

FOR SALE

±15 ACRES DEVELOPMENT OPPORTUNITY W MIDWAY RD, FORT PIERCE, FL 34982

PETRAVICE FAMILY
PRESERVE



S 25TH ST

OLEANDER AVE

SUBJECT

WELDON B LEWIS
PARK/ANCIENT OAK
PRESERVES

WMIDWAYRD

COMING SOON!



OFFERING MEMORANDUM

PROPERTY INFORMATION

This 15± acre land opportunity on the rapidly developing W Midway Road corridor in Fort Pierce offers excellent visibility and quick access to US Highway 1. Surrounded by expanding commercial, residential, and industrial activity, the site is ideal for retail, medical, multifamily, mixed-use, or other commercial development. Ongoing infrastructure improvements along W Midway Road further enhance connectivity, making this a prime location for developers seeking scale and long-term value in the Treasure Coast market.

Property Address: W Midway Rd, Fort Pierce, FL 34982

Parcel ID: 3403-243-0001-000-0
(1900-Prof Serv, Zoning, Neighborhood)
3403-502-0041-000-6
(1000-Vac Comm, Zoning: High Desit)
3403-233-0002-000-6
(7000-Vac Inst, Zoning: High Desit)

Land Size: ±15 Acres

Future Land Use: Residential High Density (RH)

Zoning: R-5 and C-2, City of Fort Pierce

County: St Lucie County

Sale Price: \$5,500,000

W MIDWAY RD, FORT PIERCE, FL 34982

275 Unit Concept Plan



CONCEPT PLAN



±15 ACRES, W MIDWAY RD

LOOKING NORTH



Indian River Atlantic Ocean

BELL AVE



WELDON B LEWIS
PARK/ANCIENT OAK
PRESERVES

SUBJECT

COMING SOON!
ALDI

OLEANDER AVE

WMIDWAY RD

19,300 AADT

MELVILLE RD



W MIDWAY RD, FORT PIERCE, FL 34982

LOOKING SOUTH



PETRAVICE FAMILY PRESERVE

MELVILLE RD



SUBJECT

19,300 AADT

W MIDWAY RD



W MIDWAY RD, FORT PIERCE, FL 34982

WELDON B LEWIS PARK/ANCIENT OAK PRESERVES

LOOKING EAST

Indian River

Atlantic Ocean

Hutchinson Island

SAVANNAS
RECREATION AREA



COMING SOON!



SUBJECT

W MIDWAY RD

MELVILLE RD



19,500 AADT

W MIDWAY RD, FORT PIERCE, FL 34982

LOOKING WEST



PETRAVICE FAMILY PRESERVE

S 25TH ST

SWEETWATER HAMMOCK PRESERVE

OLEANDER AVE

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WELDON B LEWIS PARK/ANCIENT OAK PRESERVES

