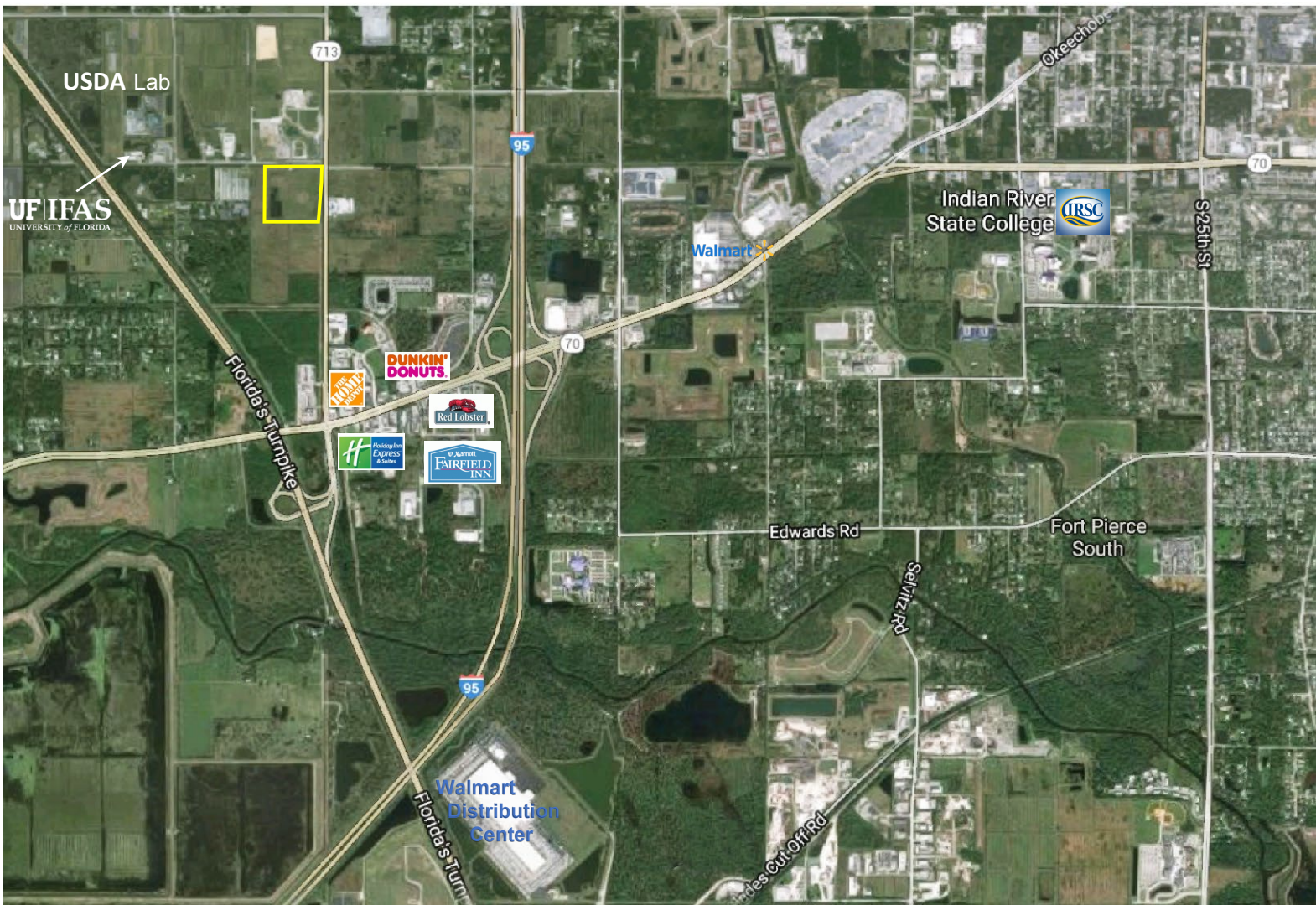
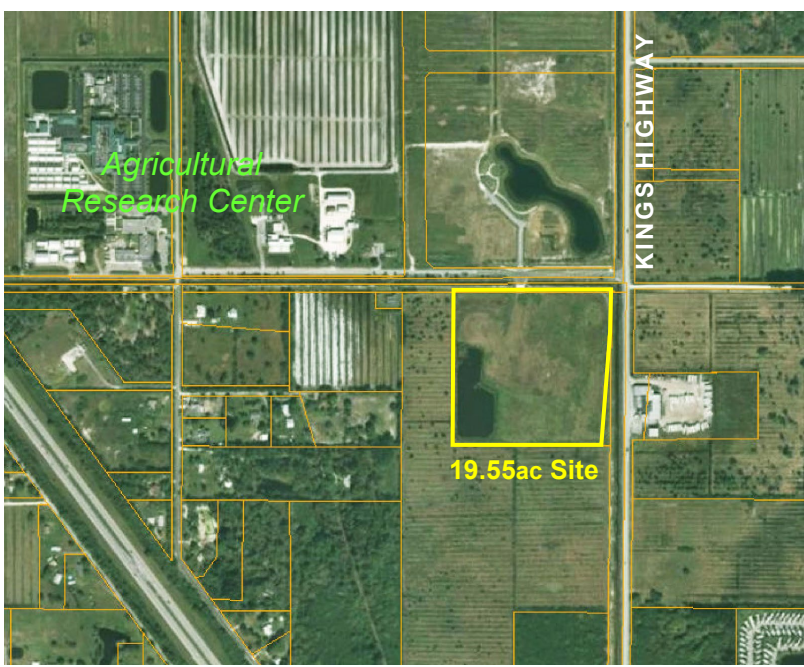


