

# Commercial Development Site

1109 W Midway Rd, Fort Pierce, Saint Lucie County, FL 34982



**0.61 acres • 2 Parcels • 3 Road Frontages • Rapidly Developing Area**

- St Lucie County Zoning: CN - Commercial Neighborhood; Taxes \$2,995.
- 2020 AADT Traffic Counts: 17,100 at site; 32,000 on nearby US Hwy 1
- Road Improvements Completed; Signalized Intersection at Sunrise Blvd
- Renovated, Habitable 1,172sf 2BR / 1 Bath 1935 Frame Home can be Leased
- 3/4 mile to U.S. Highway 1 and 4.2 miles to I-95; N-S Geographical Center of County
- Amazon Fulfillment Center under construction: 1.1 million Sq Ft / 500 jobs, 4 miles West
- Saint Lucie County PID#s 3404-501-.0247-000-0 & 3404-501-0248-000-7 • MLS# RX-10799398

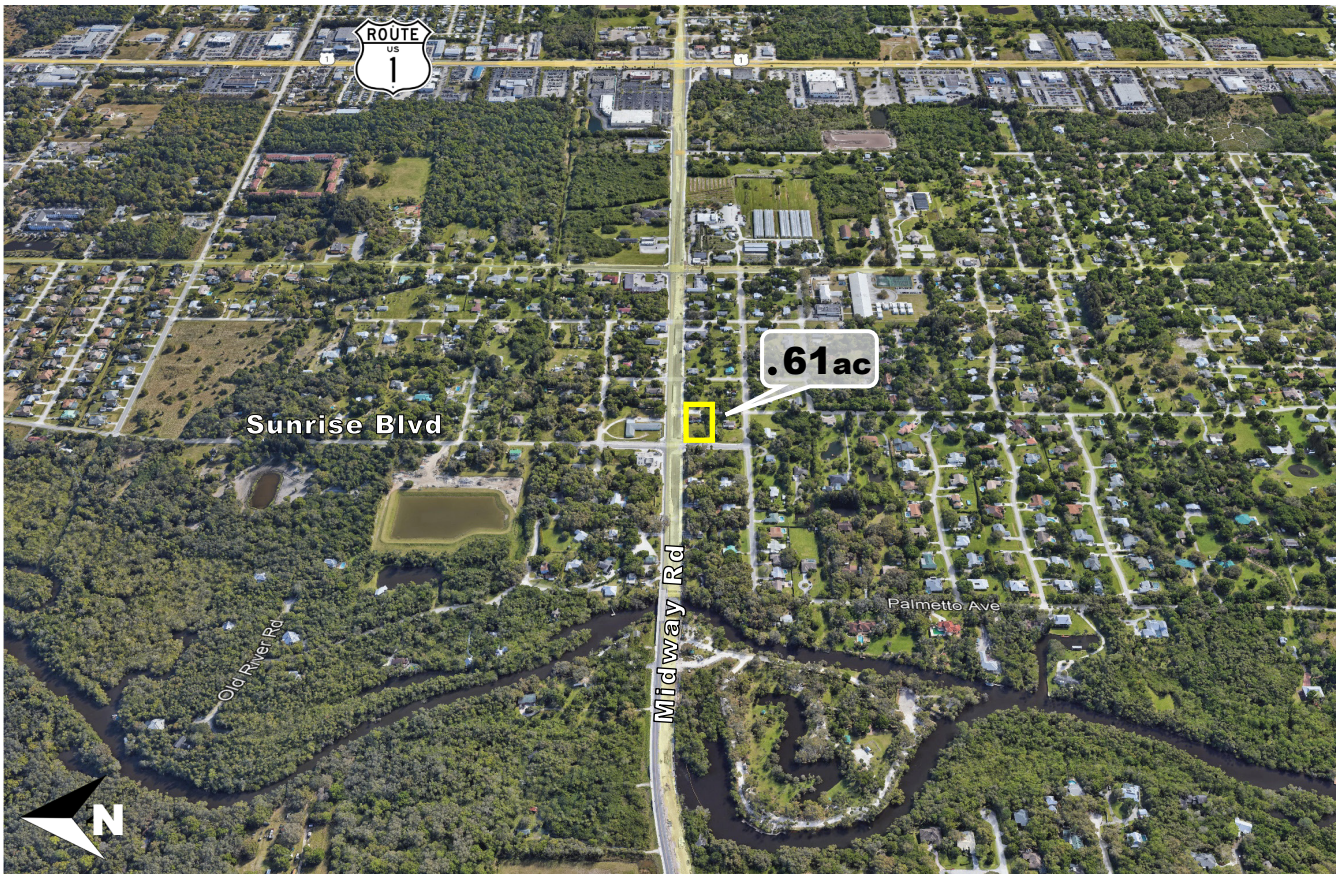
**\$399,000.**



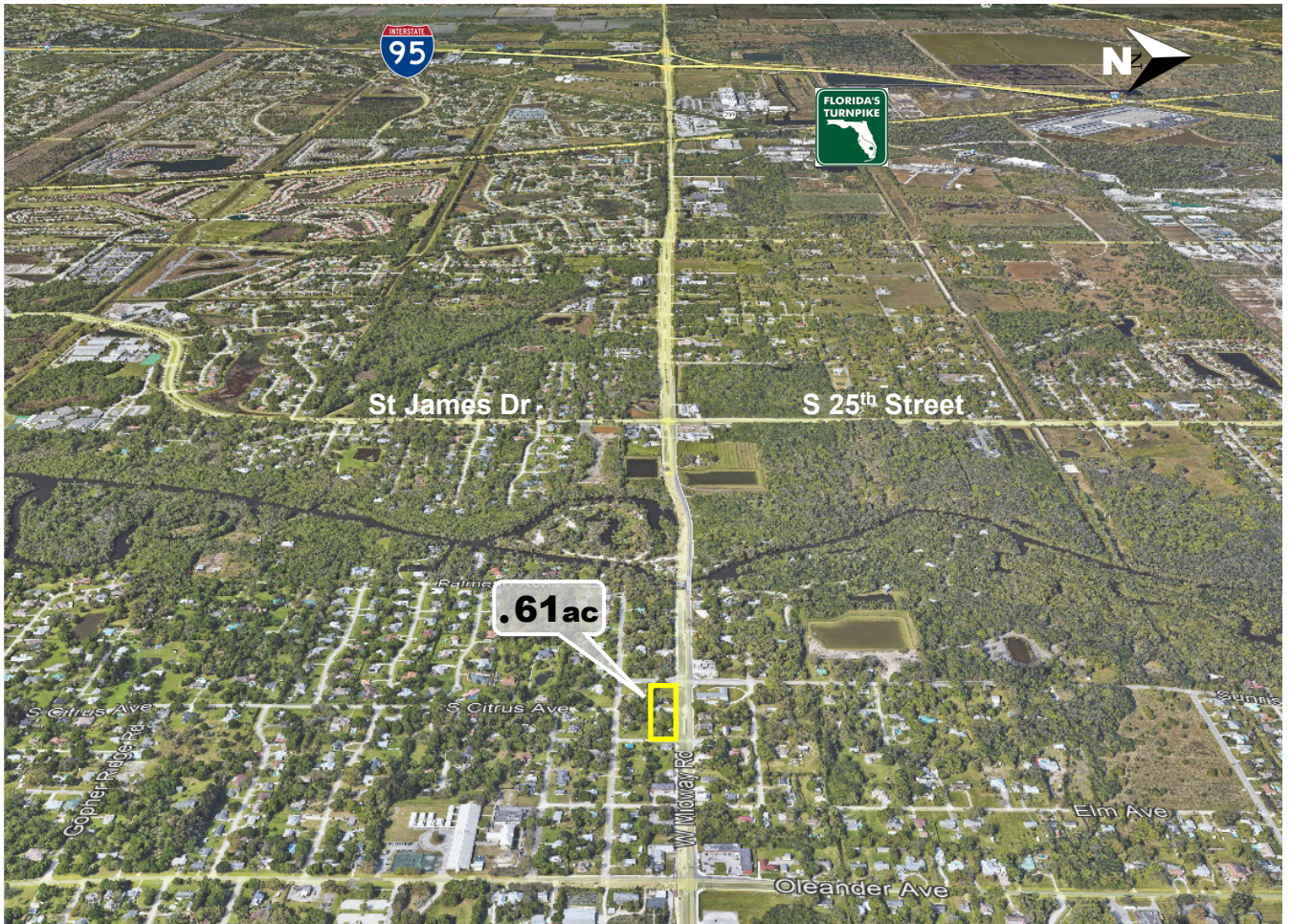
**mark walters  
& company**  
real estate brokers & auctioneers

