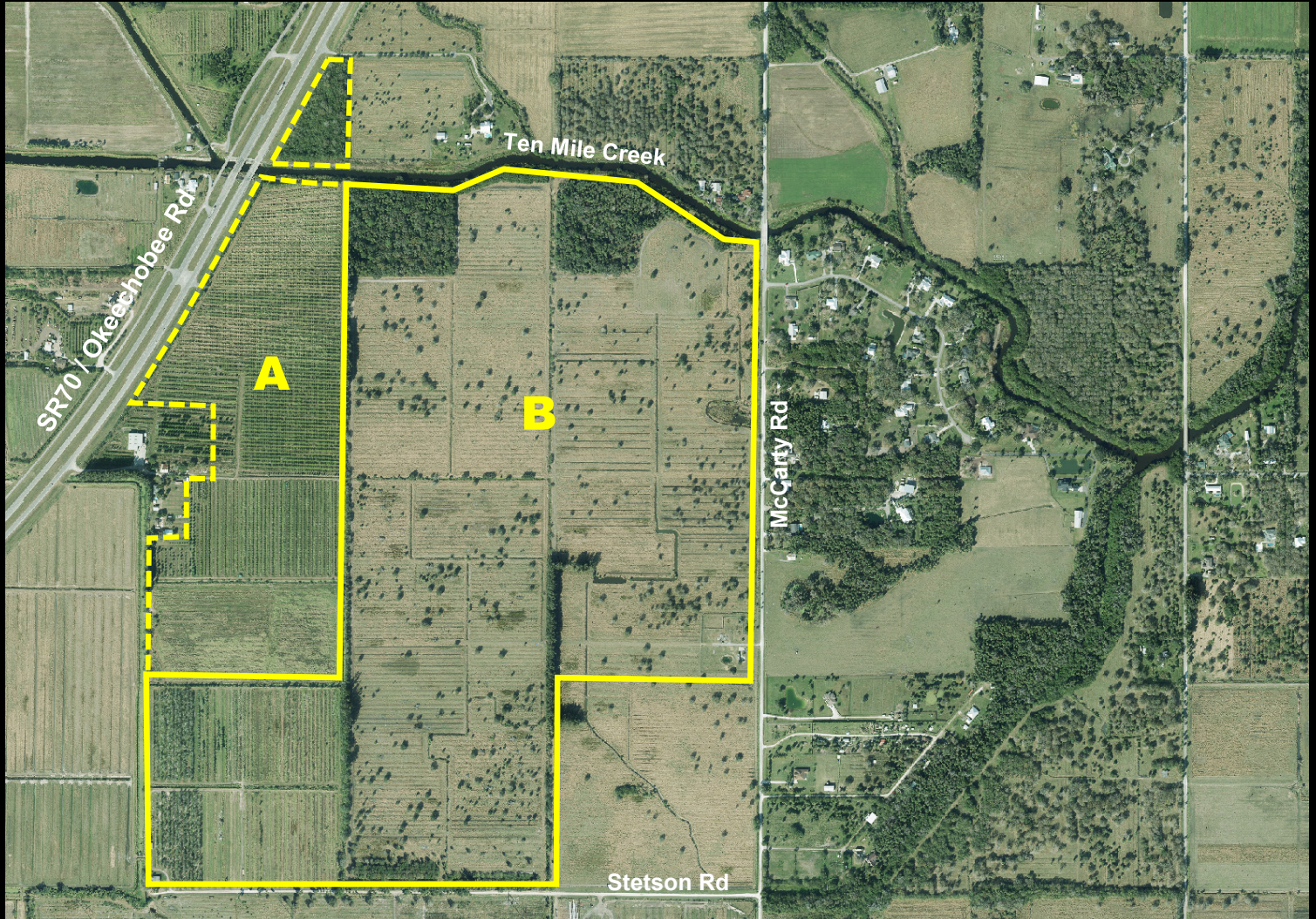


75 - 337± ac Development Site

State Rd 70 / Okeechobee Rd, Saint Lucie County, FL 34945



Property A: 75.7±ac 2,331' Frontage on SR 70 / Okeechobee Rd
Property B: 261.84ac 2,593.96' Frontage on McCarty Rd