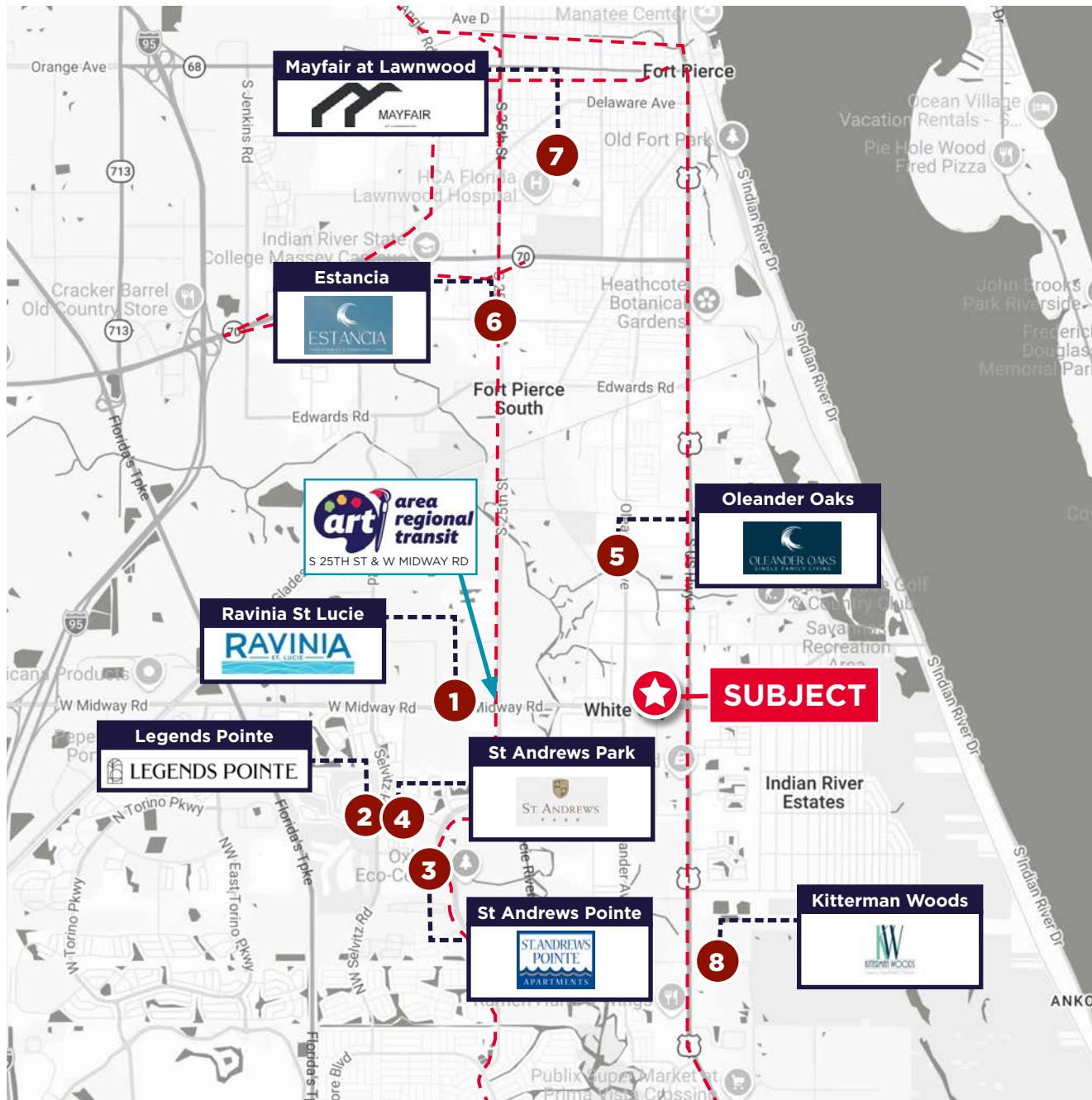


WMIDWAYRD

19,300 AADT

W MIDWAY RD, FORT PIERCE, FL 34982

AREA RENTAL COMMUNITIES



Residential Development MAP KEY

1	Ravinia St Lucie
2	Legends Pointe
3	St Andrews Pointe Apartments
4	St Andrews Park Townhomes & Villas
5	Oleander Oaks Single Family Living
6	Estancia Single Family Living
7	Mayfair at Lawnwood
8	Kitterman Woods Apartments

--- AREA REGIONAL TRANSIT BUS ROUTE

2025 DEMOGRAPHICS



W Midway Road,
Fort Pierce, FL 34982

DISTANCE

1 Mile

3 Miles

5 Miles

Area Demographics

Population

• 1 Mile:

4,140

• 3 Mile:

36,138

• 5 Mile:

106,667

Average Household Income

• 1 Mile:

\$93,359

• 3 Mile:

\$83,825

• 5 Mile:

\$84,192

Median Age

• 1 Mile:

