

# FOR SALE

## 8560 Okeechobee Road

8560 Okeechobee Road, Fort Pierce, FL 34945

### PROPERTY OVERVIEW

47 prime acres on Okeechobee Road directly across the street from D R Horton's Creekside project, west of Florida's Turnpike. Frontage on Okeechobee Road with eastbound turn lane and frontage on Coolidge Road. Land use RS allows for 2 units per acre density.

### OFFERING SUMMARY

Building Size:

Land Size: 47.0 Acres

Land Use: RS - 2 units per acre

Zoning: Agricultural/Residential (AR-1), St Lucie County

Available SF:

## SALE PRICE

\$6,500,000



**SLC Commercial**

Realty & Development

slccommercial.com

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# Property Details & Highlights

8560 OKEECHOBEE RD - 47 ACRES OF DEVELOPMENTAL LAND

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## SALE PRICE

**\$6,500,000.00**

Property Name:	8560 Okeechobee Road, Fort Pierce, FL 34945
Property Type:	Vacant Land
APN:	2323-331-0000-000-5
Lot Size:	47.0 Acres
Zoning:	Agricultural/Residential (AR-1), St. Lucie County

## LOCATION OVERVIEW

The site is directly across from the D.R. Horton Creekside subdivision, an active residential development just west of Florida's Turnpike, providing both visibility and proximity to a commuter corridor. It features frontage on both Okeechobee Rd and Coolidge Rd, including an eastbound turn lane along Okeechobee Rd. Its location just west of the Turnpike interchange offers convenient access for residents and potential commercial activity. Situated on State Road 70 (Okeechobee Rd), a major east-west arterial route through Fort Pierce with significant traffic volumes. The broader ZIP code 34945 encompasses a population of about 41,000 and 25,500 jobs.

## SALE HIGHLIGHTS

- 47 Acres
- Current land use allows 2 units per acre (94 units)
- Utilities close by
- Possible commercial uses
- Former citrus grove, property all cleared
- Frontage on Okeechobee Road and Coolidge Road
- Prime development land

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## PROPERTY OVERVIEW

Unlock nearly 47 acres of untapped potential in the heart of St. Lucie County's westward growth corridor. With prime frontage along the high-traffic Okeechobee Road and flexible Agricultural/Residential (AR-1) zoning, this expansive property offers the perfect blend of rural charm and strategic access. Whether you're envisioning a sprawling estate, equestrian haven, working farm, or a future residential enclave (1 DU/acre), the possibilities are as wide open as the land itself. Located just minutes from I-95 and Florida's Turnpike, and directly across from active residential development, this is a rare opportunity to secure acreage with both immediate value and long-term upside.