Office: (772) 468-8306  
Mark's Cell: (772) 201-5650  
email: [mark@waltersco.com](mailto:mark@waltersco.com)  
[www.waltersco.com](http://www.waltersco.com)

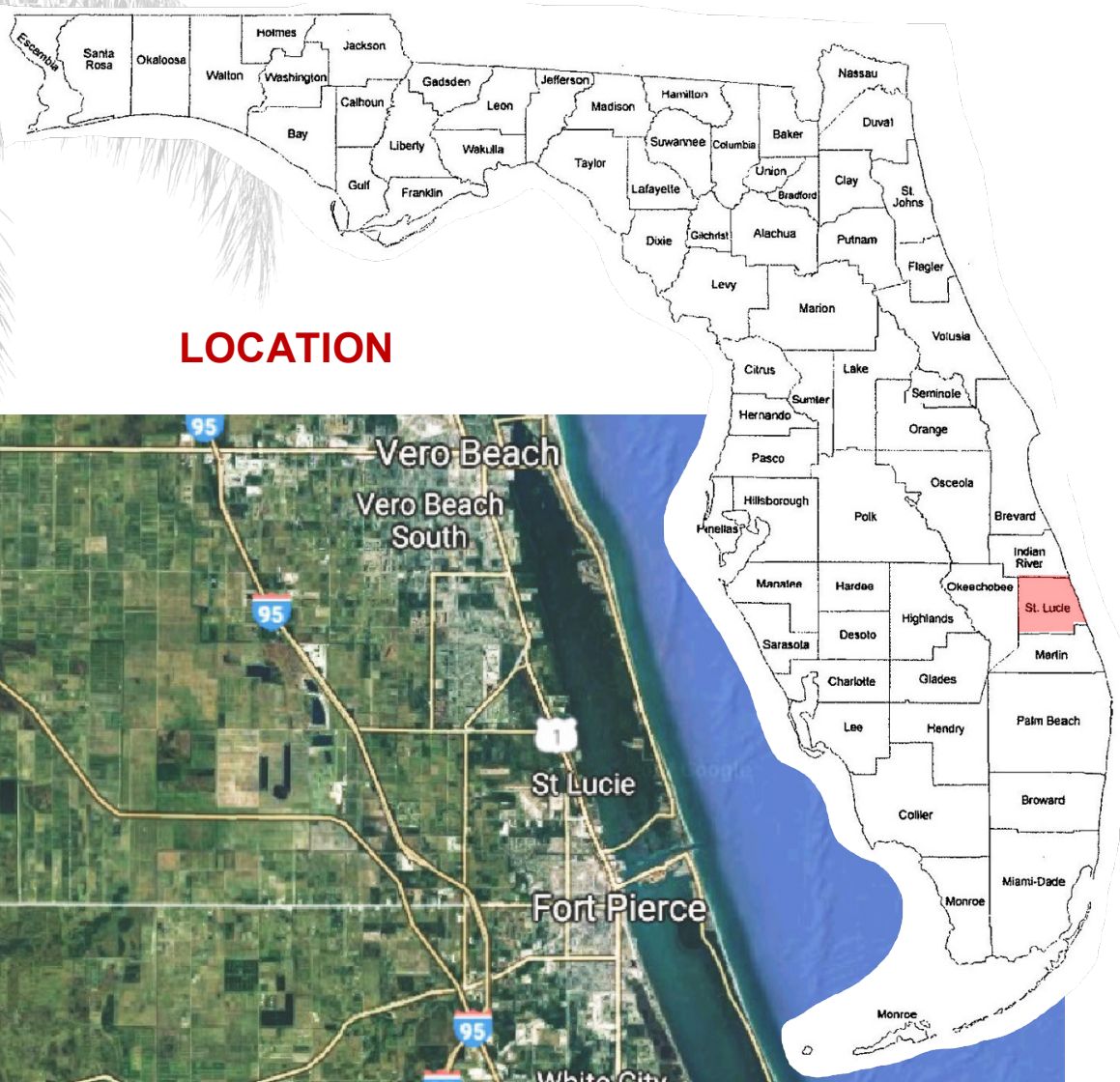




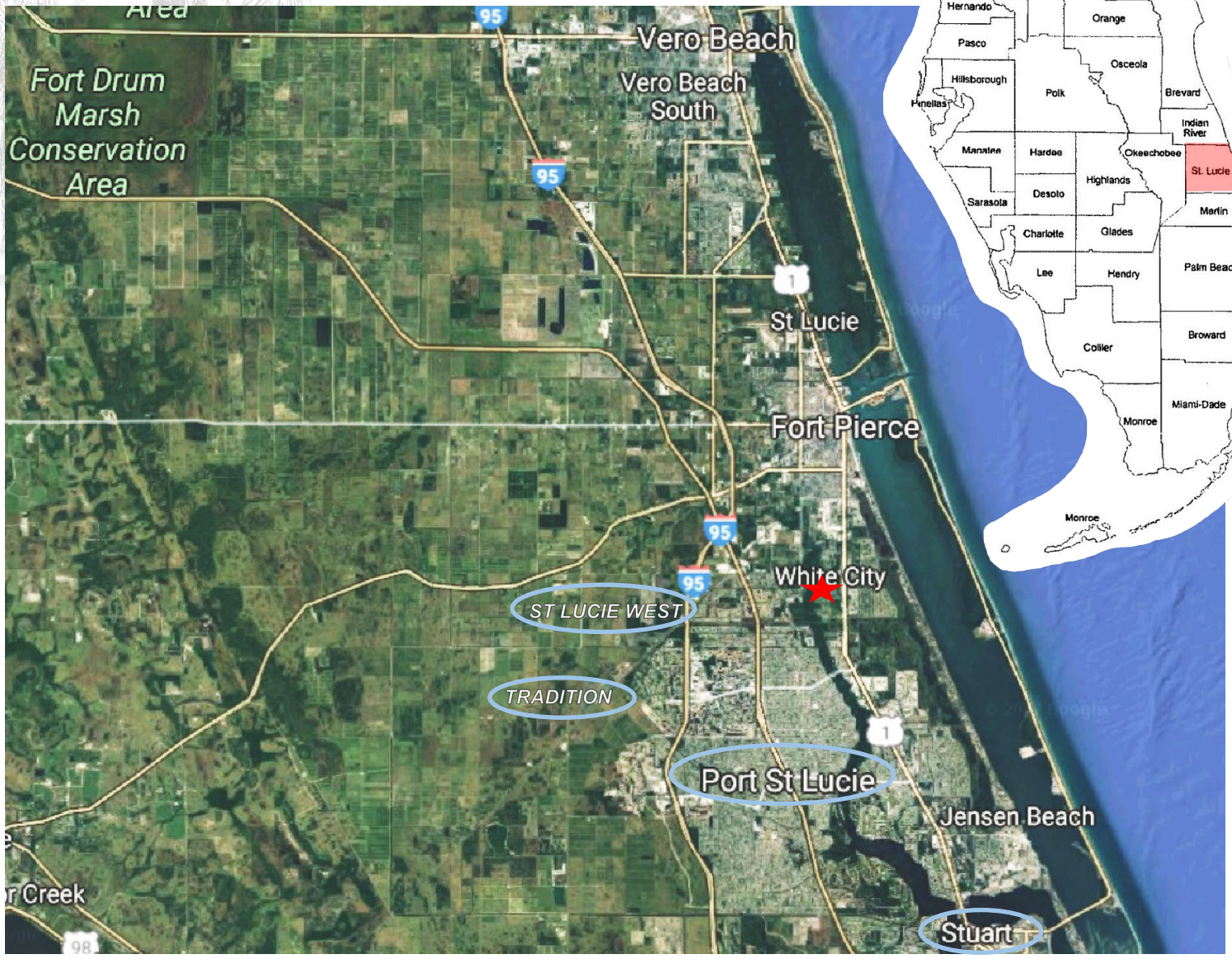
Please call us to view the property.







**LOCATION**



<b>Area Statistics:</b>	1 mile Radius	5 mile Radius	10 mile Radius
Population	3,495	104,307	285,802
Median Age	54.4	44.3	44.7
Median Household Income	\$72,197.	\$53,411.	\$70,491
Total Housing Units	1,263	43,706	130,269

The information in this brochure, while believed to be accurate, is subject to verification by prospective purchasers and no liability for errors or omissions is assumed by Mark Walters & Company, its Broker or any of its Agents.



