

**10301 RANGE LINE ROAD,
PORT ST. LUCIE, FL 34987**

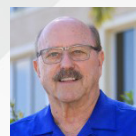
RAIL-SERVED INDUSTRIAL & COMMERCIAL PROPERTY

*A Multi-Use Industrial & Commercial Property
Connecting State, National, & Global Economies*



FOR SALE

POTENTIAL DATA CENTER SITE



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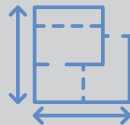
**245 ACRES
INDUSTRIAL**

EXECUTIVE SUMMARY

10301 Range Line Rd, Port St. Lucie, FL 34987 | Rail-Served Industrial & Commercial Property



CONTACT FOR PRICING



3 PARCEL NUMBERS:

4212-111-0001-000-1, 4214-123-0001-000-8,
4212-113-0001-000-7



RAIL SERVICE



ZONED FOR:

HEAVY / LIGHT INDUSTRIAL /
COMMERCIAL

The rail-served industrial and commercial property encompasses 245 acres in St. Lucie County just west of Port St. Lucie. This property offers a rare opportunity for large-scale heavy industrial, light industrial, and commercial uses. The site is ideal for logistics, manufacturing, distribution and data centers. Located along the westward expansion of the City of Port St. Lucie, which has a 2025 population of over 270,000 residents, the property has now become a prime target for development.

The owners recently obtained an MXD future land use approval for heavy industrial, light industrial, and commercial uses on the 245 high and dry acres, which are situated along the westerly boundary of Port St. Lucie's magnificent Tradition community.

From its strategic location, regional transportation corridors are all within easy reach as the property fronts on Range Line Road and is only 3.5 miles from I-95.

Convenient access is also available to Becker Road and the recently completed Crosstown Parkway extension making the Florida Turnpike and State Road 70 easily accessible and only minutes away.

Tradition Parkway is a primary road artery traversing Tradition which originates at an I-95 interchange. The soon to be completed Tradition Parkway westerly extension will create an outstanding commercial property development opportunity at its intersection with Range Line Road and the property.

If rail service is desired, the property has easement access to the Florida East Coast Railway, which operates two trains daily on the

adjacent rail and offers direct connectivity to JAXPORT, the Port of Palm Beach, Port Everglades, and the Port of Miami.

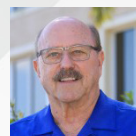
Excellent utility services are available and in close proximity to the site including electricity, fiber optics, water, re-use water, wastewater, and natural gas.

Proximity to the Florida Power and Light Power Plant allows for convenient access to transmission lines capable of supporting high power demands needed for Data Center operations or other users demanding high intensity power.

Port St. Lucie ranks as the 5th fastest growing in the nation for cities with a population of more than 20,000 and is obviously one of Florida's fastest growing municipalities, making it a key player in Florida's economic landscape.

The Port St. Lucie /Tradition community is still experiencing phenomenal residential growth but the area now requires more commercial and industrial users to balance the local economy. Therefore, city and county governing authorities are eager to welcome industries and businesses that create jobs and provide a more diversified tax base.

Within a five to seven mile radius of the property more than 20,000 additional residential dwellings have been approved for development to meet the tremendous demand for housing in the region.



