

# FOR SALE

## PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY - 17.32 ACRES

1539 North Kings Highway Fort Pierce, FL 34947



SALE PRICE

\$7,500,000

**Frank Strazzulla**

(772) 473-0826

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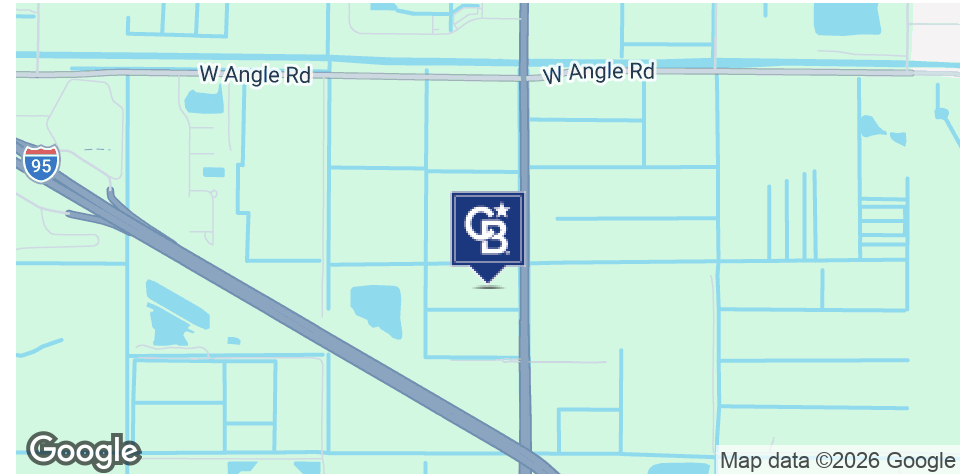
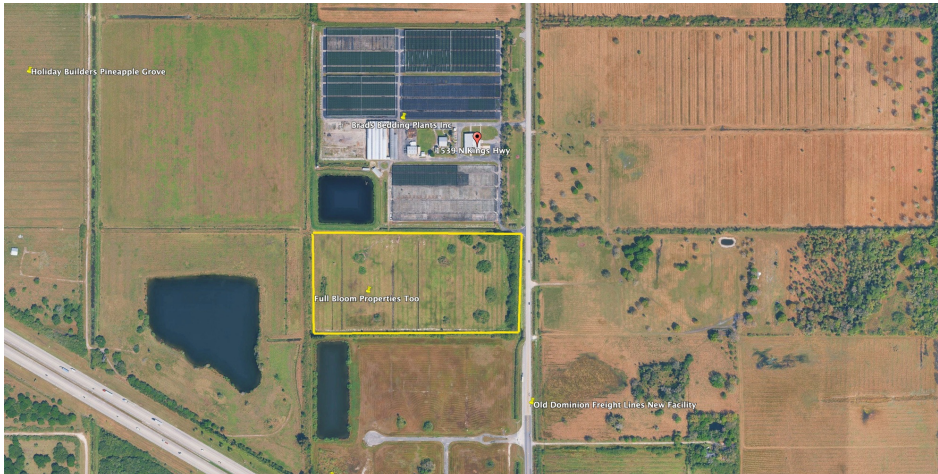
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## OFFERING SUMMARY

Lot Size:	17.32 Acres
Price / Acre:	\$433,025
Zoning:	Industrial
Market:	Port St. Lucie Metropolitan Area
Submarket:	Ft Pierce
Traffic Count:	18,000
Frontage:	664 Ft

## PROPERTY OVERVIEW

This expansive 17.32-acre industrial-zoned parcel offers an outstanding canvas for commercial and industrial development in one of Florida's fastest-growing corridors along Kings Highway in Fort Pierce (St. Lucie County). Strategically positioned with excellent visibility and access, the site benefits from ongoing infrastructure improvements, including the widening of Kings Highway to a four-lane divided highway, which will enhance connectivity to I-95, Florida's Turnpike, and major regional markets.

Fort Pierce and St. Lucie County offer a supportive business environment with a skilled workforce, competitive incentives, and rapid growth in the industrial sector. This property is perfectly suited for forward-thinking developers, investors, or end-users looking to capitalize on the area's momentum.