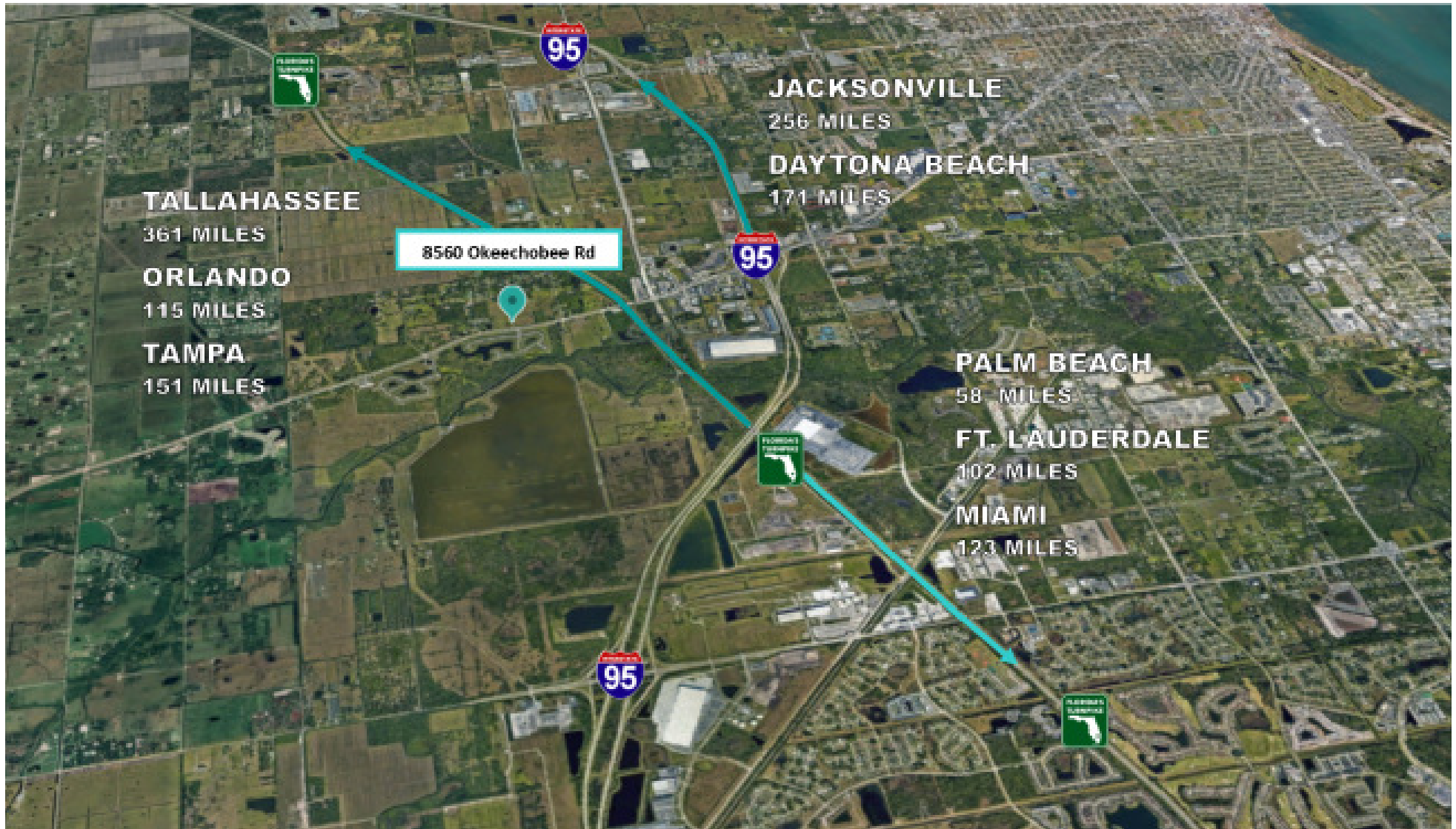
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# Interstate Map

