

FOUNDERS CROSSING PORT SAINT LUCIE

PORT SAINT LUCIE, FL | SAINT LUCIE COUNTY

347.67 ± ACRES TOTAL





With an entitled PUD approved for 850 units and utilities agreement already in place, Founders Crossing is an excellent location to participate in the rapid growth of Port Saint Lucie. Conveniently located just 1 ½ miles from I-95, this nearly 350 acre parcel provides over a mile of frontage on Midway Road and the beautiful 11 Mile Creek meanders through the property. Improvements include two barns, cattle pens, and two older homes. Mostly cleared but retaining beautiful palm hammocks, the property maintains its agricultural exemption and low taxes until development. Future Land Use also allows for 10 ± acres of commercial use as well as 8.5 ± acres ROI, which can be used for residential, office, or institutional purposes.

SPECIFICATIONS & FEATURES

Acreage: 347.67 ± acres

Sale Price: \$7,250,000

Price per Acre: \$20,853

Site Address: 12505 W. Midway Road, Fort Pierce, FL 34945

County: Saint Lucie

Permitted Lots: 850

Zoning/FLU: 10 ± acres commercial; 8.5 ± acres ROI (residential, office, institutional); and the balance low density residential

Road Frontage: 1 mile on Midway Road, 3,660 ± feet on McCarty Road

Lake Frontage/Water Features: 11 mile creek meanders through property

Uplands/Wetlands: No Wetlands

Utilities/Water Source: Utilities agreement in place

Infrastructure: McCarty Road bisects property

Taxes: \$7,516.27 in 2017

Fencing: Fenced for cattle

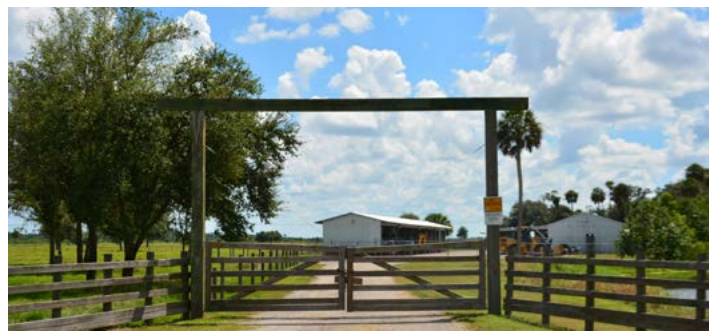
Structures: 4 structures all built in 1980

- 2 older homes
- 3,485 ± gross sf barn
- 2,500 ± gross sf barn/storage facility, 1,200 ± sf under air
- Cattle pens

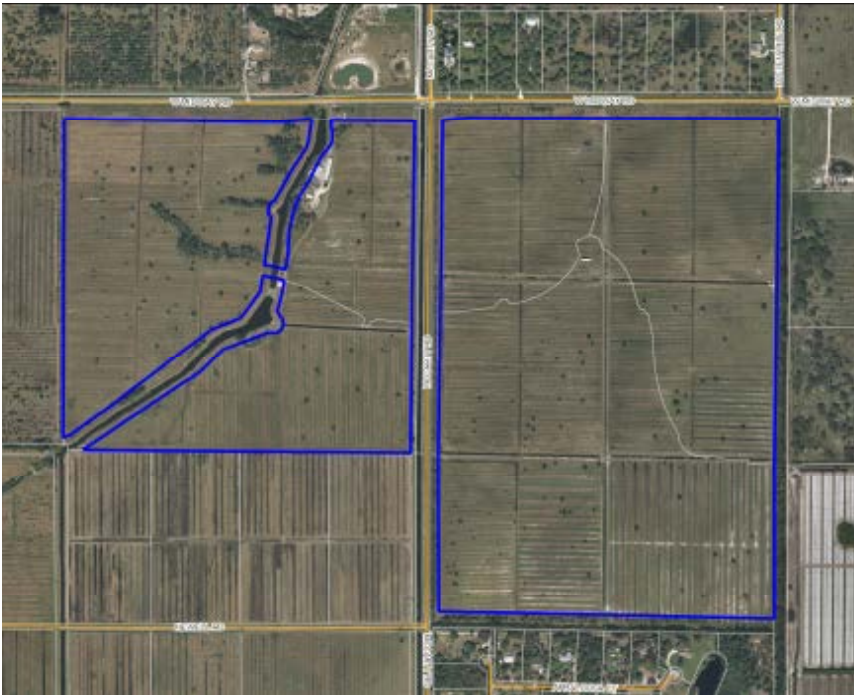
Planning/Permits: Entitled PUD approved for 850 units

Nearest Intersection: McCarty Road and Midway Road

Nearest Points of Interest: Property is just 1.5 miles west of the I-95 and Midway Road exit



LOCATION & DRIVING DIRECTIONS



Parcel IDs:

- 3304-700-0011-000-1
- 3304-700-0012-000-8
- 3305-800-0001-000-8
- 3304-700-0007-000-0
- 3304-700-0008-000-7
- 3304-700-0009-000-4

GPS Location: 27.369877, -80.447276

Driving Direction:

- From I-95, take exit 126 for CR 712/ Midway Road.
- Travel west for approximately 2 ½ miles to McCarty Road.
- Turn left on McCarty Road and property is located on both sides.

Showing Instructions: Call listing agent for showing instructions.





Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

347.67 ± Acres • Great Development Opportunity!
Commercial, ROI & Low-Density Residential Zoning
Agricultural Exemption & Low Taxes Until Developed

SREland.com/FoundersCrossing

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