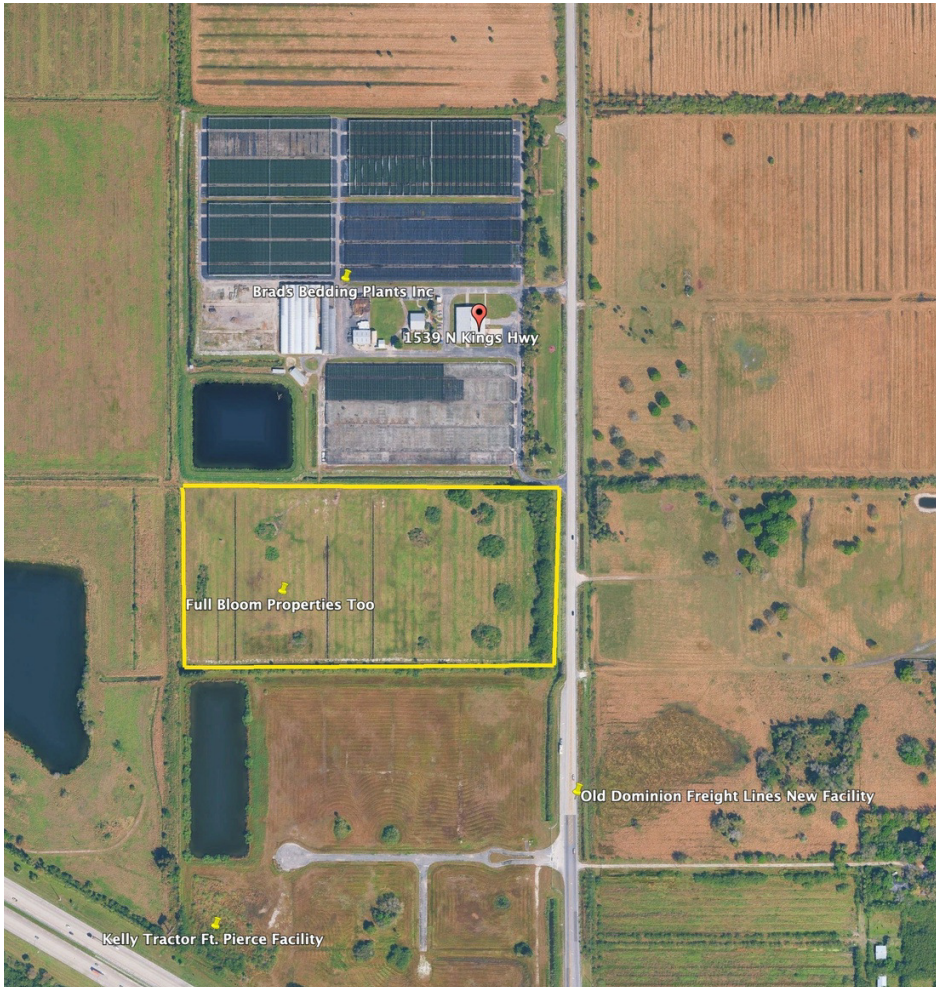
Whether you're planning a distribution center, manufacturing facility, storage/warehouse complex, or mixed industrial development, this parcel delivers scale, location, and zoning advantages in a high-growth market.

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## PROPERTY HIGHLIGHTS

- **Size and Zoning:** 17.32 acres of Industrial zoning (likely IL – Industrial Light or equivalent in St. Lucie County), ideal for a wide range of permitted uses including light manufacturing, warehousing, distribution, wholesale, construction services, business services, and more. This flexible zoning supports efficient development with minimal restrictions compared to commercial or residential districts.
- **Location Benefits:** Situated in the heart of the Kings Highway Jobs Corridor, a priority area for economic growth featuring new Class A industrial parks, distribution centers (including recent Amazon approvals bringing hundreds of jobs), and pro-business incentives. Proximity to major transportation routes positions the property perfectly for logistics, supply chain, and manufacturing operations serving Orlando (approx. 100 miles north), Miami (approx. 100 miles south), and key ports.
- **Development Potential:** Mostly cleared or ready for grading, the site can accommodate large single-user facilities, multi-building industrial parks, or subdivision for multiple tenants. Strong regional demand for industrial space in the Treasure Coast makes this a high-upside investment.