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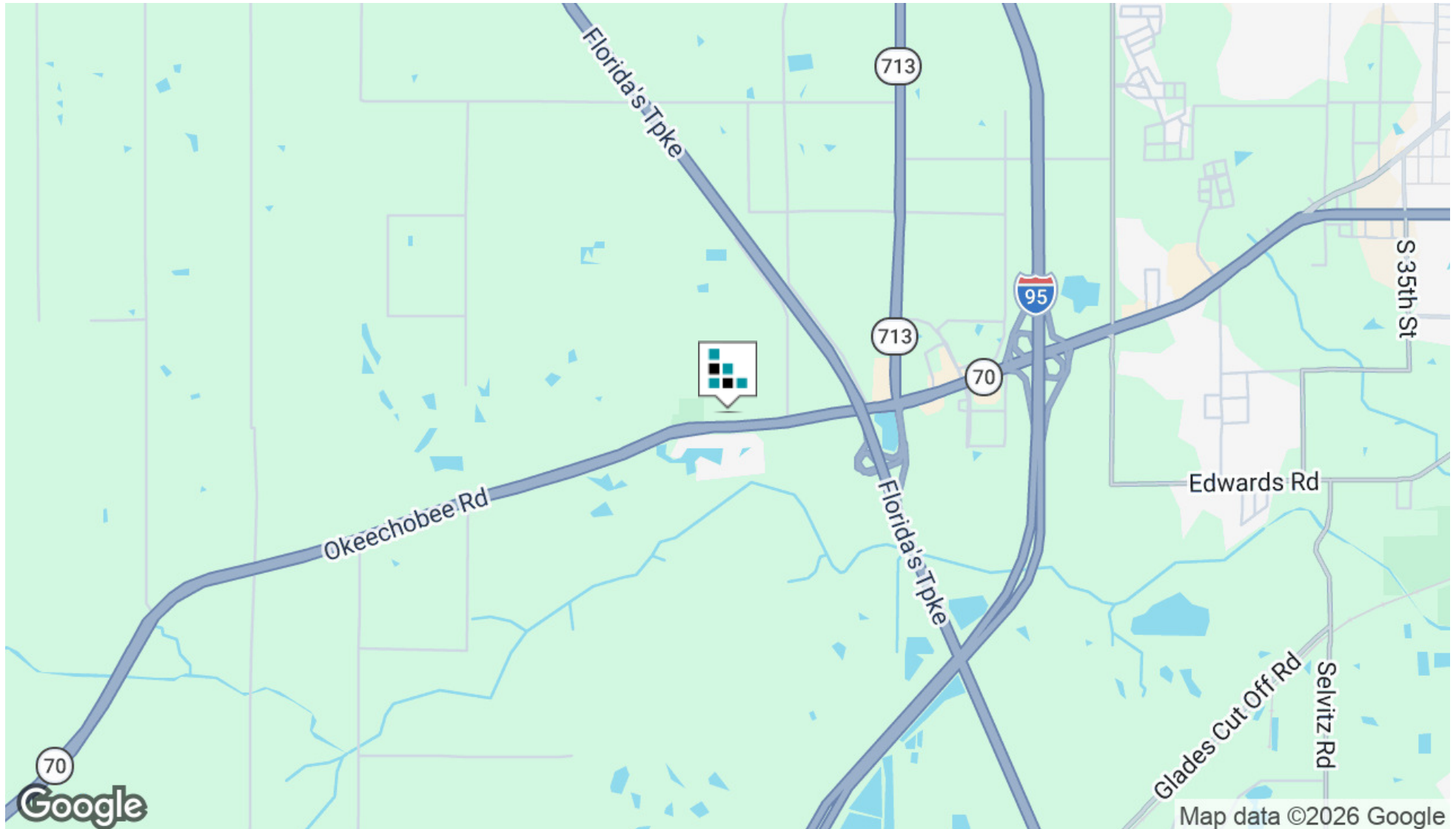
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# Location Map

