



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



PRICE: \$14,000,000

±52 AC DEVELOPMENT OPPORTUNITY NEAR BUC-EE'S & I-95

Indrio Rd & Kings Hwy, St. Lucie County, FL 34951

PROPERTY DETAILS

- **Size:** ±52 acres
- **Parcels:** 1314-412-0000-000-2
1314-411-0005-000-4
1314-411-0003-000-0
- **Area:** Indrio Road Commercial Corridor
- **Zoning:** AG-1 & General Commercial
- **FLU:** TVC: Towns, Villages & Countryside
- **Utilities:** Water, Sewer & Electric

PRICE: \$14,000,000

PROPERTY HIGHLIGHTS

Positioned on the southwest corner of Indrio Road and N Kings Highway in St. Lucie County, this exceptional 52 acre offering presents one of the region's most versatile development opportunities. Located just 3 miles from the I-95 interchange and the new Buc-ee's currently under development, the property benefits from outstanding regional accessibility and increasing commercial activity along one of the Treasure Coast's growing corridors.

With 52 contiguous acres, excellent frontage, and proximity to major transportation routes, the site offers unlimited possibilities for a wide range of uses. As growth continues to accelerate across St. Lucie County, this property represents a rare opportunity to secure a large-scale development site at the center of the region's future expansion.

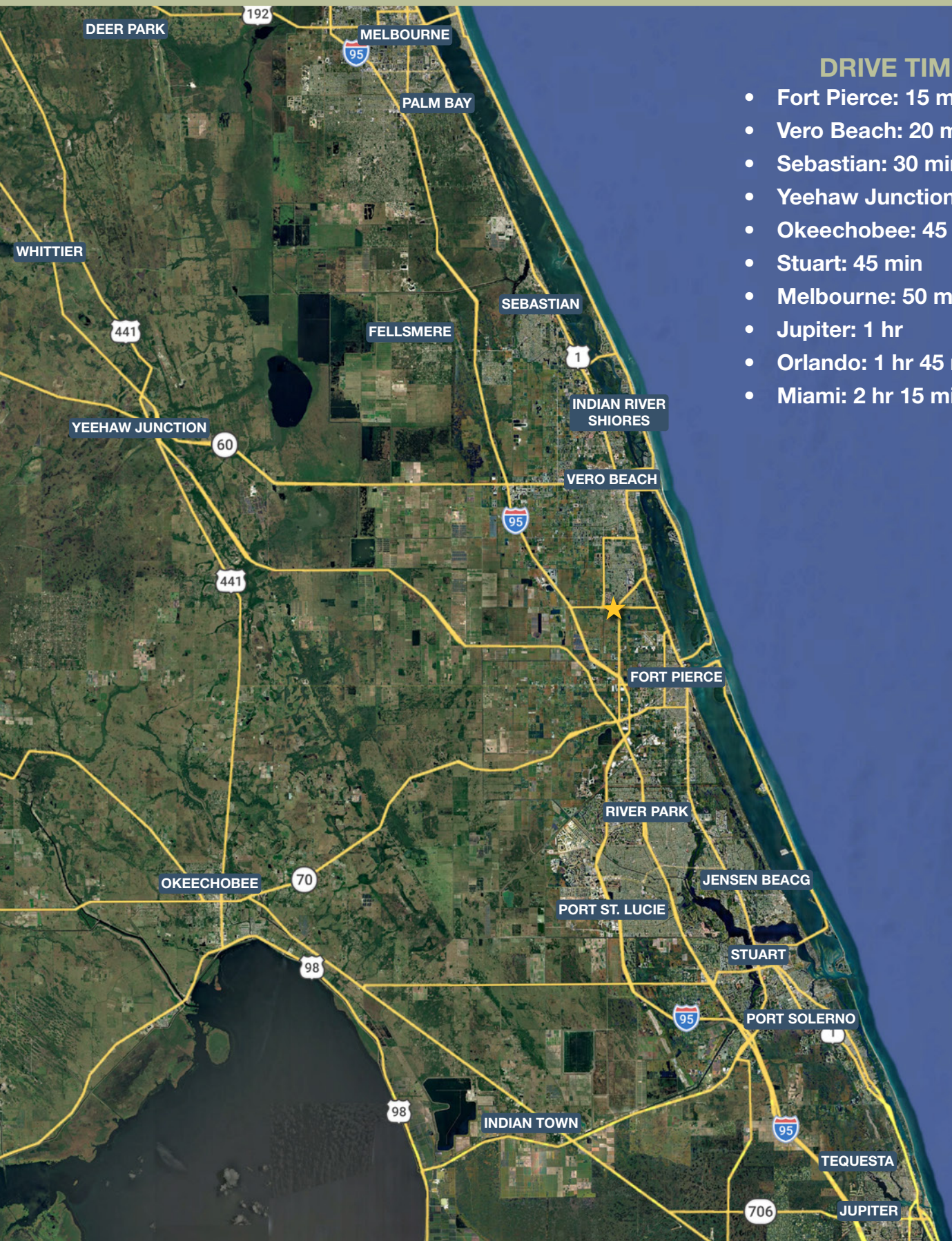


GEOGRAPHICAL DETAILS

The property sits directly west of the Treasure Coast International Airport, which is actively pursuing commercial passenger services. The anticipated expansion of airport and retail operations is expected to increase daily traffic volumes, strengthen economic activity, and further elevate demand for commercial and mixed-use development throughout the area.



REGIONAL MAP



DRIVE TIMES

- Fort Pierce: 15 min
- Vero Beach: 20 min
- Sebastian: 30 min
- Yeehaw Junction: 40 min
- Okeechobee: 45 min
- Stuart: 45 min
- Melbourne: 50 min
- Jupiter: 1 hr
- Orlando: 1 hr 45 min
- Miami: 2 hr 15 min