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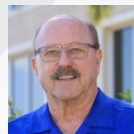
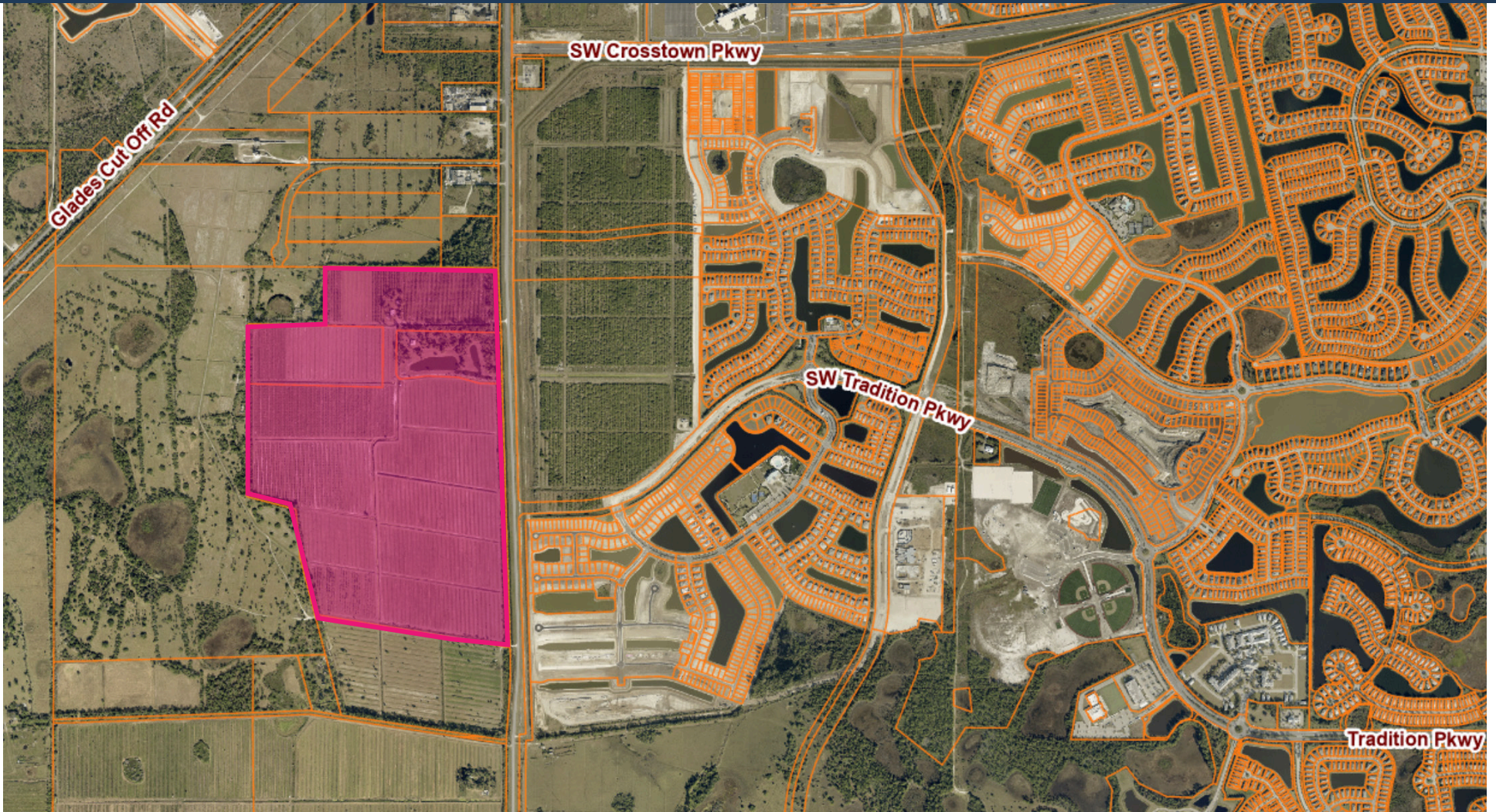