## SITE DESCRIPTION

17.32 acres of Industrial Zoned Property that is currently being utilized for Cattle Grazing. The property is an Old Citrus Grove that was previously Bedded and is mostly flat, cleared, and has just a few trees located across the property. The Property has 664 ft of Frontage along N Kings Hwy that will soon be expanded from a two Lane Highway to a 4 land highway beginning in the Fall of 2026.

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# SITE DETAILS

**SUBJECT PROPERTY**  
1539 North Kings Highway, Fort Pierce, FL

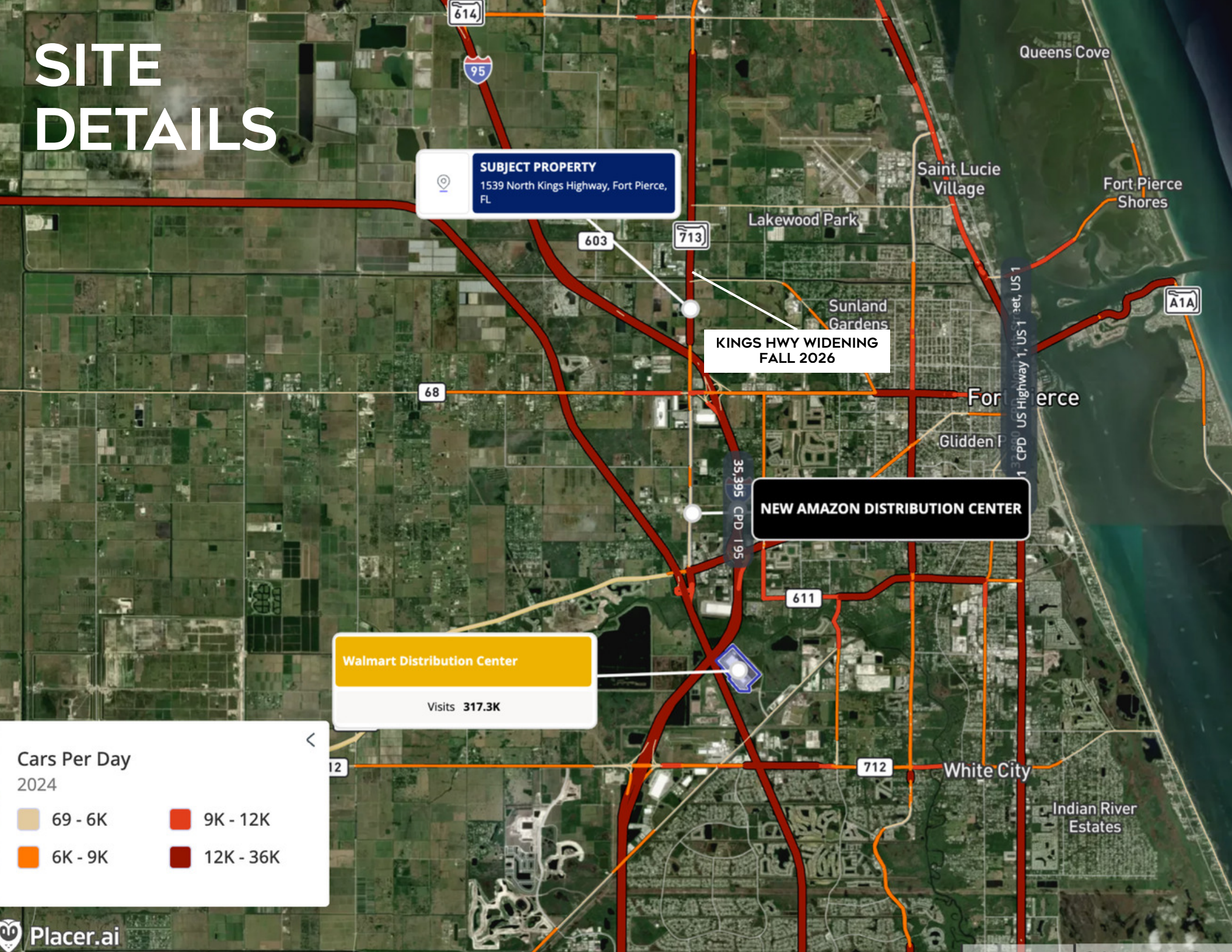
**KINGS HWY WIDENING**  
FALL 2026

**NEW AMAZON DISTRIBUTION CENTER**

**Walmart Distribution Center**  
Visits **317.3K**

Cars Per Day  
2024

- 69 - 6K
- 6K - 9K
- 9K - 12K
- 12K - 36K



## State Road (S.R.) 713/Kings Highway from North of I-95 Overpass to North of St. Lucie Boulevard



**County:** St. Lucie

**Financial Number:** 438379-1-52-01 & 438379-2-52-01

**Project Length:** 2.610 