

FOR SALE

APPROXIMATELY 9 +/- ACRES COMMERCIAL LAND

FORT PIERCE, FLORIDA



SITE PLAN APPROVED!

SW QUADRANT OF I-95 & OKEECHOBEE ROAD IN FT. PIERCE, FL



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APPROXIMATELY 9 +/- ACRES, COMMERCIAL LAND

FORT PIERCE, FLORIDA

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LOCATION: The subject property is located directly between I-95 and the Florida Turnpike on exit 70, Okeechobee Blvd. The property is located in front of the Crossroads Park of Commerce, next to the Red Lobster on Darter Court. CROSSROADS ENTERPRISE PARK, an approximately 160,000 sq. ft.. Bio-Tech Research & Development Park is locating on the north side of Okeechobee.



ZONING:

GENERAL COMMERCIAL ZONE

UTILITIES:

- * WATER
- * SEWER
- * TELEPHONE
- * ELECTRIC

AREA TENANTS:

- * HAMPTON INN
- * QUALITY INN
- * BEST WESTERN
- * DAYS INN
- * MARRIOTT FAIRFIELD
- * COMFORT INN & SUITES
- * KFC
- * STEAK AND SHAKE
- * RED LOBSTER
- * CROSSROADS ENTERPRISE PARK
- * PEPSI COLA
- * RYDER TRUCK
- * SEARS LOGISTICS SERVICES
- * HULETT ENVIRONMENTAL
- * NuCO2
- * J.J. TAYLOR COMPANIES
- * IDA

POTENTIAL USES:

- *NEW RESTAURANT
- *SELF STORAGE OPERATOR
- *STRIP SHOPPING PLAZA
- *BIG BOX REGIONAL STORES

INVESTMENT HIGHLIGHTS:

- * LOCATED IN FRONT OF CROSSROADS PARK OF COMMERCE WITH I-95 FRONTAGE.
- * NEW 160,000 SQ FT. BIO- TECH & RESEARCH PARK LOCATION ACROSS THE STREET
- * ST. LUCIE COUNTY IS TRANS FORMING INTO A MAJOR NATIONAL BIO-TECH & RESEARCH DESTINATION IN THE US
- * SUPERIOR DISTRIBUTION LOCATION
- * LAST PARCEL(S) FOR NEW RESTAURANT SITES
- * CLOSE PROXIMITY TO NEW WALMART

DISTRIBUTION FACILITY:

- * BIOTECH LABORATORIES-RESEARCH COMPANIES LOCATING THROUGHOUT ST. LUCIE COUNTY.
- * PROPERTY MAY BE SUBDIVIDE FOR SALE