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LOCATION MAP

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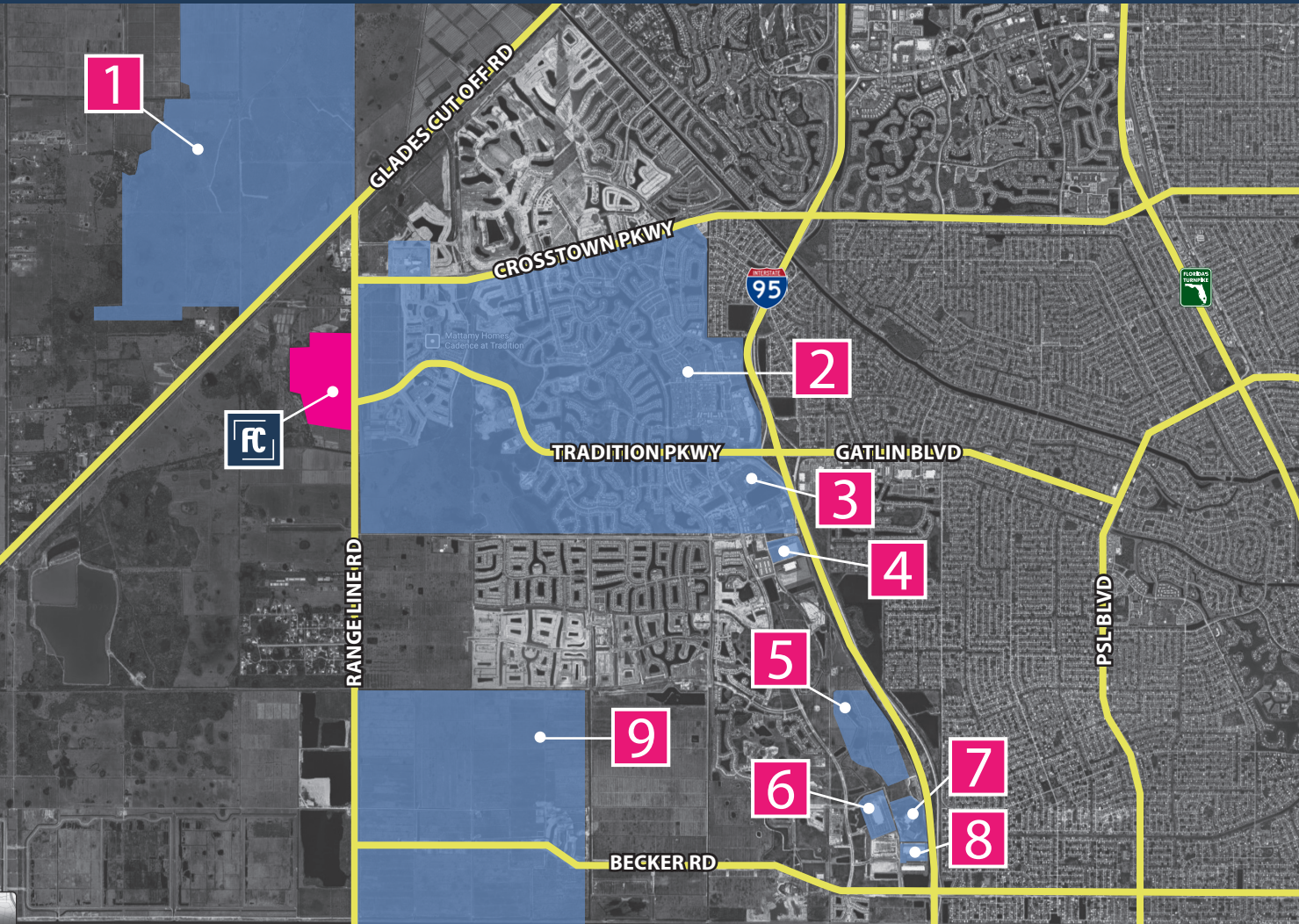


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SURROUNDING DEVELOPMENT

10301 Range Line Rd, Port St. Lucie, FL 34987 | Rail-Served Industrial & Commercial Property



1. OAK RIDGE RANCHES

- 3,000+ acre Kolter community
- 8,600 homes under development
- 27 acres for schools, parks & retail

