

608 TUMBLIN KLING RD, FORT PIERCE, FL 34982



Tumblin Kling Rd

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EXECUTIVE SUMMARY

OFFERING HIGHLIGHTS

Executive Summary

Strato Partners is pleased to present the opportunity to acquire approximately 9.86 acres of residentially zoned land at **608 Tumblin Kling Rd in Fort Pierce, Florida**. The property is zoned RM-4 (Medium Density Residential), allowing for multifamily and attached residential development subject to site plan approval. The site represents a rare infill-scale land offering in an established residential corridor with direct connectivity to US-1 and the broader Treasure Coast.

Investment Highlights

- ±9.86-acre contiguous residential development site
- Zoned RM-4 (Medium Density Residential), supporting multifamily and attached residential development at densities of up to approximately 10 dwelling units per acre, subject to site planning and municipal review
- Located on Tumblin Kling Rd at its intersection with US-1, providing immediate north-south connectivity
- Proximity to established rental and for-sale residential communities that have demonstrated durable absorption
- Infill-scale opportunity within a supply-constrained submarket
- Long-term ownership; clean, straightforward title profile

Property Description

Address: 608 Tumblin Kling Rd, Fort Pierce, FL 34982

Parcel ID: 24-34-312-0002-000-1

Land Area: ±9.86 acres (±429,502 SF)

Pricing Guidance: \$1,800,000

Indicative Price Per Acre: Approximately \$182,500



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PROPERTY OVERVIEW

Address	608 Tumblin Kling Rd, Fort Pierce, FL 34982
Parcel ID	24-34-312-0002-000-1
Jurisdiction	Fort Pierce, St. Lucie County, Florida
Zoning	RM-4 – Medium Density Residential
Gross Land Area (Acres)	±9.86 Acres
Gross Land Area (SF)	±429,502 Square Feet
Current Use	Residential
Floodplain	Portions of the site within FEMA flood zones (buyer to verify)
Utilities	Available in the area; buyer to verify capacity and connection
Access	Tumblin Kling Rd with immediate proximity to US-1



MARKET ANALYSIS

FORT PIERCE– ONE OF FLORIDA’S FASTEST GROWING MARKETS

Fort Pierce and the greater Treasure Coast region continue to experience population growth driven by affordability relative to South Florida’s core markets. Residential developers are increasingly targeting infill and near-infill parcels with existing zoning and infrastructure access. Medium-density residential land opportunities of this scale are limited within established corridors, supporting sustained developer interest.

Location & Connectivity:

The site is located along Tumblin Kling Rd at its intersection with US-1, one of the Treasure Coast’s primary commercial and commuter corridors. This positioning allows efficient access between Fort Pierce and Port St. Lucie while maintaining proximity to employment centers, retail nodes, healthcare facilities, and regional services. The site’s connectivity supports both rental and for-sale residential execution by reducing daily commute friction and enhancing overall marketability.

Cleveland Clinic Tradition / Healthcare Corridor: ~8–10 miles northwest — one of the largest employment clusters in the county, anchored by major medical facilities and related office/clinical expansions.

Indian River State College (Main Campus): ~4–5 miles west — large workforce training pipeline, stable employment base, and daily commuter magnet.

Downtown Fort Pierce: ~3–4 miles north — municipal services, professional offices, small business employment.

Port St. Lucie Office & Industrial Nodes: 10–15 miles south — growing mix of office, logistics, and light industrial employers feeding cross-city commuting patterns.

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PROPERTY DETAILS

AERIAL



Atlantic Ocean

St. Lucie River

US-1 / Federal Highway AADT 32,000

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STRATO

PARTNERS

Contacts

Jonathan Singer

Managing Partner

Investment Sales & Development

Mobile: 786-223-3632

jsinger@stratopartners.com

Jonathan Sultan

Managing Partner

Capital Markets & Investments

Mobile: 954-940-2448

jsultan@stratopartners.com

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