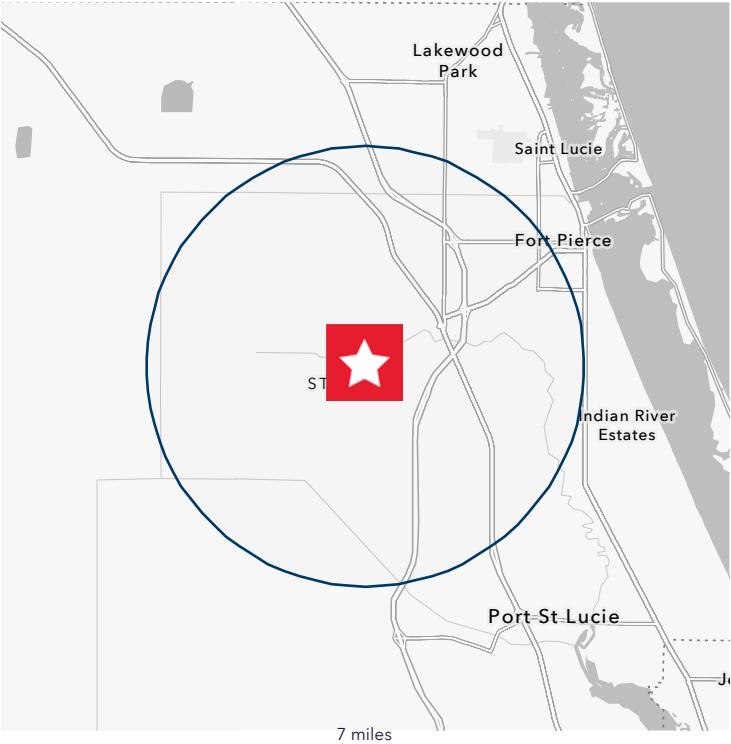
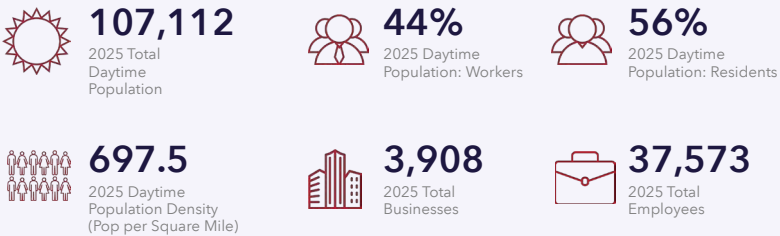
HOUSEHOLDS



POPULATION



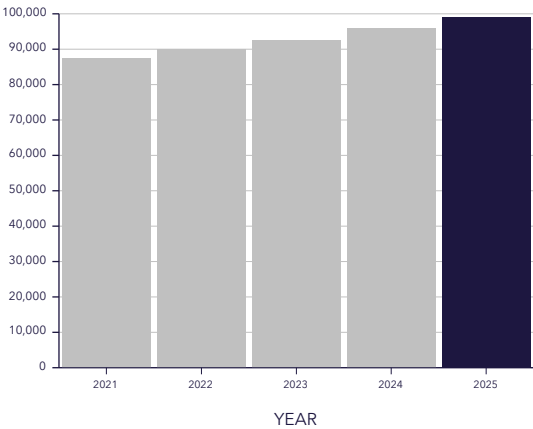
EMPLOYMENT



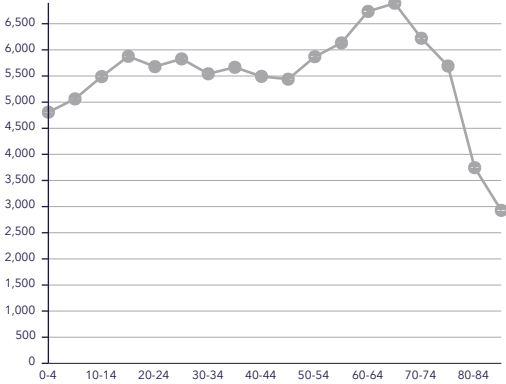
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2021-2025

