

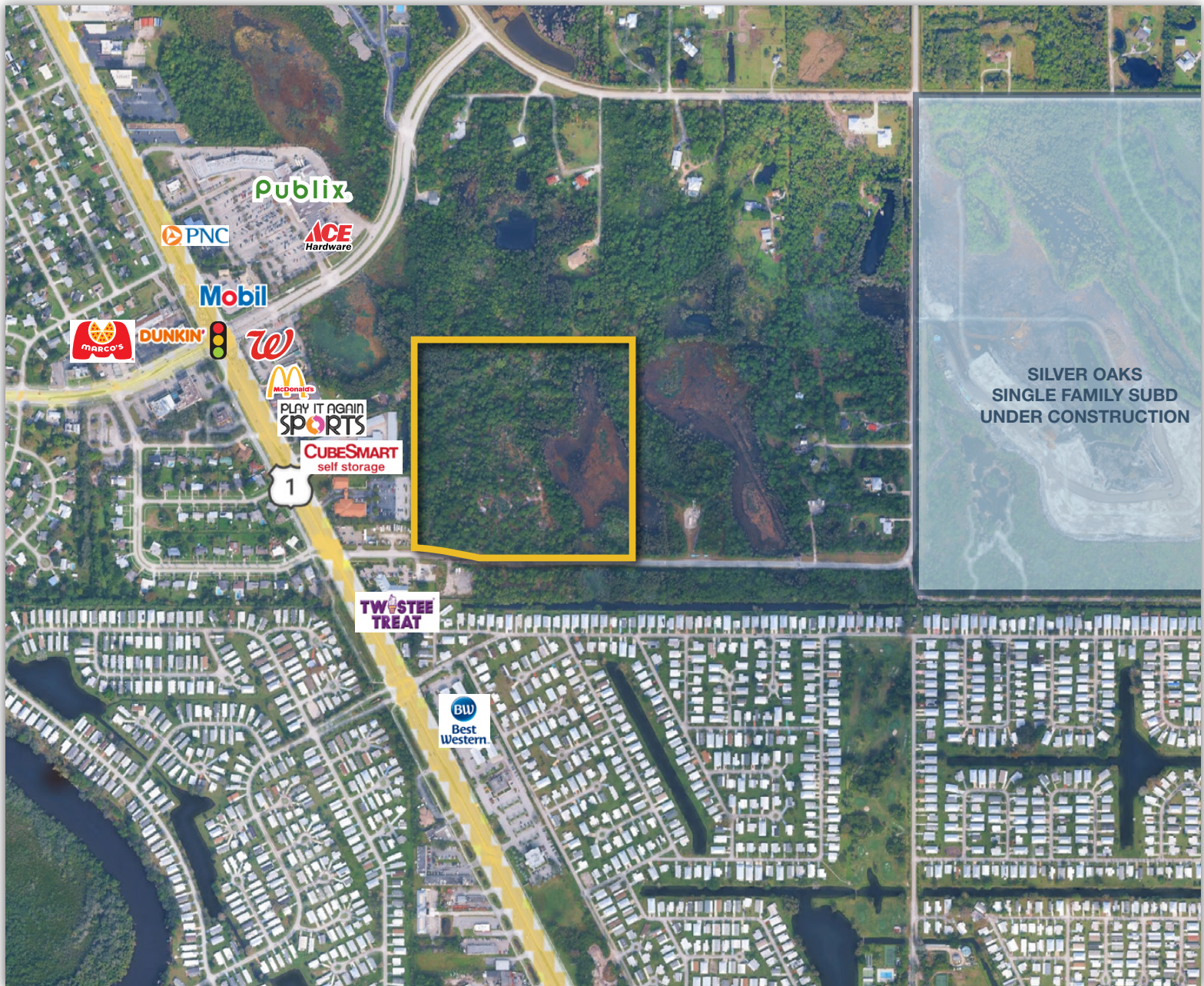


MAURY L. CARTER
& ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER

±32.93 ACRE LAND OPPORTUNITY OFF US HWY 1 IN ST. LUCIE COUNTY

DYER RD. PORT ST. LUCIE, FL 34952

ONE OF THE LAST LARGE TRACTS IN THE US HWY 1 CORRIDOR IN THE COUNTY!



