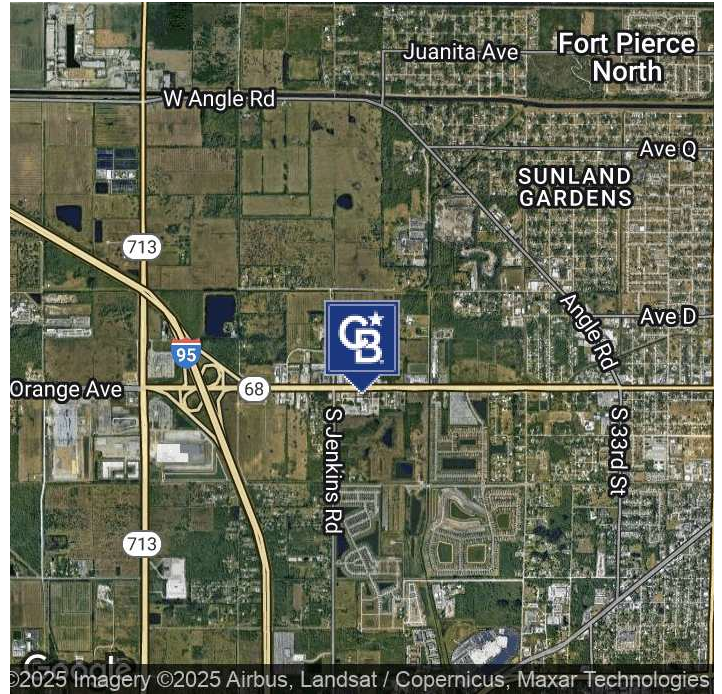


# FOR SALE

17.09 AC OF COMMERCIAL GENERAL ZONED PROPERTY

5501 Orange Ave Fort Pierce, FL 34947



## OFFERING SUMMARY

Sale Price:	\$9,850,000
Lot Size:	17.09 Acres
Number of Units:	1
Price / Square Foot	\$13.23
Year Built:	1950
Zoning:	Commercial General
Market:	Port St. Lucie

## PROPERTY OVERVIEW

Exceptional Commercial & Industrial Potential! Orange Crossings is a 17.09-acre Commercial General Zoned Property offering a prime development opportunity in the rapidly growing St. Lucie County market. Conveniently located just 3/4 of a mile east of I-95 on Orange Avenue, this site provides access to both Orange Avenue and Jenkins Road, making it an ideal location for a variety of commercial and industrial ventures. Key Highlights:

**Prime Location** – High visibility & accessibility on the Orange Avenue corridor

**Zoning** – Commercial General (CG) allows for a wide range of uses

**Versatile Development Options** – Ideal for warehousing, outside storage, or a combination, Retail, QSR, or many other possibilities.

**Income-Generating Property** – Potential to generate \$450,000+ per year from lease tenants while securing entitlements

**Proximity to Major Developments** – Near Bent Creek & upcoming Eagle Bend, ensuring strong growth potential

**Strategic Investment** – Perfect for retail, commercial, and industrial expansion Invest in the Future of Ft. Pierce With major developments underway in the area, Orange Crossings presents a rare opportunity to capitalize on Ft. Pierce's expanding commercial and industrial sector. Whether for immediate income generation or long-term development, this property is poised for success!

**Frank Strazzulla**  
(772) 473-0826

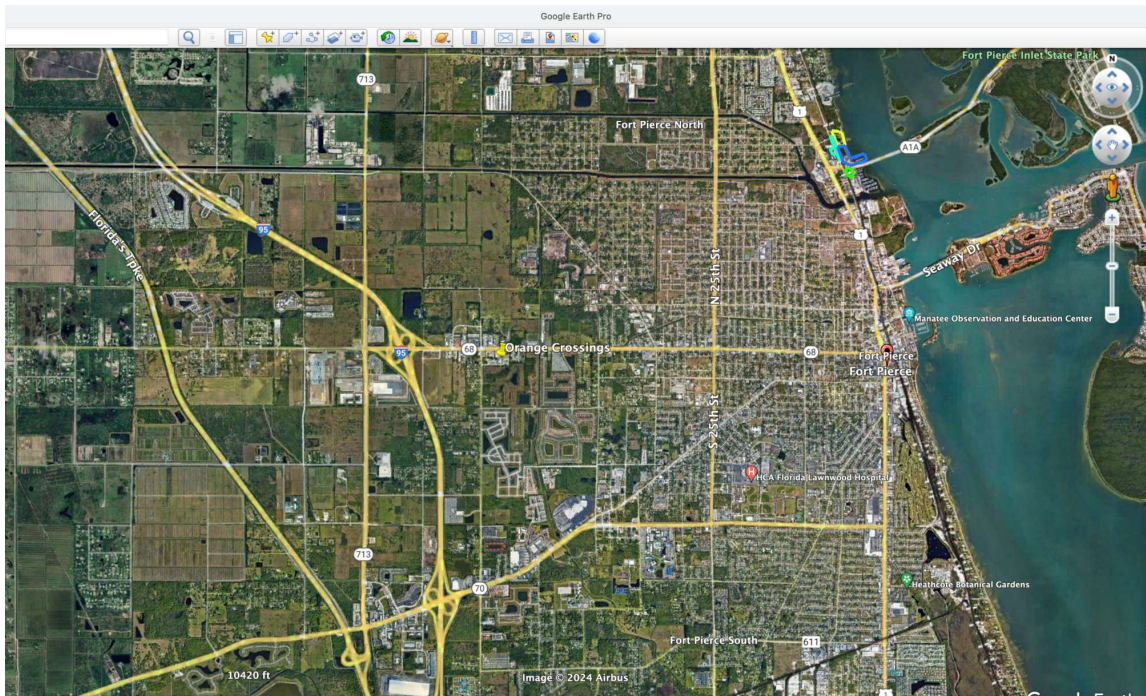


**COLDWELL BANKER**  
**COMMERCIAL**  
PARADISE

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