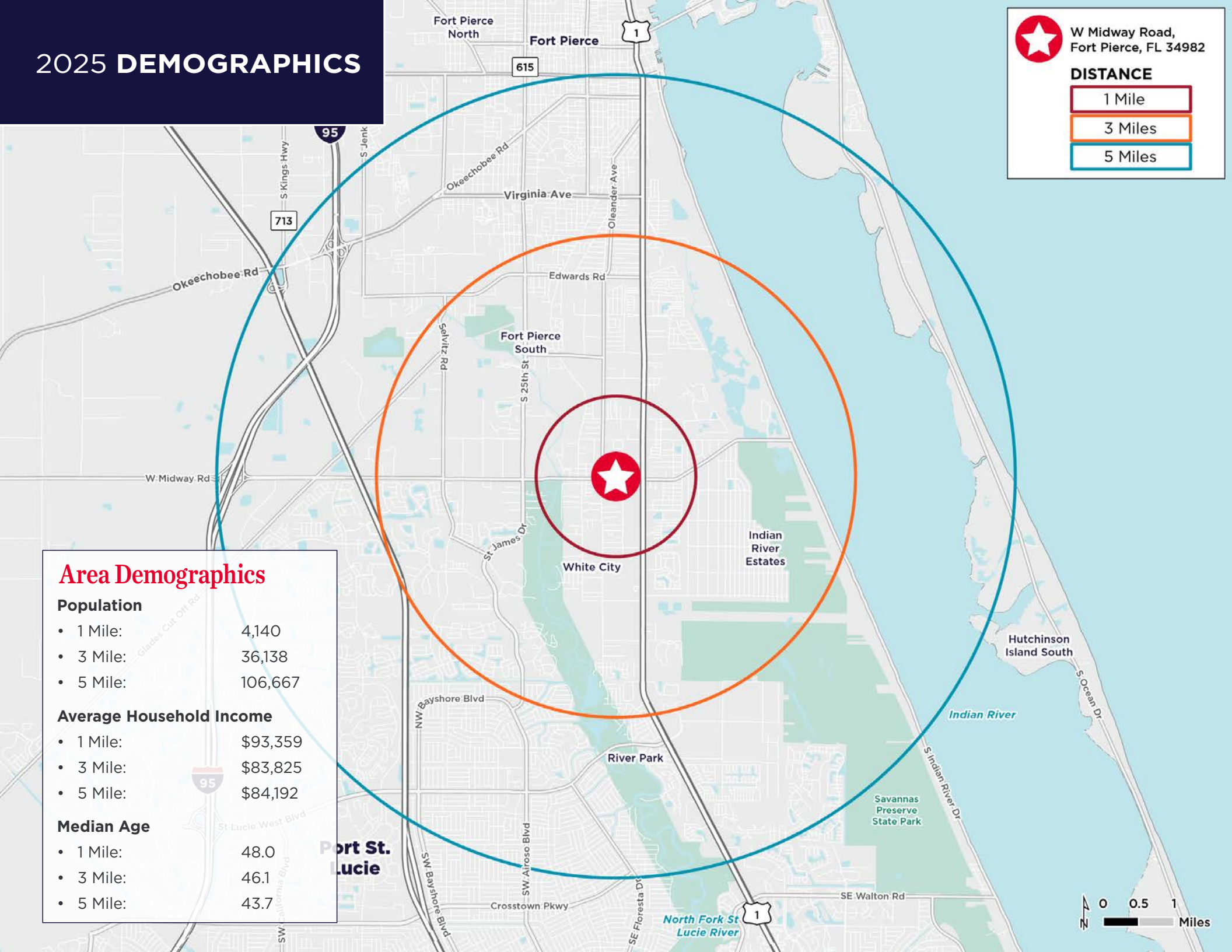
48.0

• 3 Mile:

46.1

• 5 Mile:

43.7



2025 DRIVE TIME



W Midway Road,
Fort Pierce, FL 34982

DISTANCE

0 - 5 Minutes

5 - 10 Minutes

10 - 15 Minutes

5 MINUTE

7,718
POPULATION

\$78,719
AVG HH INCOME

10 MINUTE

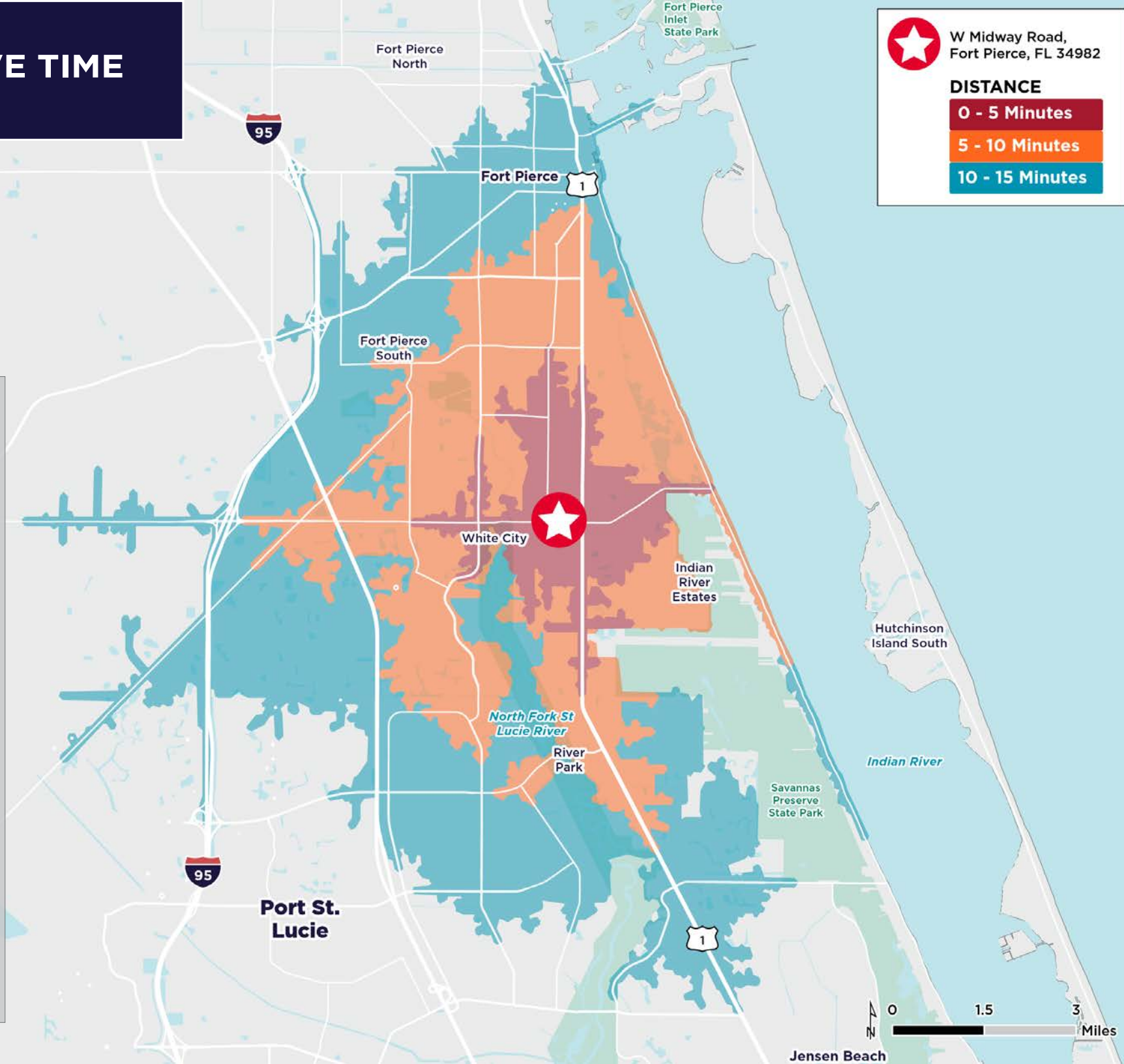
51,615
POPULATION

\$80,004
AVG HH INCOME

15 MINUTE

129,240
POPULATION

\$79,683
AVG HH INCOME



RETAIL MAP

7 Mile Radius



W Midway Road,
Fort Pierce, FL 34982

0 2.5 5 Miles



RETAIL MAP



St Lucie County
International Airport

INTERSTATE
95

FLORIDA'S
TURNPIKE

1

TOWNE SOUTH PLAZA



SAMUNPRAI
SUSHI & THAI
RESTAURANT

LIQUOR
STORE

The County Feed
Pet Supply and Hardware

Frank & Al's Piz-
za & Grill

The Gin Mill
Pub & Grill

JOY'S ICE CREAM

DRY CLEANERS



El Rey 2 Barber Shop



Ancient Oaks Preserve



Proposed FDOT
Turnpike/Midway
Road Interchange

Fort
Pierce

W Midway Rd



SUBJECT
±15 ACRES
DEVELOPMENT
OPPORTUNITY

White City



Indian
River
Estates

Hutchinson
Island South

Glades Cut Off Rd

INTERSTATE
95

River
Park

SE Floresta Dr

1

SE Walton Rd

S Indian River Dr

Indian River

S Ocean Dr

Orbitz

SW Alisco Blvd

Port St.
Lucie

AMENITY MAP

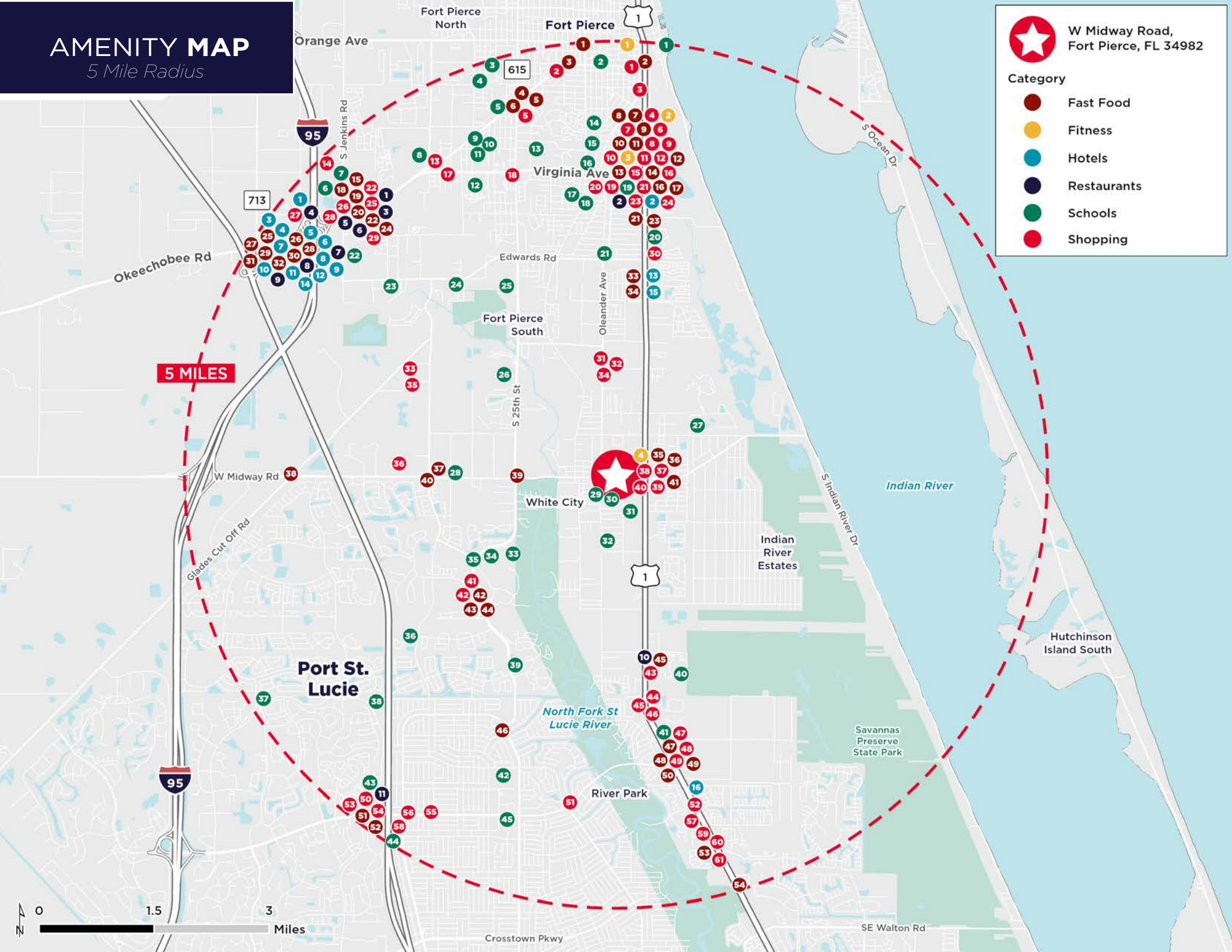
5 Mile Radius



W Midway Road,
Fort Pierce, FL 34982

Category

- Fast Food
- Fitness
- Hotels
- Restaurants
- Schools
- Shopping



MAXIMUM ALLOWABLE DENSITY

The City of Fort Pierce's "Innovative Residential Development" and/or affordable housing criteria could provide potential to significantly increase the maximum allowed density from its current 15 units per acre.