PRICE: \$2,000,000 AS-IS

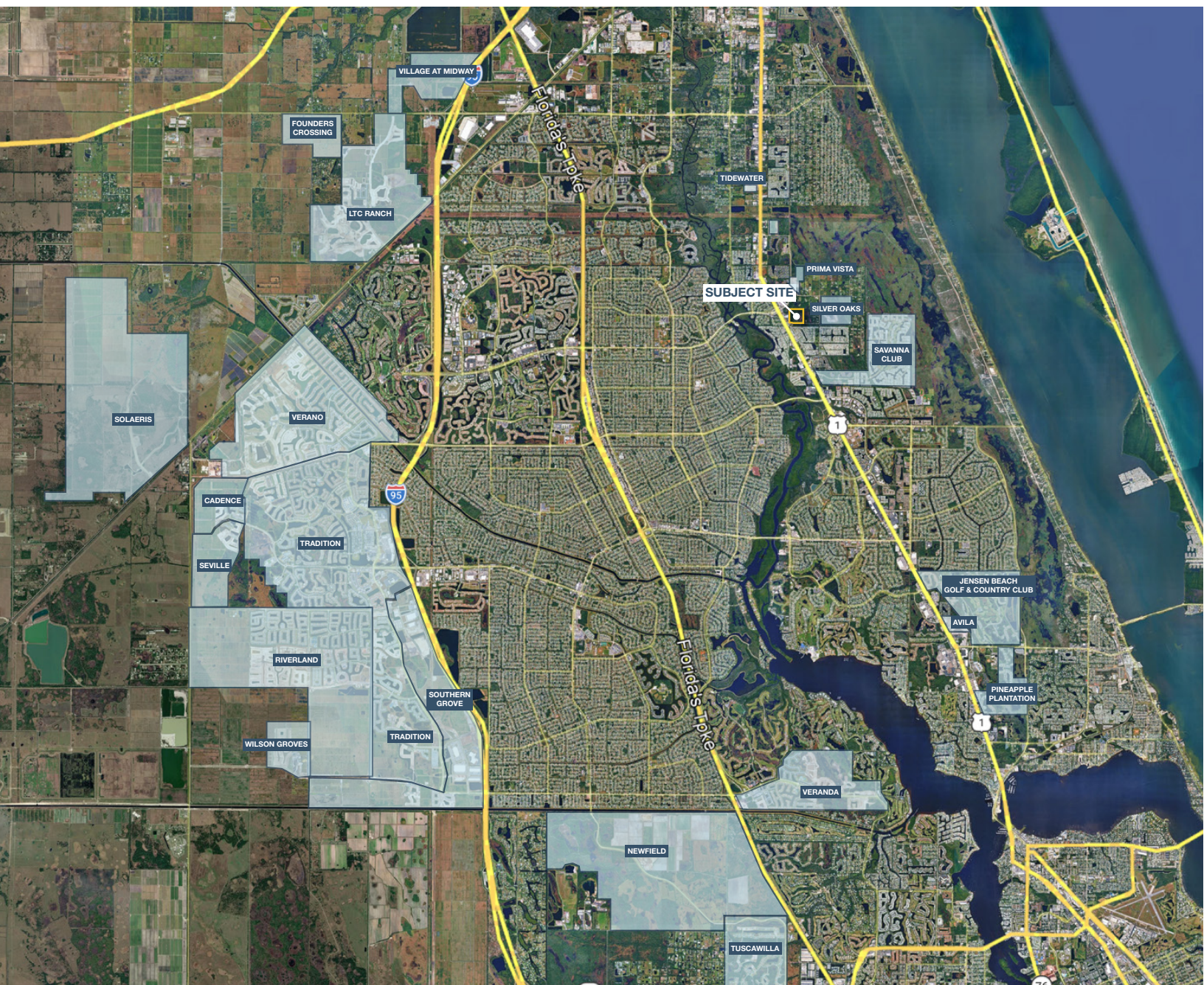
PROPERTY DETAILS

- Size: ± 32.93 acres
- Parcel ID: 3414-501-0705-450-9
- Zoning: RF (Religious Facilities)
- FLU: RU (Residential Urban)

PRICE: \$2,000,000 AS-IS

PROPERTY HIGHLIGHTS

One of the last large parcels remaining east of US-1 in St. Lucie County. This $32.93\pm$ gross acre ($23.25\pm$ net) tract offers $1,319\pm$ ft of frontage on Dyer Road, near the actively selling Silver Oaks community. Currently Zoned Religious Facilities with a Residential Urban future land use supporting up to 5du/ac. A strong fit for investors with potential future development opportunity.