miles (FPID: 438379-1-52-01: 1.400 miles, FPID: 438379-2-52-01: 1.210 miles)

**Project Limits:** SR 713/Kings Highway from North of I-95 Overpass to North of St. Lucie Boulevard

**Project Letting:** 438379-1-52-01 Projected Letting: July 2026  
438379-2-52-01 Projected Letting: Pending construction funding availability

**Anticipated Start Date:** 438379-1-52-01 Start Date: Fall 2026  
438379-2-52-01 Start Date: Pending construction funding availability

**Anticipated Completion Date:** 438379-1-52-01 Completion Date: Fall 2030  
438379-2-52-01 Completion Date: Pending construction funding availability

**Estimated Construction Cost:** 438379-1-52-01 Estimated Construction Cost:\$61 million  
438379-2-52-01 Estimated Construction Cost:\$43 million

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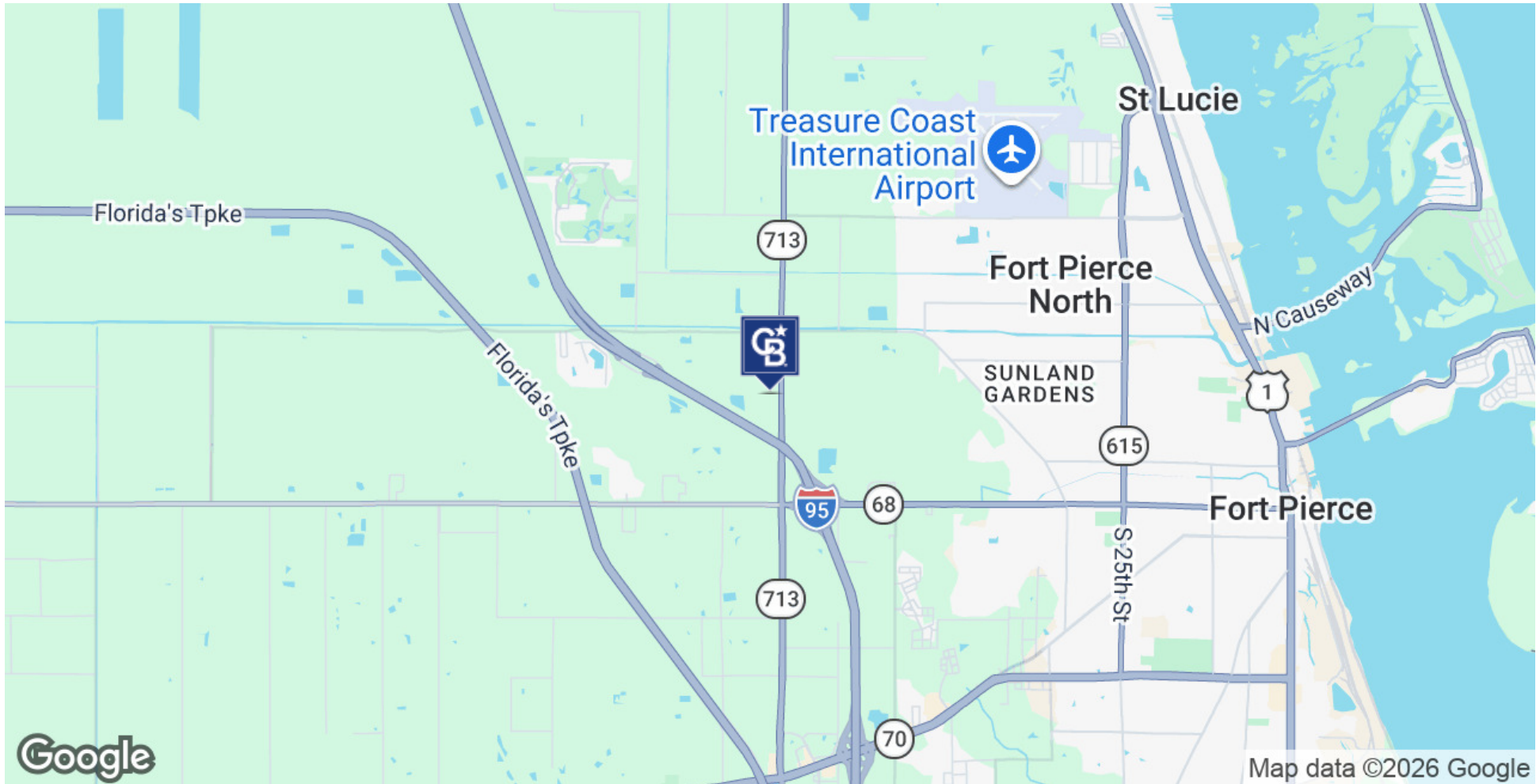
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# LOCATION MAP PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY - 17.32 ACRES

