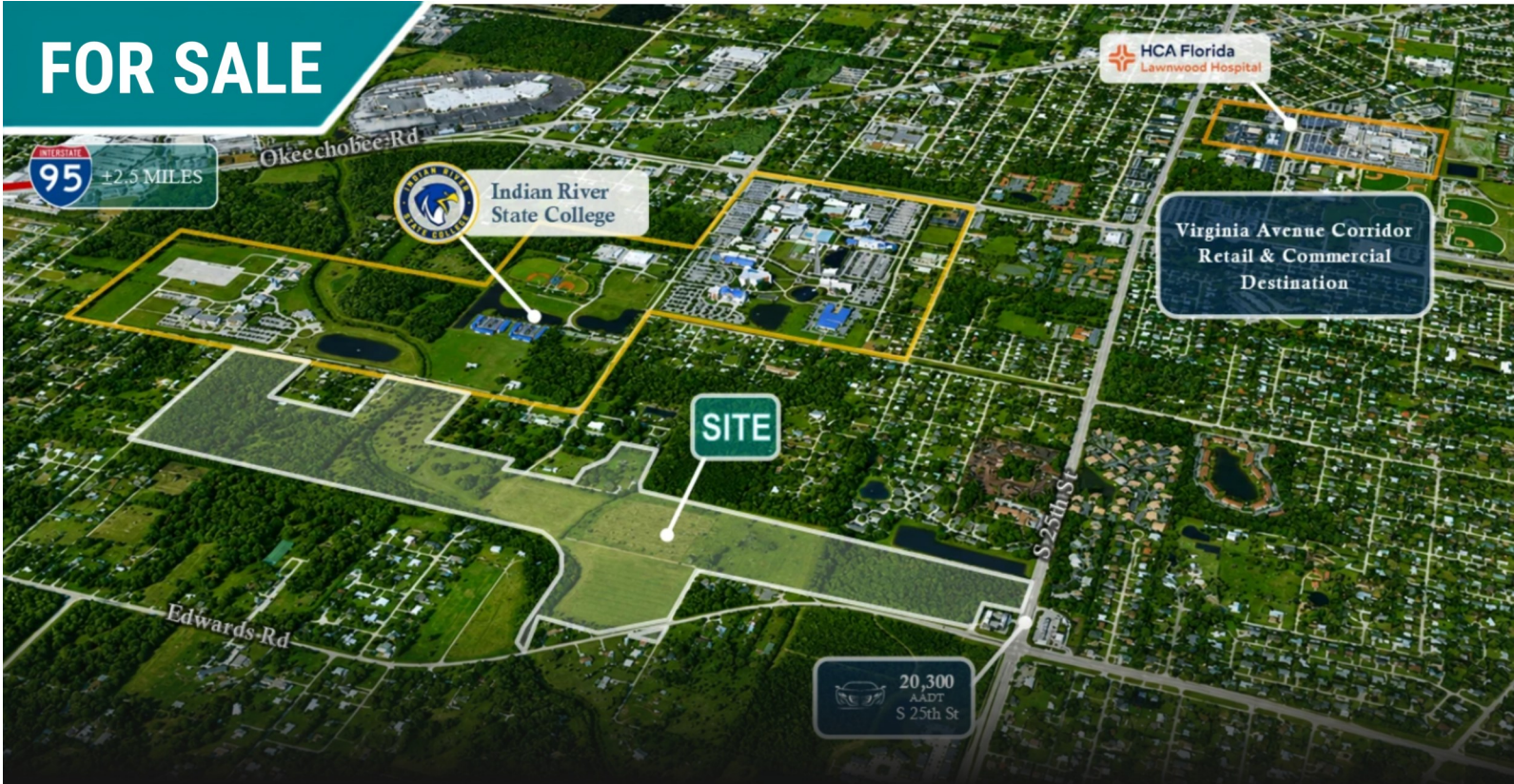


**FOR SALE**



# EDWARDS DEVELOPMENT LAND

102.34± ACRE MIXED-USE DEVELOPMENT OPPORTUNITY

North of Edwards Rd & West of S 25th St | Fort Pierce, Florida

**\$14,350,000**

**102.34+/-  
ACRES**

**9  
PARCELS**

**RS-3 | R-4 | AR-1  
R-1 | PUD | C-G  
ZONING**

**EAST OF  
I-95**



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2488 SE Willoughby Blvd, Stuart, FL 34994

# PREMIER DEVELOPMENT OPPORTUNITY IN FORT PIERCE, FLORIDA

## PROPERTY OVERVIEW

This 102.34± acre assemblage presents a rare large-scale development opportunity with zoning classifications including RS-3, R-4, AR-1, R-1, PUD, and C-G. The property supports a wide range of residential and mixed-use development opportunities including single-family homes, townhomes, multifamily communities, and commercial development.

With contiguous acreage, existing utility access, and multiple potential development strategies, the property offers exceptional flexibility for investors and developers seeking scale within a rapidly growing market. This infrastructure-ready site presents a unique opportunity for phased development, long-term investment, or mixed-use master planning.

## PROPERTY HIGHLIGHTS

-  102.34± acres across 9 contiguous parcels
-  Zoning includes RS-3, R-4, AR-1, R-1, PUD & C-G
-  Supports residential, multifamily, mixed-use & commercial development
-  Infrastructure-ready site with access to existing utilities
-  Multiple development and phased exit strategy opportunities
-  Rare large-scale infill development opportunity east of I-95



### GROWING POPULATION

Strong household growth and long-term residential demand



### UTILITY READY

Existing utilities available to site



### FLEXIBLE DEVELOPMENT

Residential, mixed-use and commercial potential



### RESIDENTIAL DEMAND

Surrounded by established communities & expanding neighborhoods



### EMPLOYMENT DRIVERS

Close to major employers, medical centers & regional corridors


## ST. LUCIE COUNTY POPULATION GROWTH

~390,670

RESIDENTS (2024 ESTIMATE)

~17.2%

GROWTH SINCE 2020

 CONTINUED LONG-TERM RESIDENTIAL DEMAND

## PARCEL SUMMARY

PARCEL	SITE ADDRESS	PARCEL TAX ID	JURISDICTION	FUTURE LAND USE	ZONING	ACRES
1	2580 Edwards Rd	2420-444-0005-000-5	SLC	Commercial	CG	4.87
2	2800 Edwards Rd	2420-443-0001-000-4	SLC	RM	PUD	9.33
3	3100 Old Edwards Rd	2420-344-0005-000-8	FP	RL	R-1	18.29
4	TBD	2429-122-0001-000-5	FP	RL	R-1	10.32
5	3515 Kirby Loop Rd	2420-341-0004-000-2	FP	RL	R-1	11.21
6	3700 Kirby Loop Rd	2420-331-0001-000-0	FP	RL	R-4	15.2
7	TBD	2420-332-0020-000-2	SLC	RU	RS-3	9.96
8	Rodgers Rd	2419-441-0001-000-4	SLC	RU	RS-3	19
9	3515 S 35th St	2420-341-0006-000-6	SLC	RU	AR-1	4.16
<b>TOTAL:</b>						<b>102.34</b>



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This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.