2. TRADITION

- 18,000 residential units
- 8.2M SF of commercial space

3. CLEVELAND CLINIC TRADITION HOSPITAL

- 177 bed hospital
- 20.15 AC

4. TAMCO GROUP

- 402,086 SF electrical supply company

5. COSTCO DISTRIBUTION (UNDER DEVELOPMENT)

- 192.5 AC

6. AMAZON WAREHOUSE

- 52.2 AC

7. CHENEY BROTHERS DISTRIBUTION

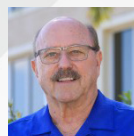
- 53.66 AC

8. FEDEX WAREHOUSE

- 22.52 AC

9. WILSON GROVE (PROPOSED)

- 7,700 residential units
- +1M SF of commercial space



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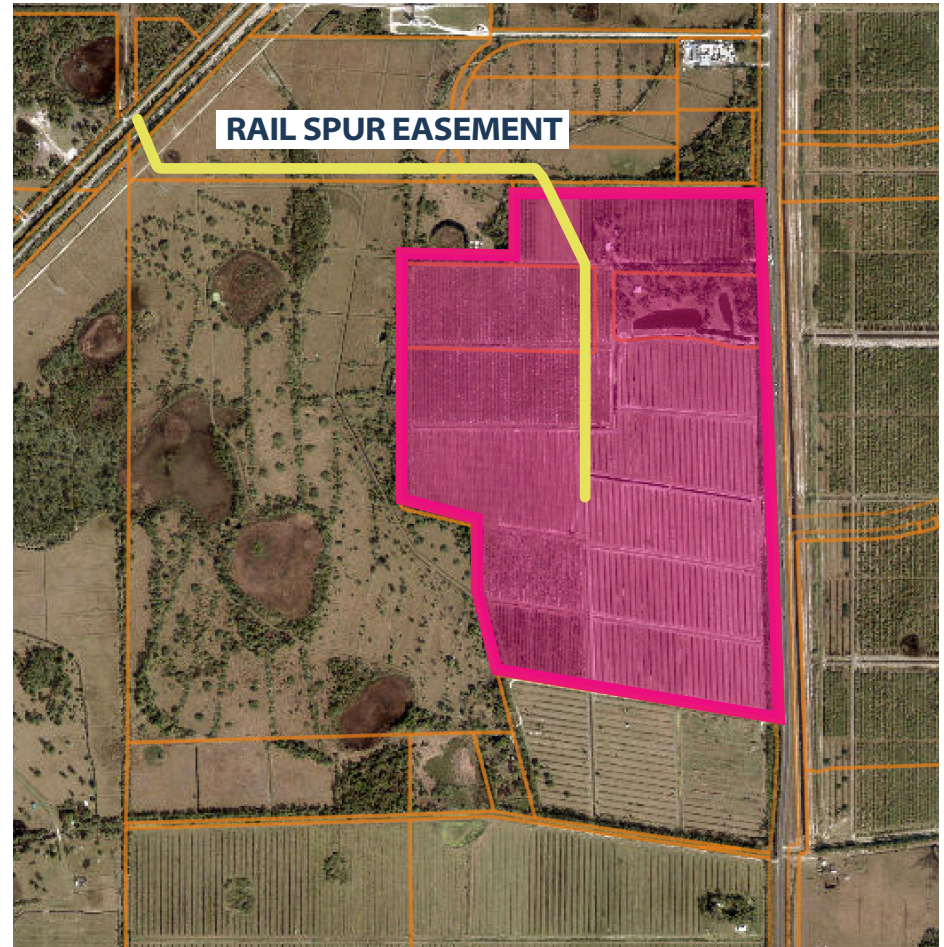
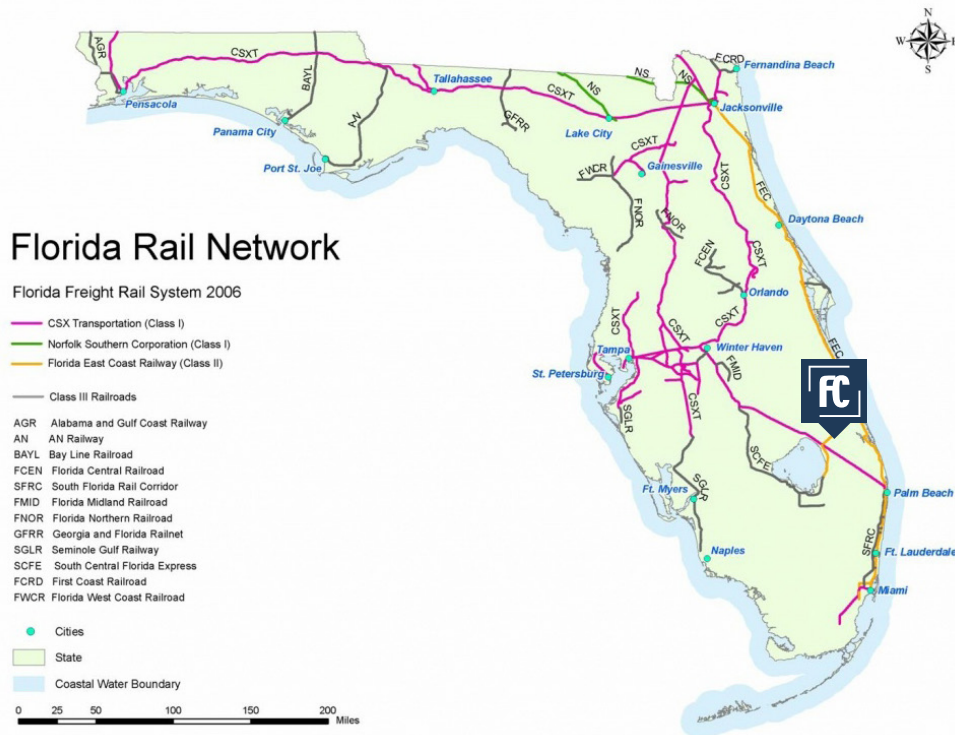



