

# ±96 Acre Parcel

11000 Okeechobee Rd, Fort Pierce, FL 34945

**NAI** Southcoast



±96 Acres

*Presented by*

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## Property Details

Location: 11000 Okeechobee Rd, Fort Pierce, FL 34945

Land Area: ±96.32 Acres

Parcel IDs: 2328-111-0000-000-4  
2328-113-0001-000-7  
2328-120-0000-000-2

Zoning: AG-2.5 - C

Future Land Use: Residential Estate

## Property Overview

Calling all land bankers. This 96-acre parcel is an ideal land bank opportunity in a pro-growth county, forecast to grow 20%+ in the next 10-years. The property lies just outside of the urban services boundary and is bordered to the west by property owned by GL Homes, one of South Florida's biggest home builders. DR Horton's Creekside development is located just 3/4 of a mile east. Be in the path of growth, while maintaining agricultural taxes with this great opportunity.

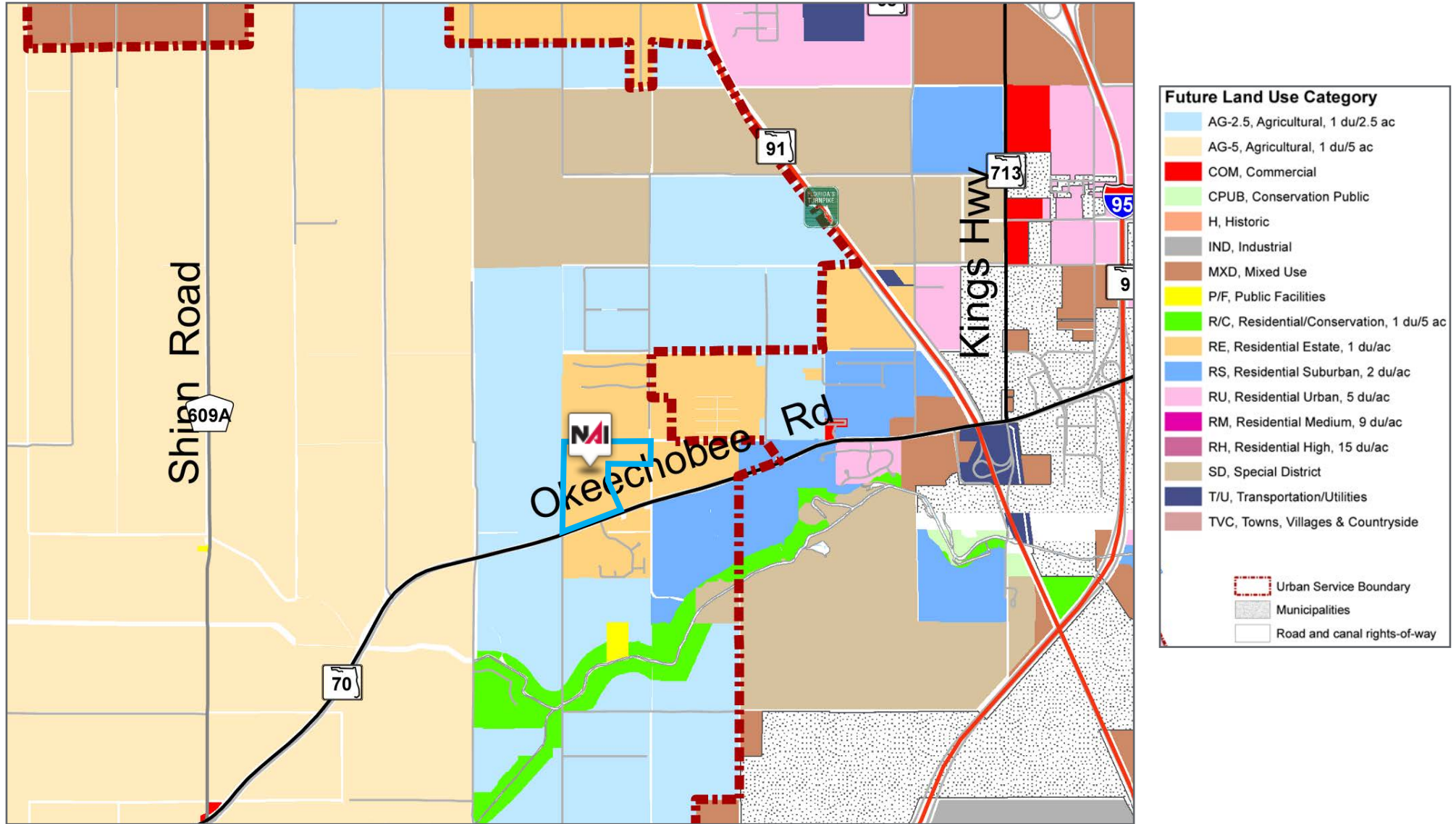
The subject site, Savannah Grove, is a 95.34 acre tract of raw land located on Okeechobee Rd in Ft Pierce, FL., approx. 1.5 miles E of FL Turnpike. Savannah Grove is situated in close proximity to various attractions and destinations. Downtown Fort Pierce offers contemporary shopping and dining. Entertainment options include Sunrise Theater and the A.E. Backus Museum & Gallery to the National Navy UDT-SEAL Museum. Avalon State Park and the Fort Pierce Inlet State Park and Recreation Area are also popular spots for sunbathing, swimming, surfing, scuba diving and fishing.