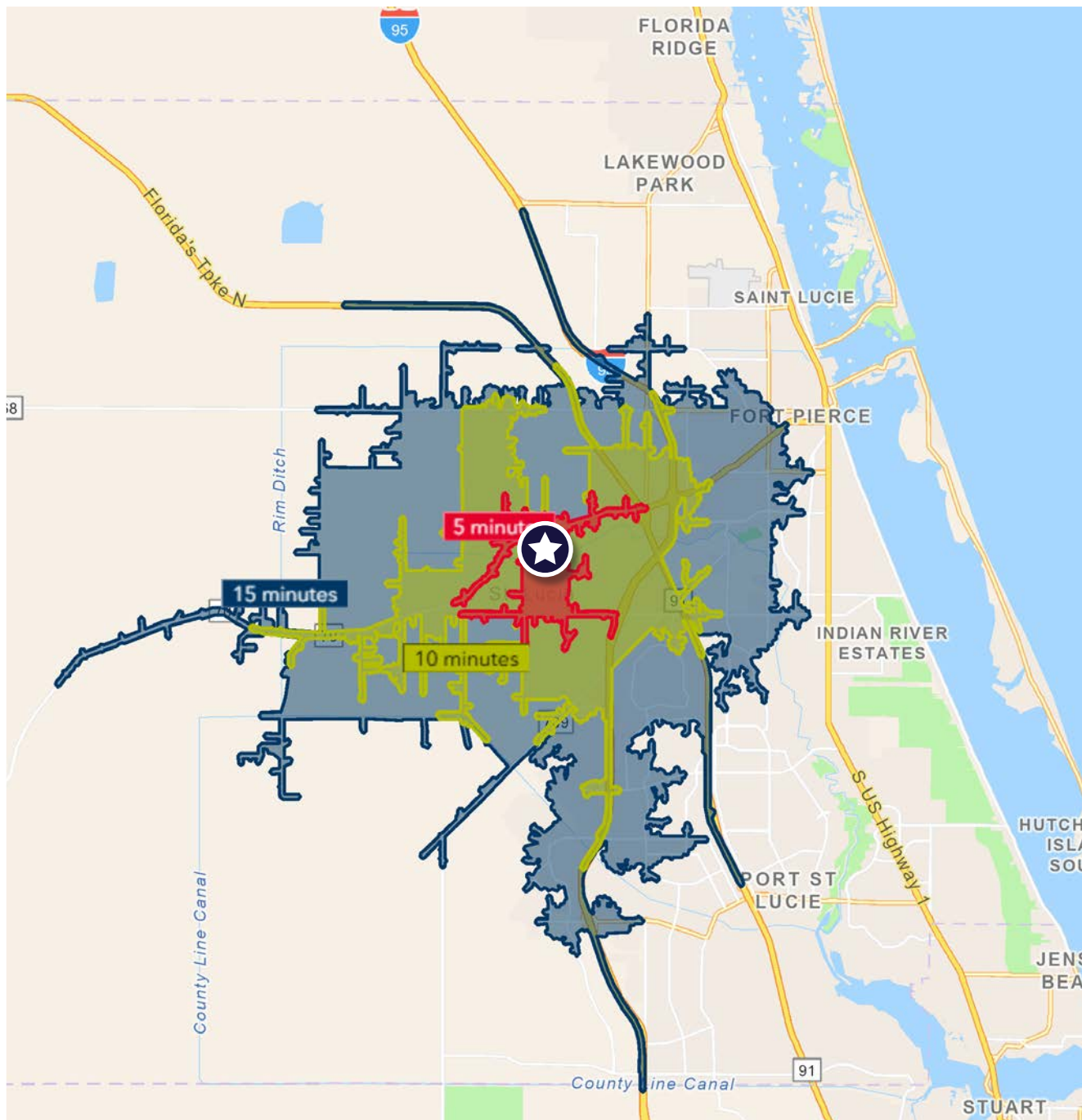


POPULATION BY AGE GROUP



DRIVE TIME

Eleven Mile Rd, Fort Pierce, FL 34945



5 Minutes	10 Minutes	15 Minutes
158 2010 Population	2,132 2010 Population	46,593 2010 Population
556 2025 Population	4,511 2025 Population	69,988 2025 Population
251.8% 2010-2025 Population Growth	111.5% 2010-2025 Population Growth	50.2% 2010-2025 Population Growth
10.81% 2025-2030 (Annual) Est. Population Growth	5.68% 2025-2030 (Annual) Est. Population Growth	3.02% 2025-2030 (Annual) Est. Population Growth
43.9 2025 Median Age	44.0 2025 Median Age	44.4 2025 Median Age
\$113,583 Average Household Income	\$112,076 Average Household Income	\$99,570 Average Household Income
48.0% Percentage with Associates Degree or Better	48.3% Percentage with Associates Degree or Better	42.9% Percentage with Associates Degree or Better
66.8% Percentage in White Collar Profession	65.3% Percentage in White Collar Profession	61.1% Percentage in White Collar Profession

St Lucie County | Economic Expansion, 2021 - Present

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2021							
Amazon Warehouse	Warehouse/Distribution	Port St. Lucie	NEW	500	0	750	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	15	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	375	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	114	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	96	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	35	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	X	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	341	106,000
South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,300,000
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000
2021 TOTALS				2,311	664	1,728	3,673,568
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	27	89,000
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	42	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	NR**	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	538	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000
Florida Coast Medical Center	Life Sciences	Port St. Lucie	NEW	600†	0	191	181,925
2022 TOTALS				2,864	804	1,106	3,384,924

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 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	13	60,000
Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	380,000
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	75	113,000
Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	70	23,456
2023 TOTALS				1,520	191	158	2,507,831
Calendar Year 2024							
Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	57	245,900
APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	20	33,600
BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755	0	1	§
Costco Warehouse Depot	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685
Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	25	8,825
Lightbridge Academy	Education	Port St. Lucie	NEW	22	0	30	11,000
Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	§
PI Motor Club	Leisure/Hospitality	St. Lucie County	NEW	126	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
2024 TOTALS				1,927	35	146	1,362,010
Calendar Year 2025							
Costco Depot Phase 2	Warehouse/Distribution	Port St. Lucie	NEW	115	0	0	1,247,955
INKAS	Manufacturing	Fort Pierce	NEW	294	0	0	190,000
Freedom Boat Club Expansion	Marine	Port St. Lucie	EXPANSION	3	0	1	N/A
Mohnark Pharmaceuticals	Manufacturing	Fort Pierce	EXPANSION	11	4	4	N/A
Port St. Lucie Soccer Club	Recreation	Port St. Lucie	NEW	238	0	0	6,000-seat stadium
Pruitt Commerce Center	Industrial Development	St. Lucie County	NEW	1,003	0	0	1,504,680
2025 TOTALS				1,664	4	5	2,942,635

2017 - 2025 9 Year TOTALS (multiphase project duplications removed)
13,518 5,709 9,470 17,310,987

** All or some jobs and/or square footage transferred to another project listed in this Project Update as a separate project (usually end users) and often in a different year

† 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



CITY OVERVIEW

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 375,226 and has experienced growth of over 35% 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 45,661 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 Healthcare and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Healthcare 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 square feet.





±98.5 Acre Strategic Investment Land

Eleven Mile Rd, Fort Pierce, FL 34945

Farm, Estate, or Future Development



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FOR MORE INFORMATION,
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