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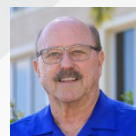
RAIL CONNECTIVITY

10301 Range Line Rd, Port St. Lucie, FL 34987 | Rail-Served Industrial & Commercial Property

RAIL SERVICE

Directly accessed and served by the Florida East Coast Railway (FEC) from Jacksonville to Miami / Dade



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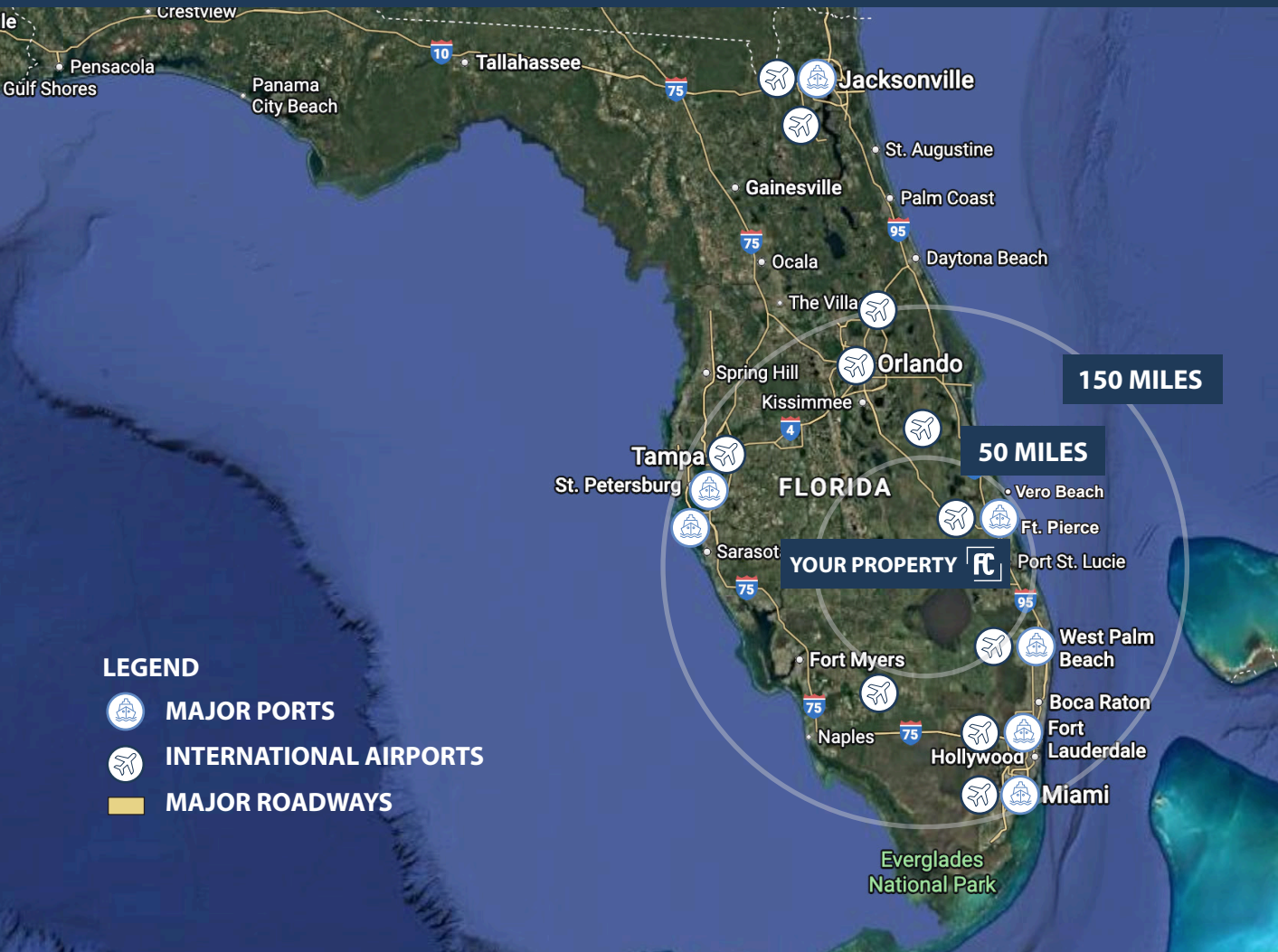


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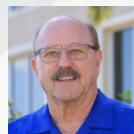
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LOGISTICS MAP

10301 Range Line Rd, Port St. Lucie, FL 34987 | Rail-Served Industrial & Commercial Property



- A multi-use heavy industrial park providing: logistics distribution, warehousing with cross-docking, cold storage, manufacturing, building contractor/subcontractor facilities, and intermodal container transfer facility (ICTF) with direct rail access to Port of Jacksonville, Port of Miami, Port Everglades (Ft. Lauderdale), Port of Palm Beach, and Miami International Airport
- Strategic geographic location providing for same day delivery to millions of Florida residents
- *Location, Location, Location!* Located midway between Miami and Orlando
- I-95 and Florida Turnpike within 4-6.5 miles
- Multiple points of access to state highway systems
- State Road 70 connects east and west coast Florida markets
- Roadway network ideal for state wide distribution
- 120 mile radius encompasses major portion of central Florida, the west coast and heavily populated areas of south Florida which total over 9 million residences