Highly Desirable Location:

- Within Urban Services Boundary Assessment Area
- Direct access on SR70 to I-95 and Florida Turnpike Interchanges (approx. 4.5 miles)
- SR70: 4 Lane Hwy, Bike Path, Turning Lane Cut

- 10 minutes to Shopping & Groceries
- Golf, Beaches & Parks minutes away

Link to Interactive Google Map:

https://www.google.com/maps/d/edit?mid=1vhl48gdH41B_gsdWnpkLq8BFaaQGUY&usp=sharing



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Office: (772) 468-8306
Mark's Cell: (772) 201-5650
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Executive Summary

This 337ac property fronts the south side of SR70, Okeechobee Rd, 4.5 miles west of the I-95 & Florida Turnpike Interchanges at SR70. The property is located between SR70, Ten Mile Creek, McCarty Rd and Stetson Rd and has 2,331 ft frontage on SR70, a Four Lane Divided Hwy w/ FDOT designed bike bath and left turn in/out lane cut. The north boundary of the property fronts Ten Mile Creek.

This land's historical roots include citrus grove production with irrigation and drainage systems directly draining into Ten Mile Creek. There is a caretaker's house and cattle pasture with cattle working pens on Parcel B. The land receives Agricultural Exemption for tax purposes based on the current AG business operations.

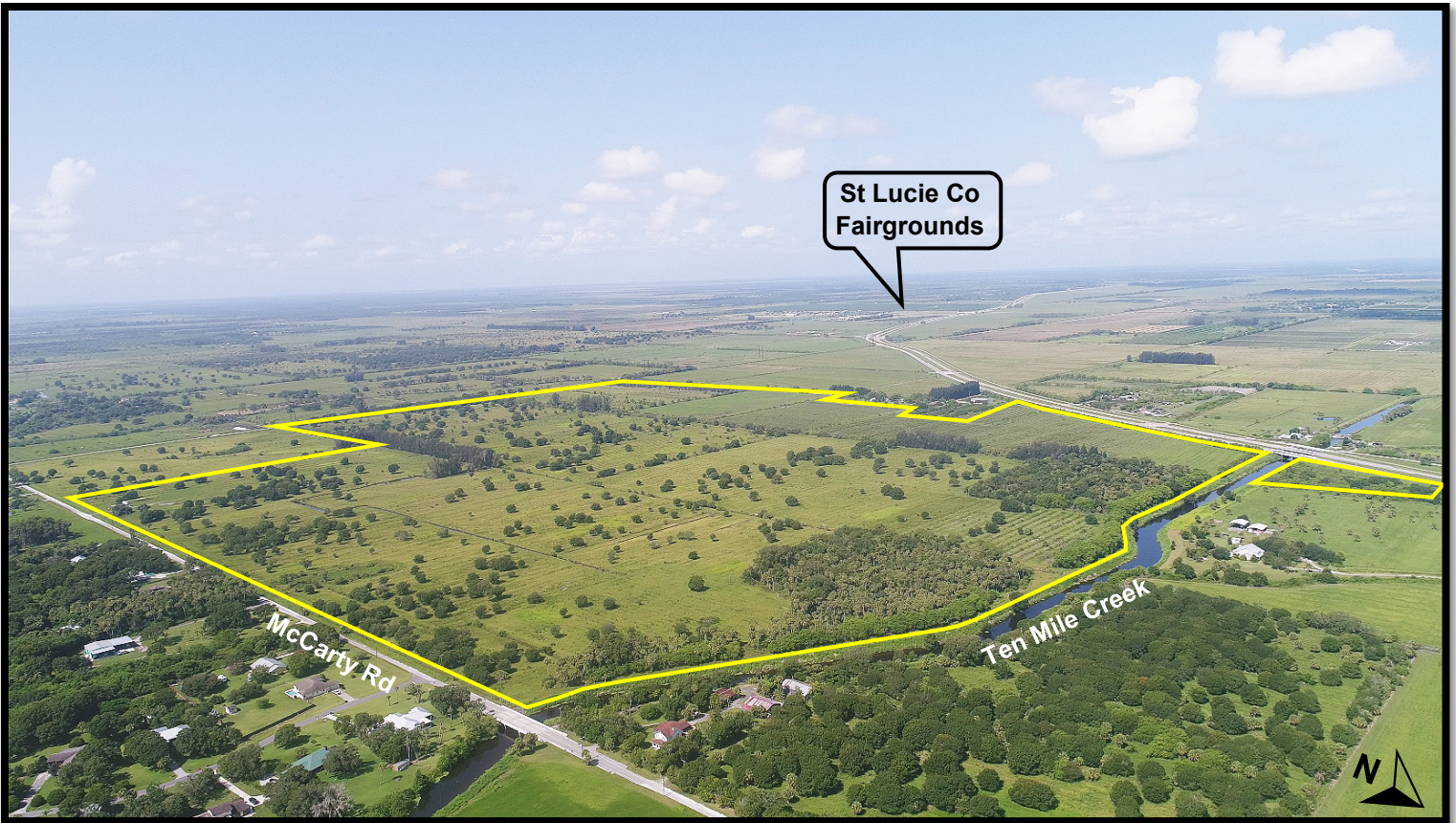
The Subject Land's current Future Land Use is AG and the zoning is AG – 5. The Subject parcel is within an **URBAN SERVICES BOUNDARY ASSESSMENT AREA** that St. Lucie County is exploring for the expansion of the Urban Services Boundary. The western extension of the Urban Services Boundary is proposed to go beyond the subject property, planning for the 2040 development needs in the western county. This expansion could allow the county to extend Public Utilities out to and past the St. Lucie County Fairgrounds beyond the subject property. The County is drafting an Amendment to the Future Land Use Element of the St. Lucie County Growth Management Policy Plan at this time.