The New York Mets spring training facility is less than 15 minutes. Residents can take Route 1 or I-95 to Martin County, which is 20 minutes away, or West Palm Beach, which is just an hour away, with the Everglades just an hour further to the south. On the other side, Orlando is less than two hours to the north via Florida's Turnpike, with Universal Studios Florida and Walt Disney World. The close proximity to Palm Beach International Airport makes an easy and pleasurable commute.



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**D-R HORTON**  
*America's Builder*

**GLHOMES**

**±96 Acres**



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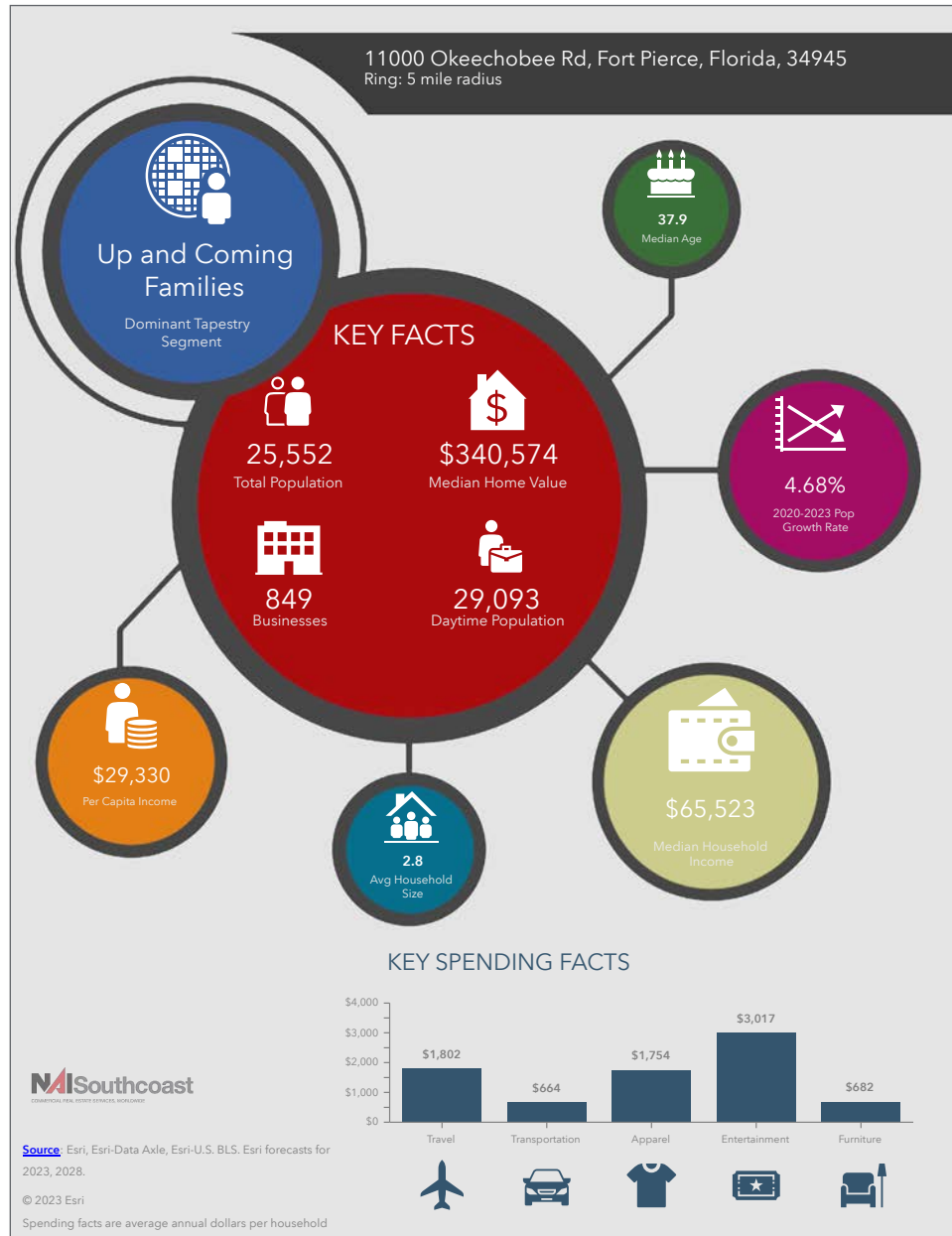