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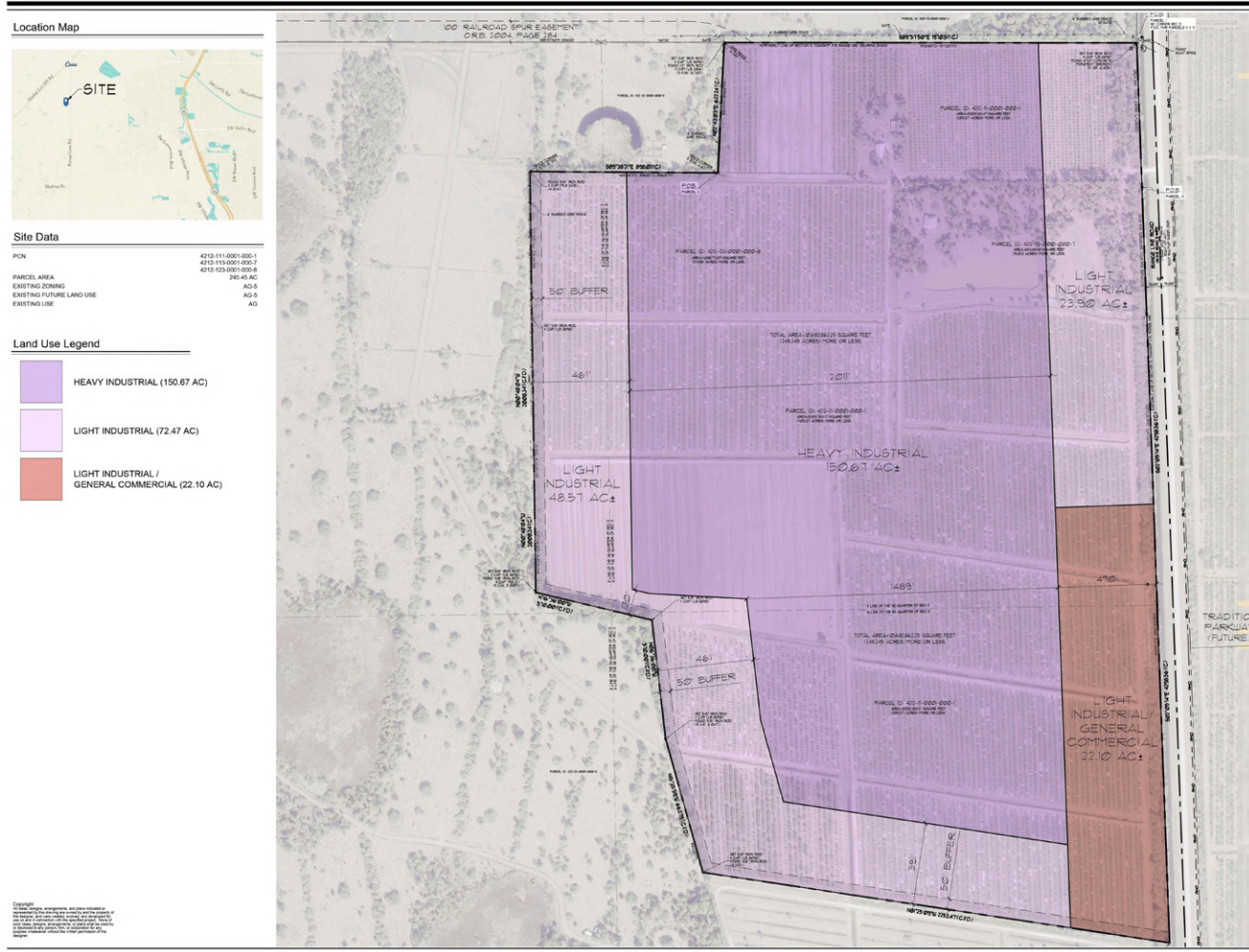


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MXD EXHIBIT

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McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

772.341.9121
www.McCartyLandPlanning.com
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St. Lucie County, Florida
MXD Exhibit



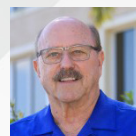
NORTH

Scale: 1" = 200'



Drawn By: DMS
Checked By: MM
Scale: 1" = 200'
Drawing Date: 2/7/2023
2/17/2023 4/14/2023 5/21/2024

Sheet 1 of 1



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