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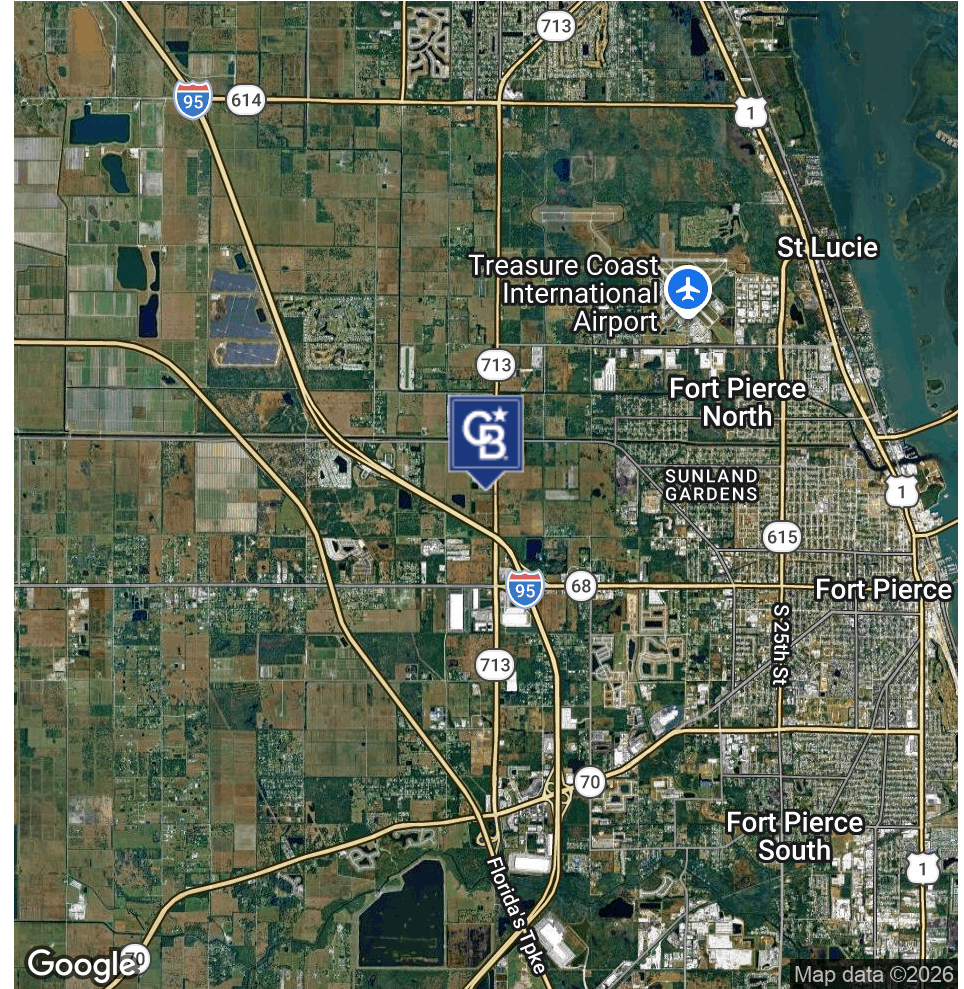
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# AERIAL MAPS