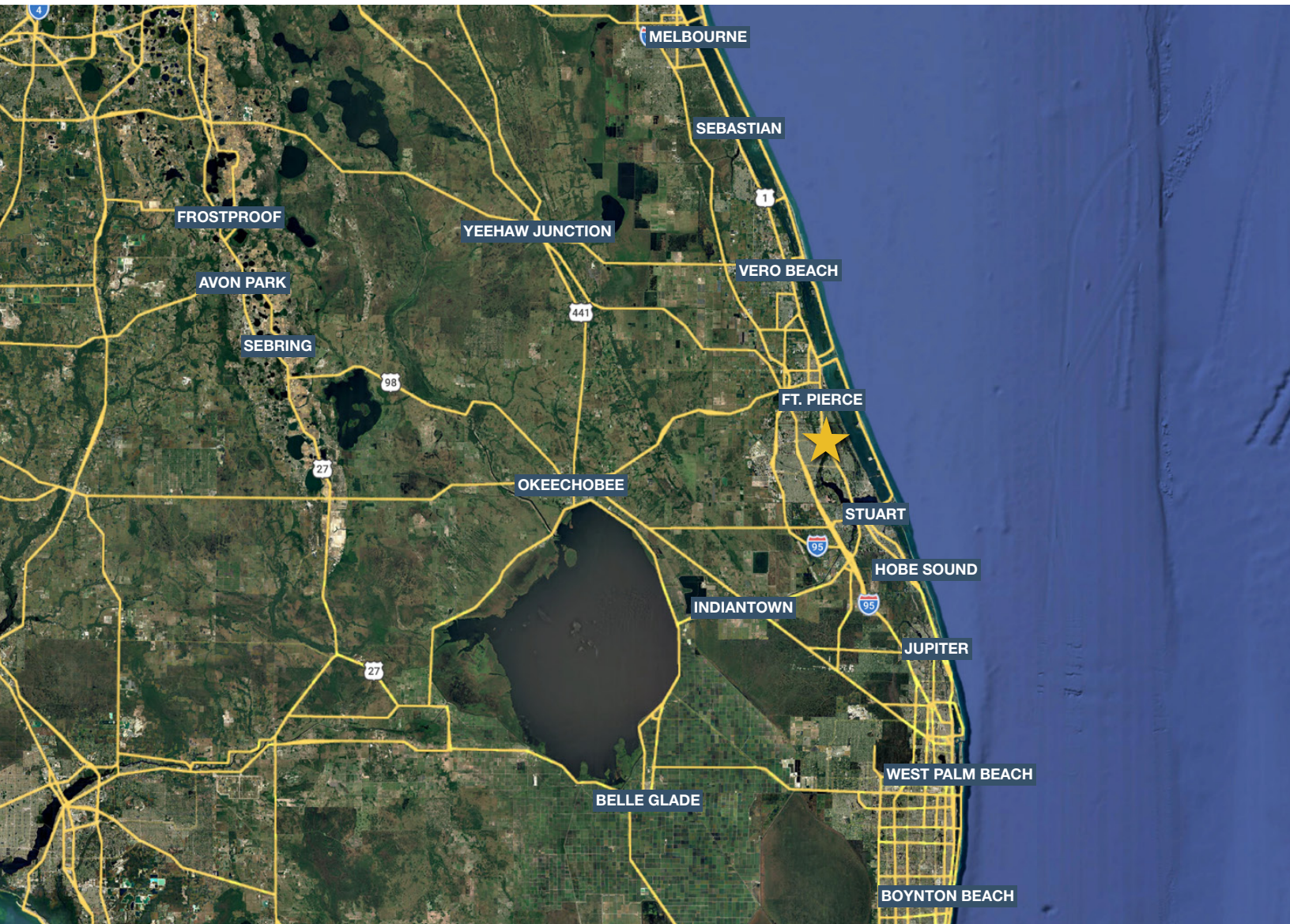
GEOGRAPHICAL DETAILS



DEMOGRAPHICS

LOCALE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
Port St. Lucie	268,062	\$80,648	\$369,200
St. Lucie County	402,449	\$71,457	\$347,300

REGIONAL MAP



DRIVE TIMES

1. Stuart: 20 min
2. Ft. Pierce: 20 min
3. Vero Beach: 45 min
4. Jupiter: 1 hr
5. Okeechobee: 1 hr
6. Yeehaw Junction: 1 hr
7. West Palm Beach: 1 hr
8. Melbourne: 1 hr 20 min
9. Boca Raton: 1 hr 20 min
10. Miami: 2 hr 15 min