Mark Walters & Company is pleased to exclusively offer for sale two individually-owned, contiguous properties. These properties are offered as a whole or separately. The owners are desirous to work together to enhance the property's development potential. **The SR 70 frontage 75.7±ac parcel is offered at \$4,200,000. The east 261.8 acres is UNPRICED.**



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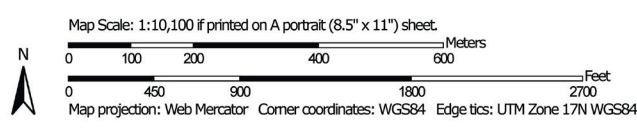
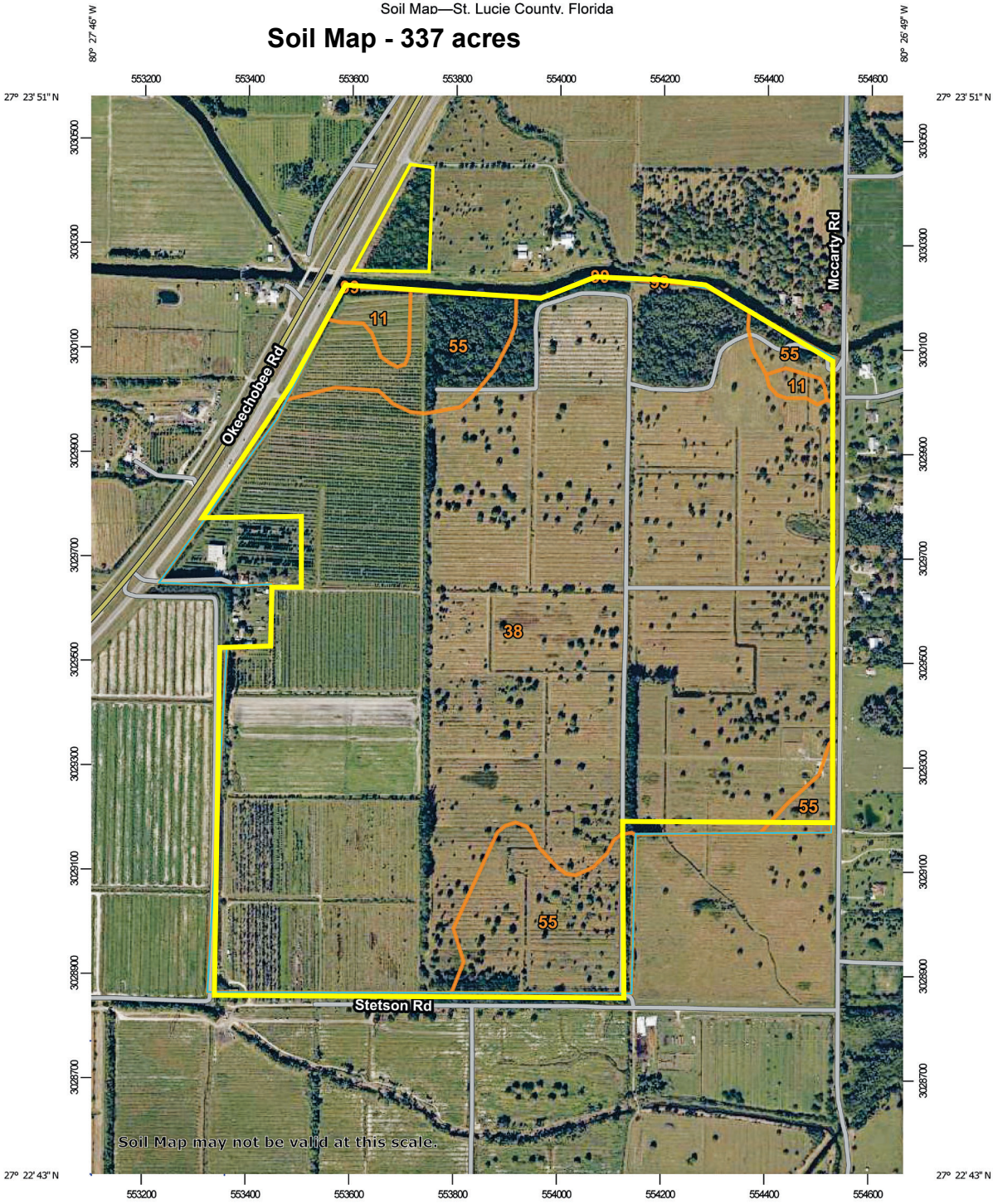
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Soil Map - 337 acres