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# 2023 Demographics



## Population

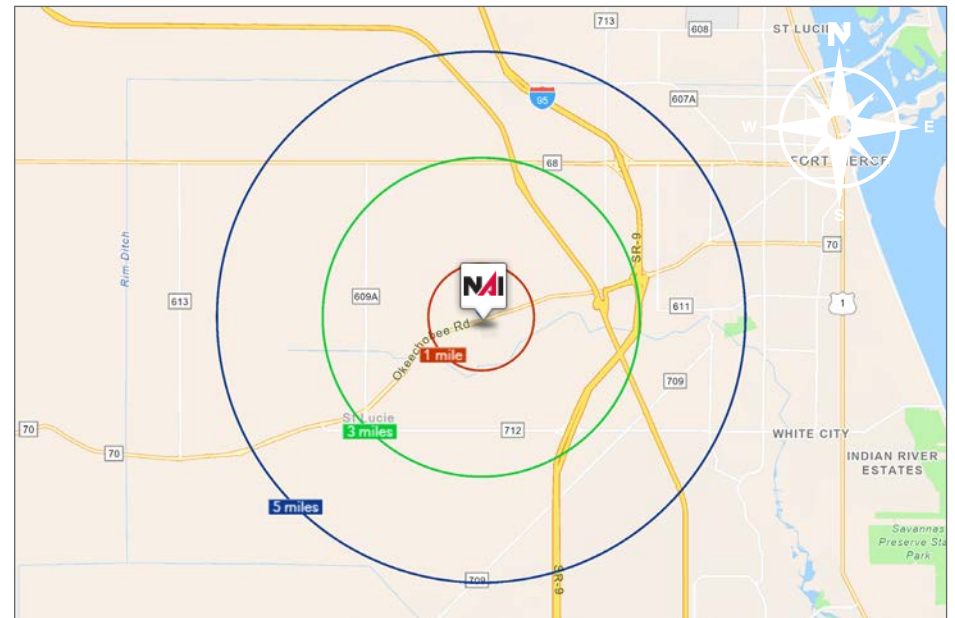
- 1 Mile: 715
- 3 Mile: 2,579
- 5 Mile: 25,552