Purpose. Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design, pedestrian accessibility, and landscaping. Reductions in required on-site parking, adoption of reduced and zero setbacks, expedited planning review and reductions in various building siting requirements are used to encourage these developments.

General standards for approval. The city commission shall consider the approval of an innovative community development only if the commission determines that the development fulfills the purpose of this section and complies with applicable standards referred to in this section and section 125-236, additional zoning ordinance provisions not in conflict with the intent of this section and other city laws.

Potential uses. The following uses are allowed in an innovative community development if, through conditional use review process, the city commission considers them appropriate for the particular development being proposed:

- Single-family dwellings and townhomes, with or without accessory dwelling units.
- Duplexes, quadplexes, triplexes, and multifamily housing developments, when permitted in the zone.
- Nonresidential uses permitted in the future land use when these uses will provide a suitable mixed-use living environment for residents of the innovative community development.
- Meantime uses permitted in the future land use, including performances, art exhibitions, and hobbyist gatherings, as well as transient commercial opportunities such as markets or food sales that are held a single time or regularly.

COUNTY PRESERVES

Weldon B Lewis Park / Ancient Oaks Preserves



Location:

650 Oleander Ave, Fort Pierce, FL 34982

The Ancient Oaks Preserve and Weldon B. Lewis Park spans approximately 51 acres and offers a blend of recreational amenities and natural habitats. The 13-acre park features a baseball/softball field, soccer/football field, playground, picnic tables, restrooms, and rentable pavilions. Adjacent to it, the 38-acre Ancient Oaks Preserve includes a boardwalk leading to a one-mile, self-guided interpretive trail through native ecosystems. This area is ideal for sports, family outings, nature walks, birdwatching, and environmental education. The preserve allows visitors to experience the area's natural beauty while observing local wildlife.

The park is conveniently located just minutes from the site and is just minutes from both U.S. 1 and I-95.

- *Trails:* One mile self-guiding interpretive trail winds through the hammock, identifying the most common species.
- *Habitat:* Mature hydric hammock with several large, old live oaks, laurel oaks, slash pines and cabbage palms.
- *Commonly seen wildlife:* Squirrels, red-bellied woodpeckers, pileated woodpeckers and cardinals.





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.



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OLEANDER AVE

SUBJECT

Ancient Oaks Preserve

W MIDWAY RD

FOR MORE INFORMATION, PLEASE CONTACT:



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COMING SOON!



RETAIL MAP

3 Mile Radius



W Midway Road,
Fort Pierce, FL 34982

3 MILES

Fort
Pierce

Proposed FDOT
Turnpike/Midway
Road Interchange

W Midway Rd

Glades Cut Off Rd



LOWE'S



White City



Indian
River
Estates



River
Park

Hutchinson
Island South

S Ocean Dr

Indian River

SE Flo