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# Retailer Map

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Google

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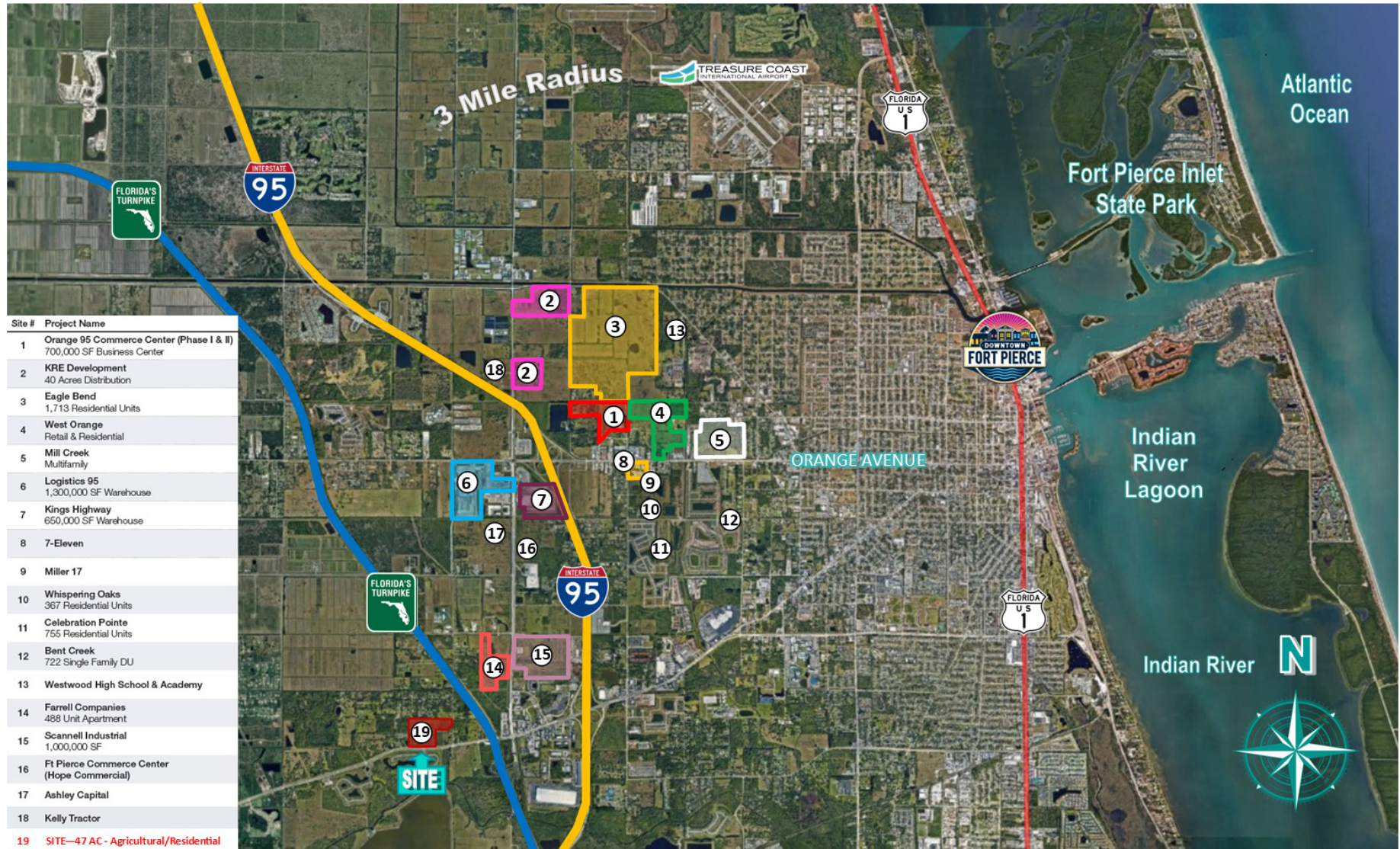
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# Key Area Projects

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Calendar Year 2019							
Company	Industry	Location	Project	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
A-1 Industries of Florida	Manufacturing	St. Lucie County	EXPANSION	28	257	290	60,000
ACCEL International	Manufacturing	Port St. Lucie	NEW	125	0	0	150,000
Aerex	Manufacturing	St. Lucie County	EXPANSION	10	25	31	10,000
Amazon	Distribution	St. Lucie County	NEW	500	0	**	60,000
Aquaco Farms	Aquaculture	St. Lucie County	NEW	5	0	8	20,000
Cleveland Clinic Lerner Research Institute	Life Sciences	Port St. Lucie	NEW	50	0	87	60,000
Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	38	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	27	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	684	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
				<b>1,015</b>	<b>770</b>	<b>1,218</b>	<b>707,000</b>

Calendar Year 2020							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	43	75ft. Tower
FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	543	245,000
Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000
Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000
Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,376*‡	0	‡	3,600,000‡
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	15	30,000
				<b>3,701</b>	<b>79</b>	<b>664</b>	<b>5,089,780</b>

\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 \*\* Jobs transferred to Port St. Lucie facility in 2022. Projected new jobs and facility square footage net of announced projects within the park.

Calendar Year 2021							
Company	Industry	Location	Project	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	14	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	5	8,000
Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	0	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	84	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	85	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	22	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	83	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	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	580	106,000
South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	12	32,000
				<b>2,611</b>	<b>664</b>	<b>885</b>	<b>3,873,568</b>

Calendar Year 2022							
Company	Industry	Location	Project	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	170	220,000
Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	0	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	0	207,458
Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	0	19,841
Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	0	688,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	684	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
Tenet Health	Life Sciences	Port St. Lucie	NEW	600‡	0	0	181,925
				<b>2,864</b>	<b>804</b>	<b>854</b>	<b>3,384,324</b>

\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = median square feet per worker at 1,500 \*\* New facility in 2022, jobs transferred from 2029 project. Includes full-time, part-time and per diem workers

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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.

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