## Average Household Income

- 1 Mile: \$103,315
- 3 Mile: \$105,154
- 5 Mile: \$84,541

## Median Age

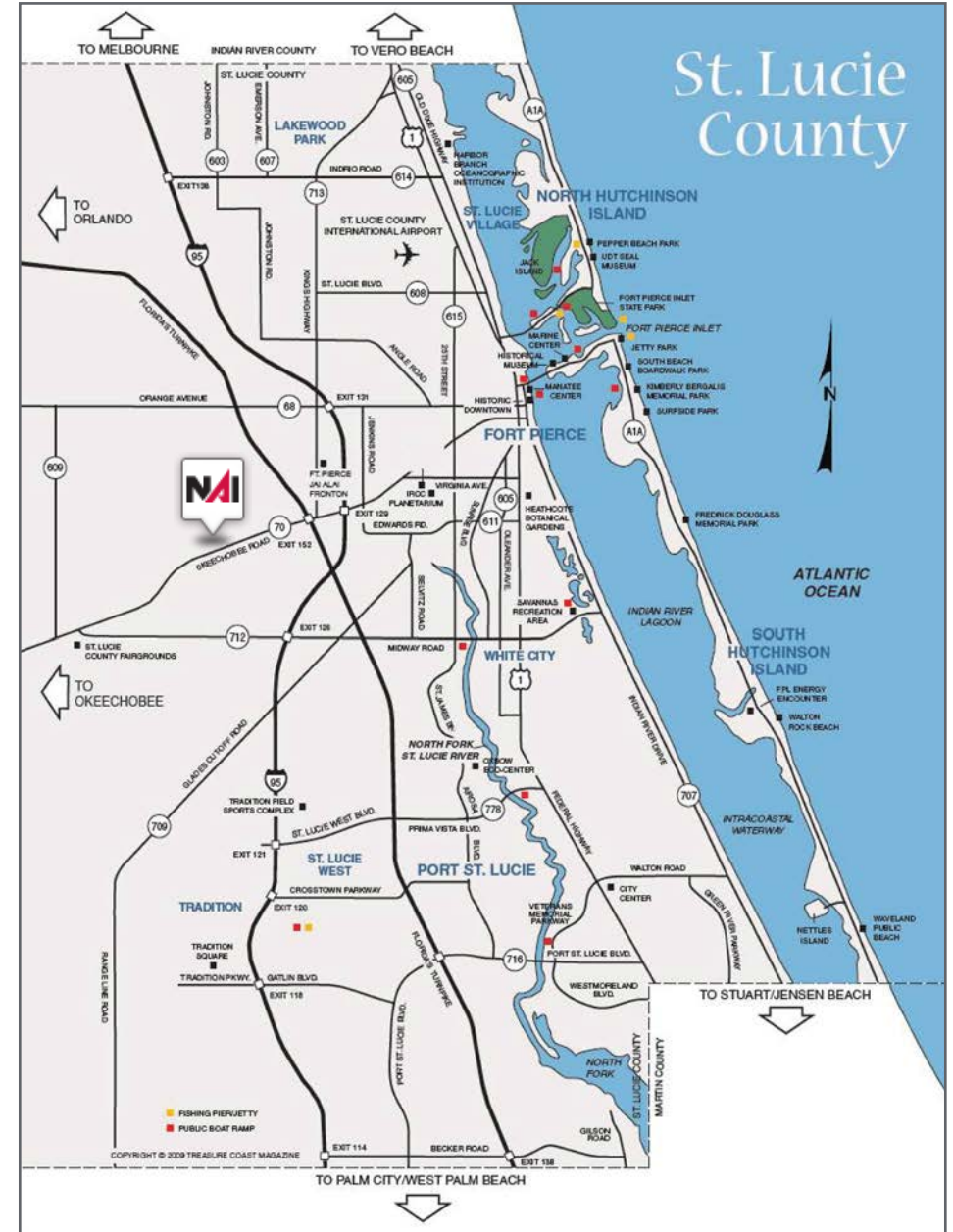
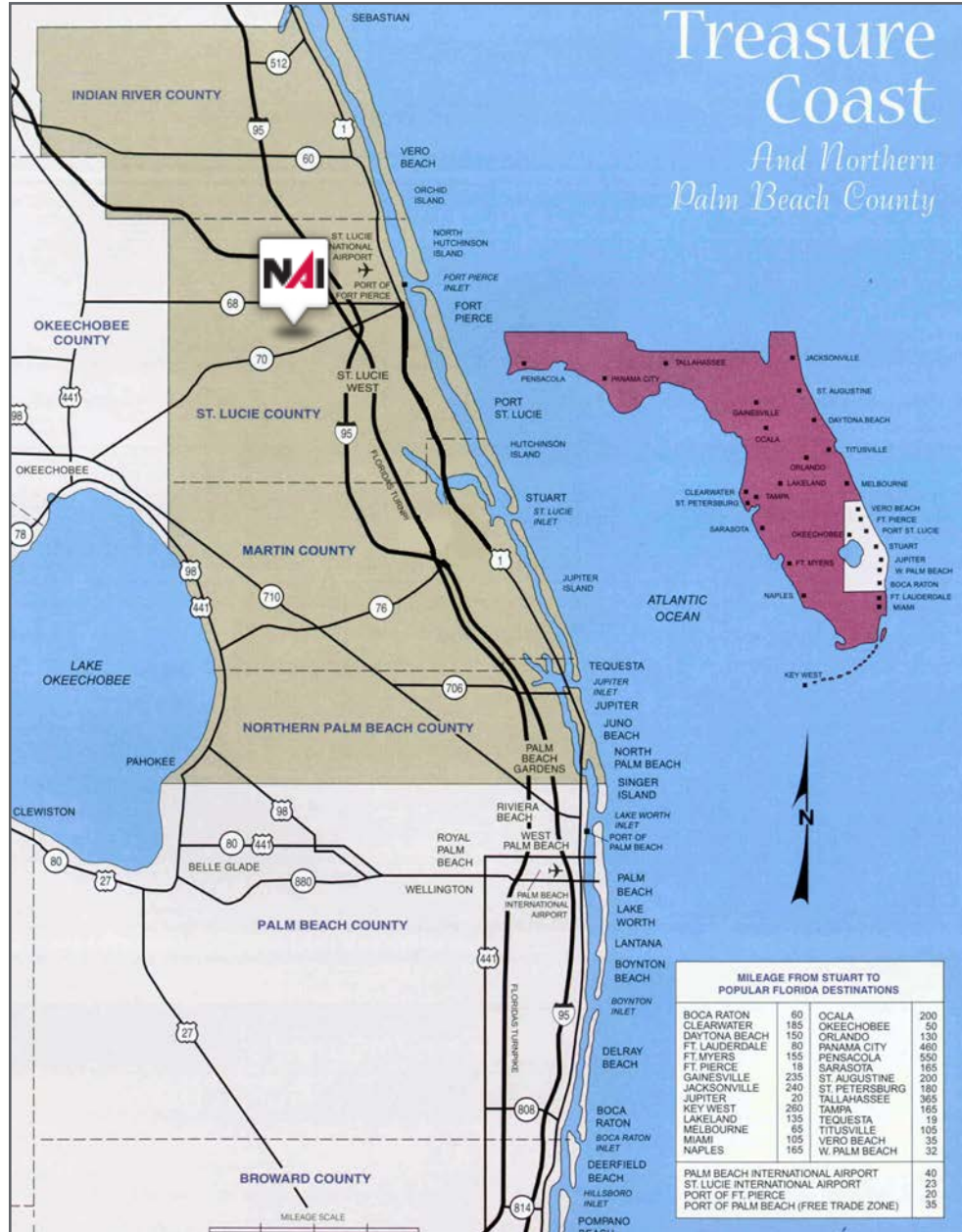
- 1 Mile: 52.0
- 3 Mile: 48.8
- 5 Mile: 37.9



