



**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

MICHAEL MCCARTY

AGENT

D: 772.223.3646

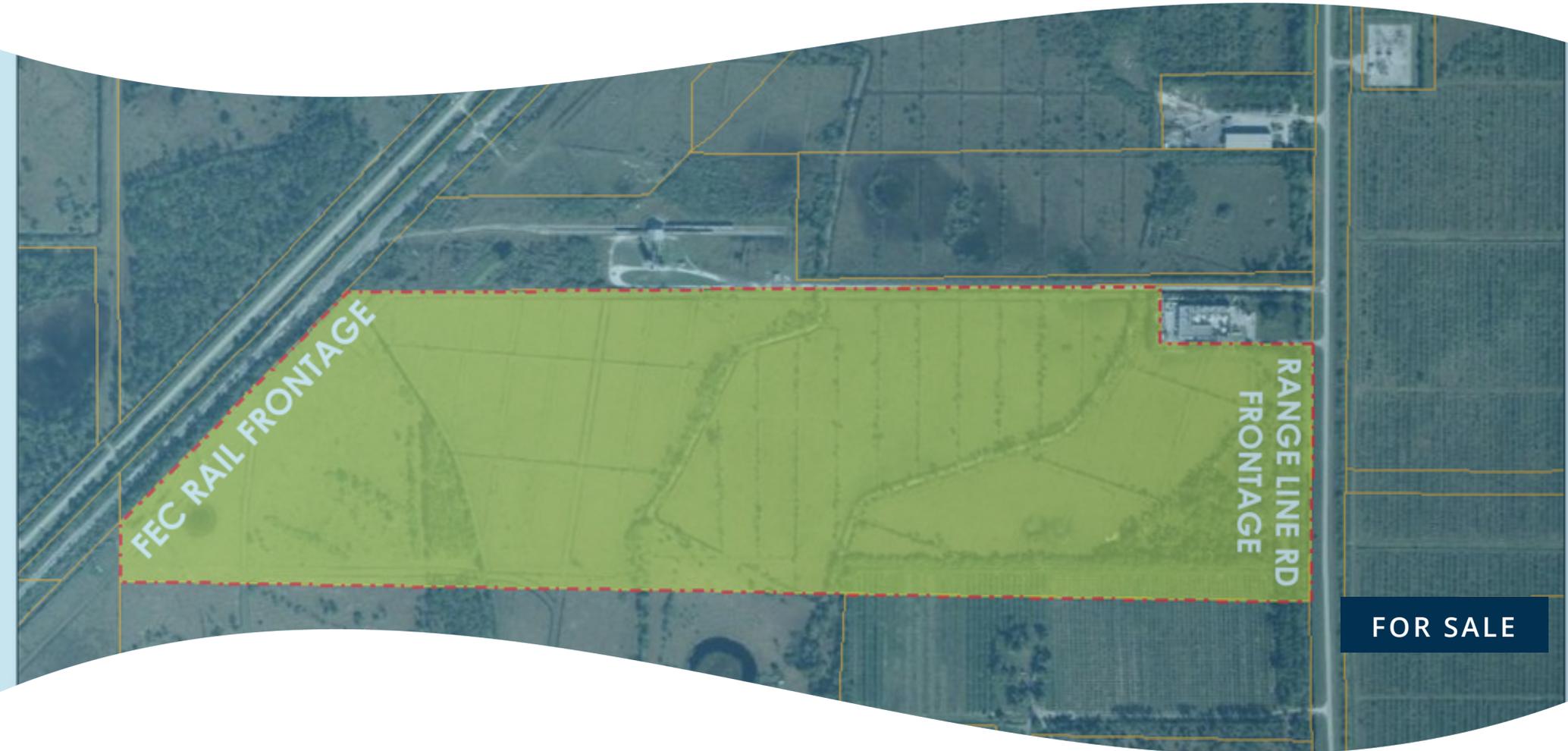
MIKE@MCCARTYLANDPLANNING.COM

TERRY KEATHLEY

AGENT

D: 772.223.3646

PHKEATHLEY@COMCAST.NET



123 +/- Acres Vacant Heavy Industrial with FEC Rail Frontage
RANGE LINE ROAD, PORT SAINT LUCIE, FL 34987



OFFERING SUMMARY

Sale Price: \$5,500,000

Lot Size: 123.0 Acres

Zoning: Heavy Industrial

Price / SF: \$1.03

PROPERTY OVERVIEW

Tremendous Industrial Development Opportunity located in one of the Fast Growing Per-Capita Counties in Florida! This 123+/- Acre Tract is Zoned Heavy Industrial which encompasses the Most Comprehensive Allowable Industrial Uses in St. Lucie County.