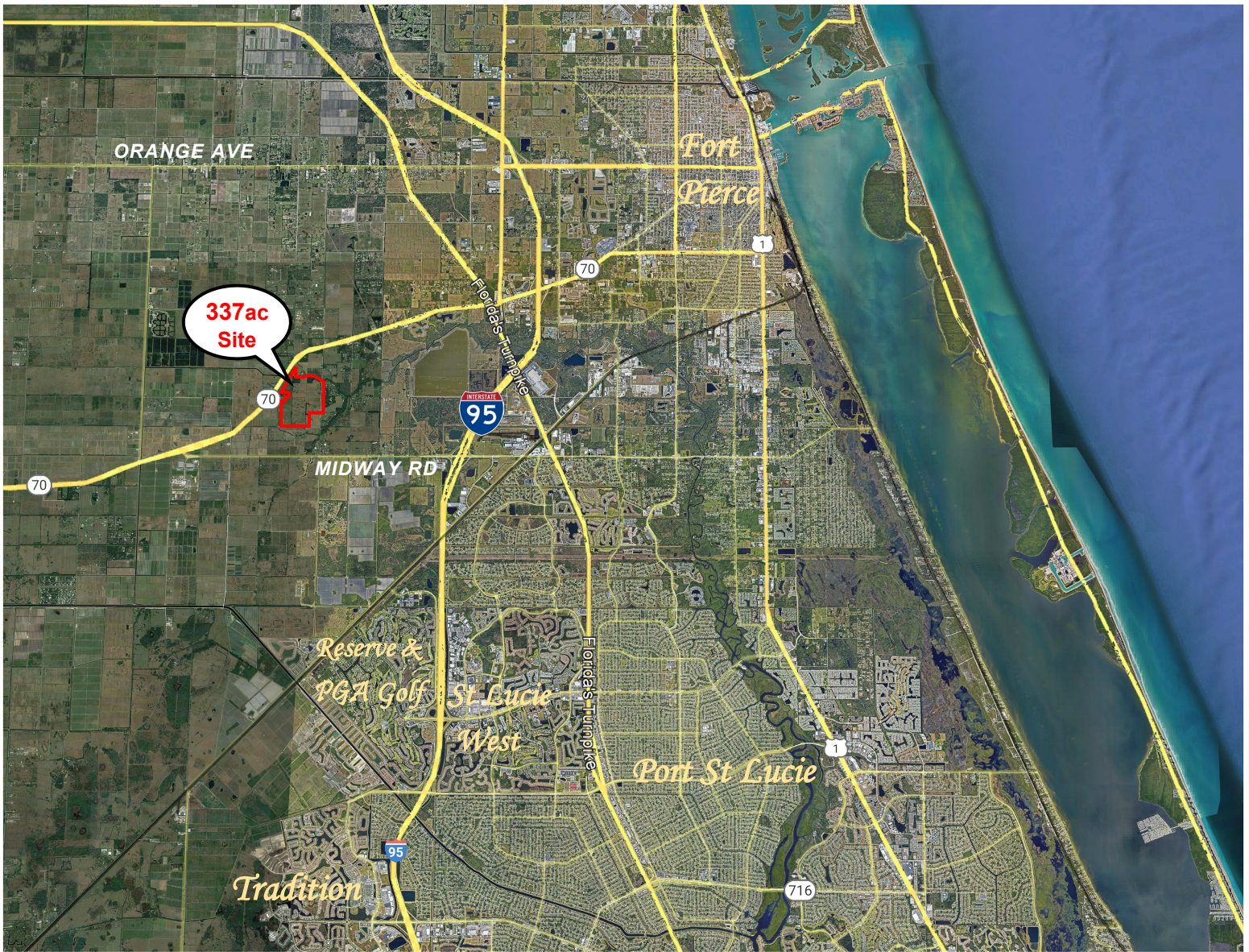


USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

Map Unit	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	4.9	1.4%
38	Riviera fine sand, 0 to 2 percent slopes	295	86.4%
55	Winder loamy sand	37	12.2%
99	Water	0.1	0.0%
Totals for Area of Interest		337	100.0%

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.



Demographics:

County Population (2021 estimated)..... 343,579

Housing Units.....153,312 - Owner-occupied...75.1%

Radius of Site Data:	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population.....	1,729	16,208	195,994
Housing Units.....	686	6,406	82,273
Owner Occupied...	89%	80.5%	72%
Median H/H Income...	\$89,355	\$69,259	\$58,763
Median Age.....	45.9	41.4	43.9

Cost of Living Index..... 90 (U.S. Average = 100)

Median Home Value (Port St Lucie).....\$400,678.

FEMA Flood Zones X & AE: 1-2% Minimal Flood Hazard

PROPERTY HIGHLIGHTS:

- SR70 is a major cross-state highway
- Excellent access to both I-95 & FL Turnpike
- Site is in the path of rapid growth
- Part of County Development Planning for 2040



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