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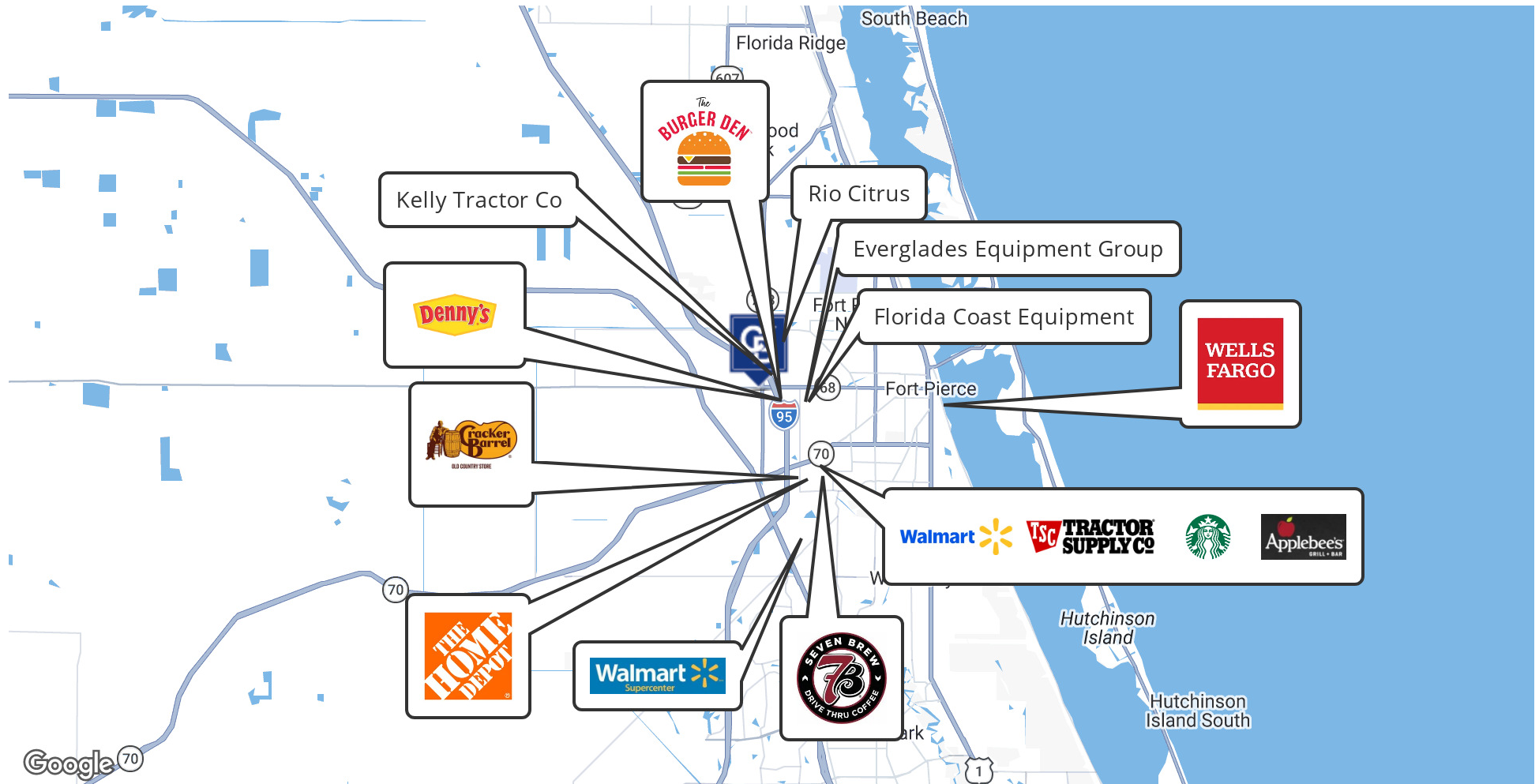
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# RETAILER MAP