# 19.5ac Corner

*Kings Hwy & Pruitt Research Rd  
Saint Lucie County, FL*

~ Ready to Build Site ~

- Engineered Drainage & 60ft Paved Entrance
- Municipal Water & Sewer available
- Adjacent to Treasure Coast Research Park
- Quick access to both I-95 & FL Turnpike
- PID # 2323-501-0001-000-3
- MLS # RX-10280514



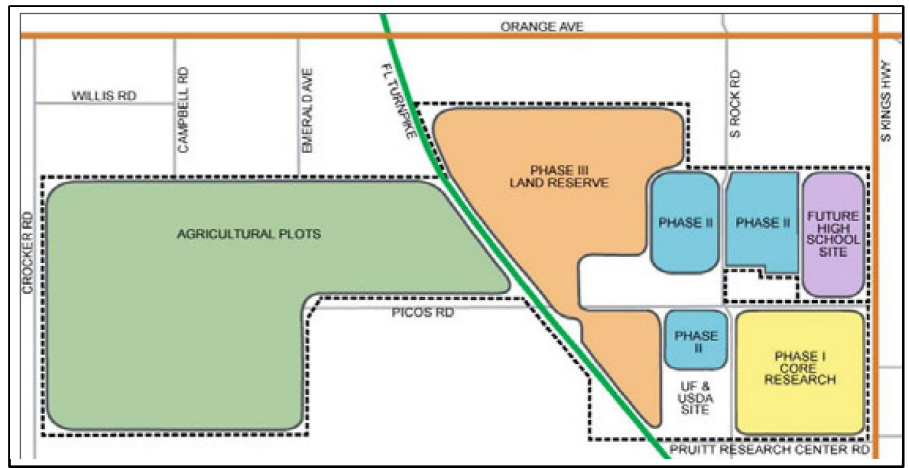
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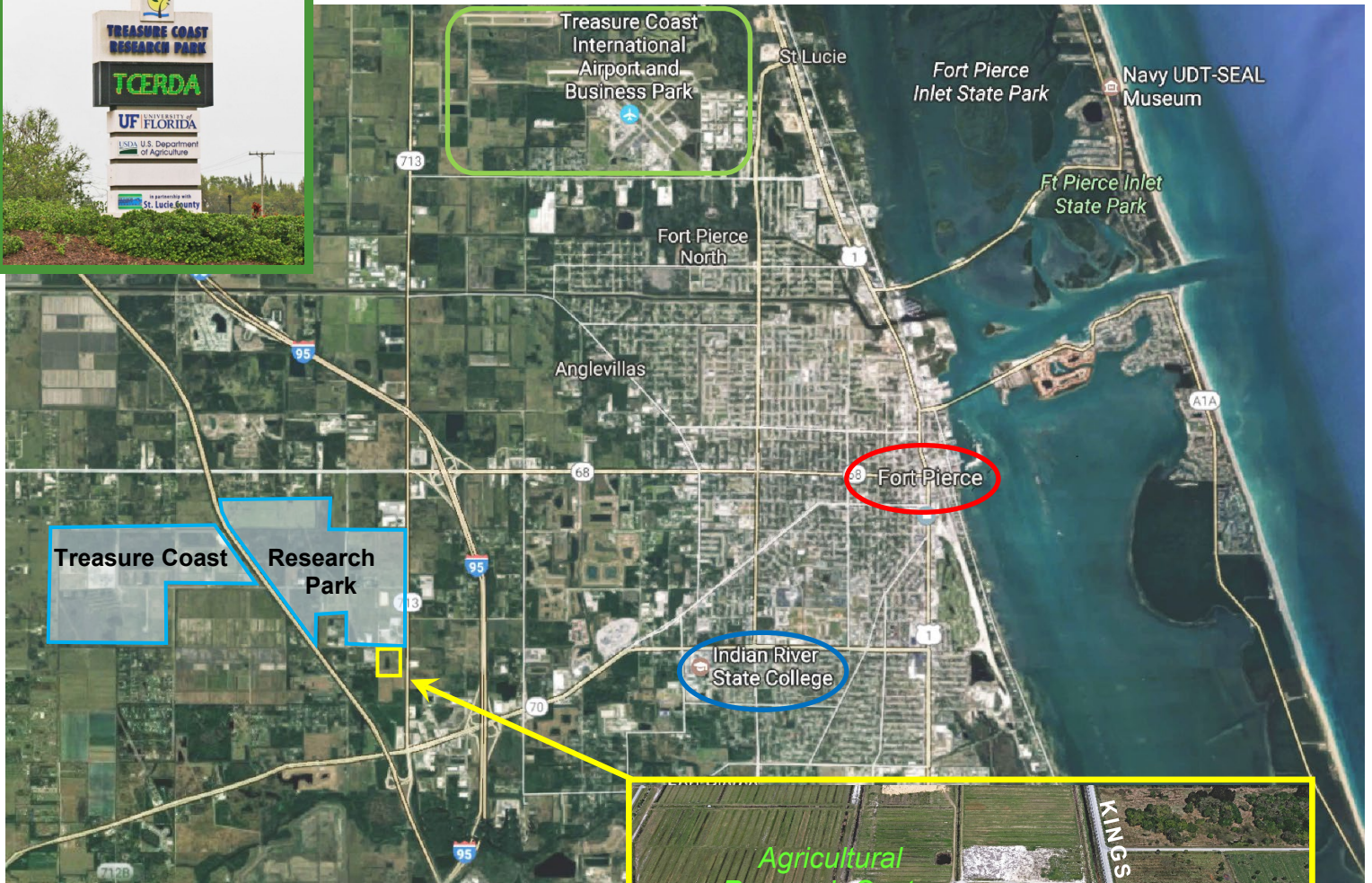
# Location:

## TREASURE COAST RESEARCH PARK

Phase I - Core Research Campus	154ac
Phase II - Future Expansion	146ac
Phase III - Land Reserve	333ac
Future High School Site	60ac
Existing Developments & Ag Plots	957ac
<b>TOTAL</b>	<b>1,650ac</b>



Research Park Potential Development Capacity: up to 3,992,274 sq ft



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**USDA Horticultural Research Laboratory**



**University of Florida IFAS  
Research & Education Center**

**TREASURE COAST RESEARCH & EDUCATION PARK**

“To create a legacy for Florida’s future generations, the Treasure Coast Education, Research and Development Authority’s top priority is to attract research organizations that will make an investment in commercial innovation and scientific research. The park will foster new businesses and new employment, the result of which will be a continual expansion of human intellectual capital. The park’s mission is to find solutions to society’s biggest challenges and to capitalize on subsequent research opportunities for the benefit of all.”

*Excerpt from TCRP Mission Statement*



**AADT Daily Traffic Count at Site..... 13,600**  
**County Population (2019 estimated)..... 313,506**  
 Radius of Site Population...3mi: 11,751 / 5mi: 59,717 / 10mi: 173,884  
**SL County Cost of Living Index..... 90 (US Average = 100)**  
**SL County Median Household Income..... \$48,323.**

**\$1,267,500.**