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## Area Maps





# City Overview

City of Ft. Pierce, Florida



Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.



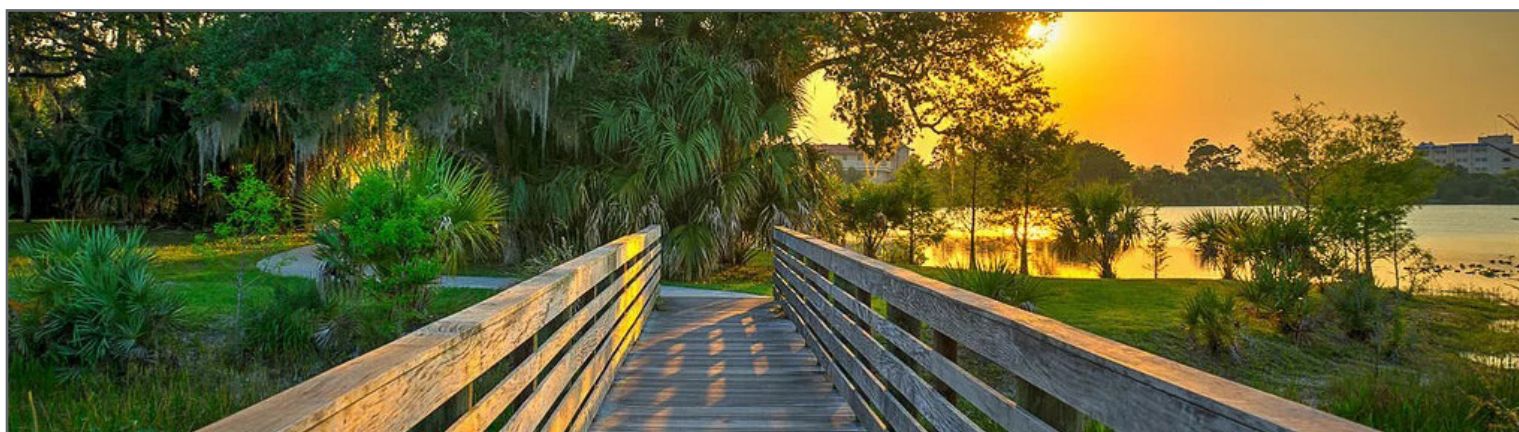
# Regional Overview

St. Lucie County, FL

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 328,000 and has experienced growth of over 18% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.







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