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# DEMOGRAPHICS

## PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY - 17.32 ACRES

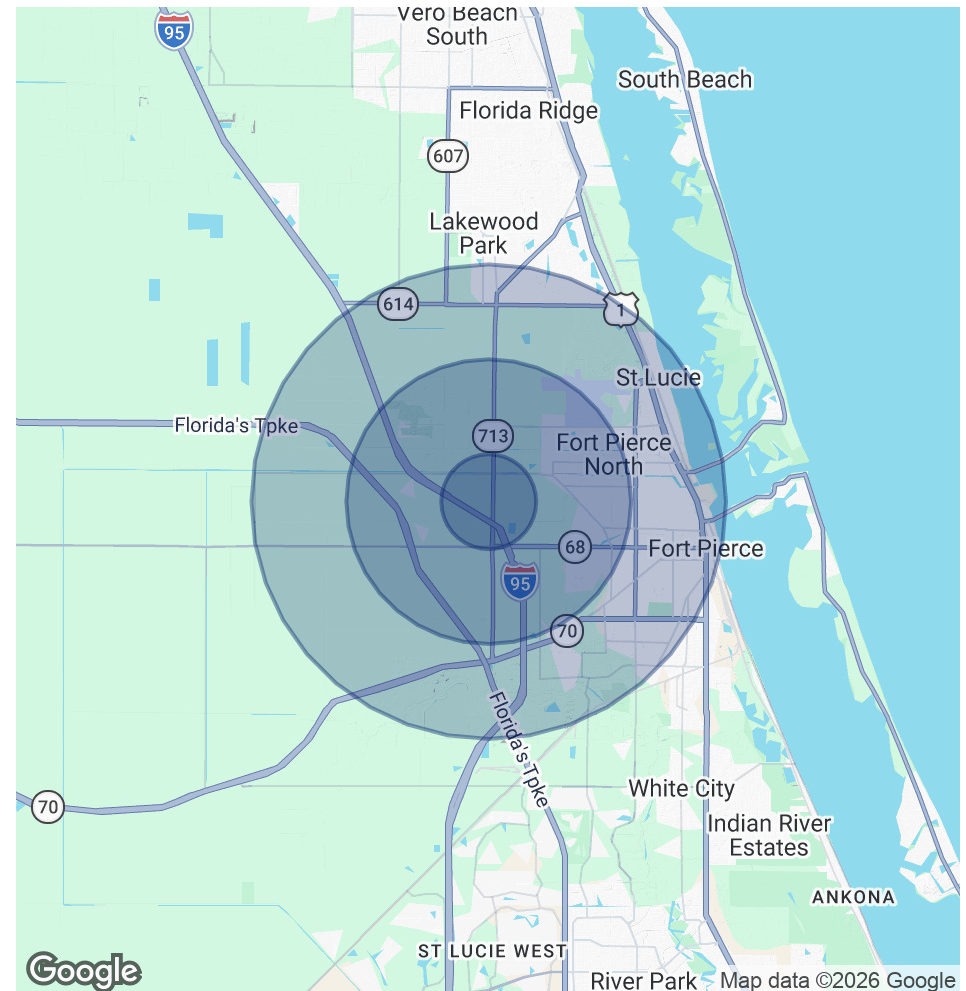
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	876	13,726	53,394
Average Age	44.2	37.9	38
Average Age (Male)	41.3	35.7	38.8
Average Age (Female)	49.3	45	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	244	4,308	19,195
# of Persons per HH	3.6	3.2	2.8
Average HH Income	\$71,645	\$62,795	\$58,200
Average House Value	\$228,848	\$211,709	\$221,198

2023 American Community Survey (ACS)



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# CONTACT

## PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY – 17.32 ACRES

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### FRANK STRAZZULLA

Commercial Realtor

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Direct: (772) 473-0826

### PROFESSIONAL BACKGROUND

As a third generation Floridian Born and raised on the Treasure Coast, I bring a Deep-Rooted understanding of the local Community and its unique Landscape. With 35 years of experience in the Global Citrus Industry, my career has encompassed every facet from Citrus Development, Citrus Growing, and Citrus Processing . I have held executive positions with the Two largest producers based in Brazil providing me with extensive knowledge and a network of valuable contacts across Florida's Agribusiness Community.

Leveraging my Background I have successfully transitioned into the Commercial Real Estate Industry, specializing in residential, commercial, Industrial, and multi-family projects. My experience and connections allow me to offer unique insights and opportunities to clients seeking to invest in Florida's dynamic real estate market.

Additionally as the Owner of an H2A Facility here on the Treasure Coast, I am well-versed in property management and development. I had the privilege of working alongside my brother Philip Strazzulla, whose Legacy continues to Inspire my commitment to excellence and engagement.

#### Paradise

411 North US Highway 1  
Fort Pierce, FL 34950  
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