LOCATION OVERVIEW

Located directly on Range Line Road with Frontage on the FEC Railroad in St. Lucie County, easily accessible to I-95 and Florida's Turnpike.

DEMOGRAPHICS

	30 MILES	50 MILES	100 MILES
Total Households	239,975	559,929	2,541,715
Total Population	611,483	1,441,076	6,710,142
Average HH Income	\$66,791	\$72,705	\$67,173

EXECUTIVE SUMMARY

MICHAEL MCCARTY

AGENT

D: 772.223.3646

MIKE@MCCARTYLANDPLANNING.COM

TERRY KEATHLEY

AGENT

D: 772.223.3646

PHKEATHLEY@COMCAST.NET



LOCATION MAP

MICHAEL MCCARTY

AGENT

D: 772.223.3646

MIKE@MCCARTYLANDPLANNING.COM

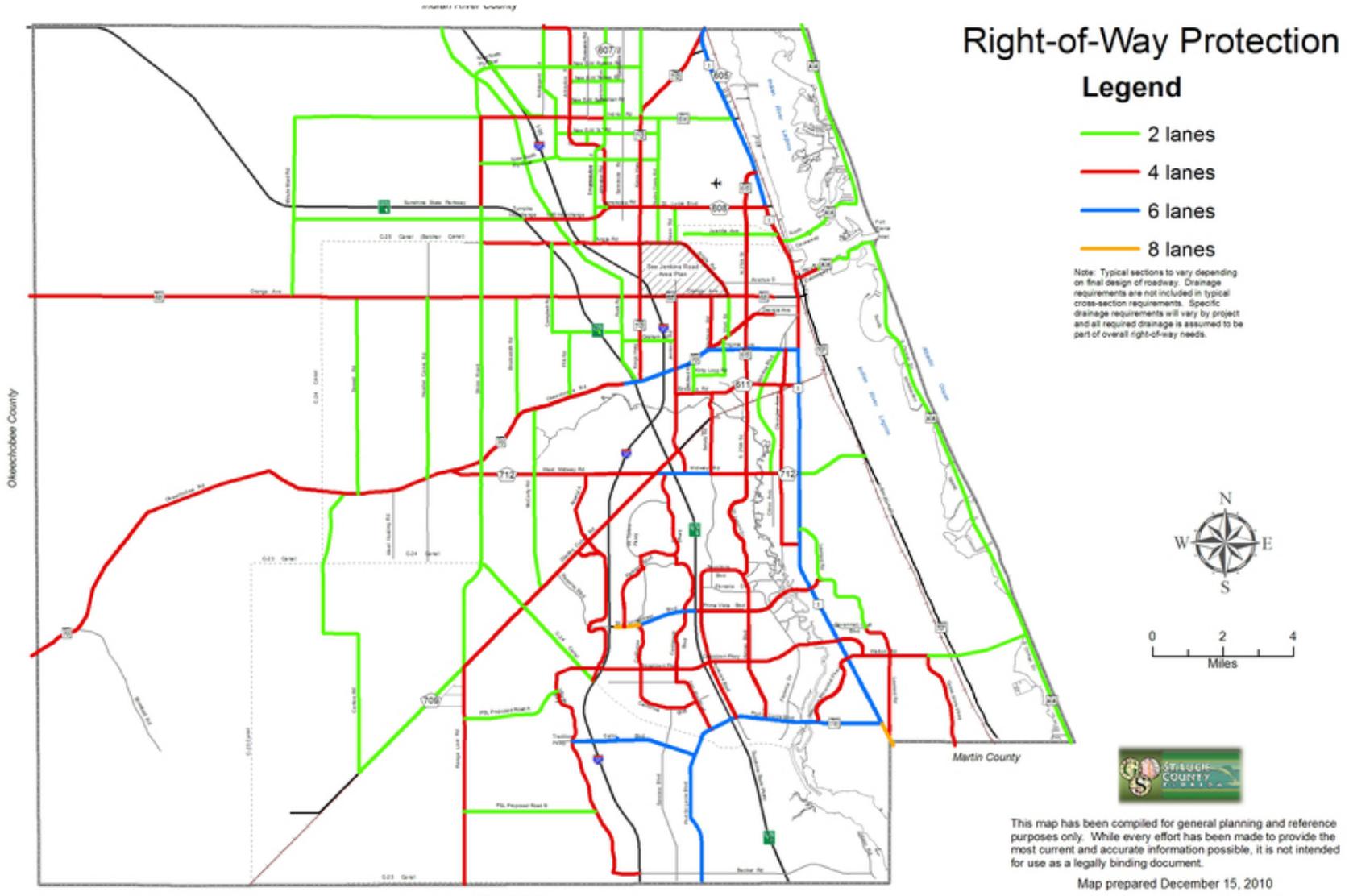
TERRY KEATHLEY

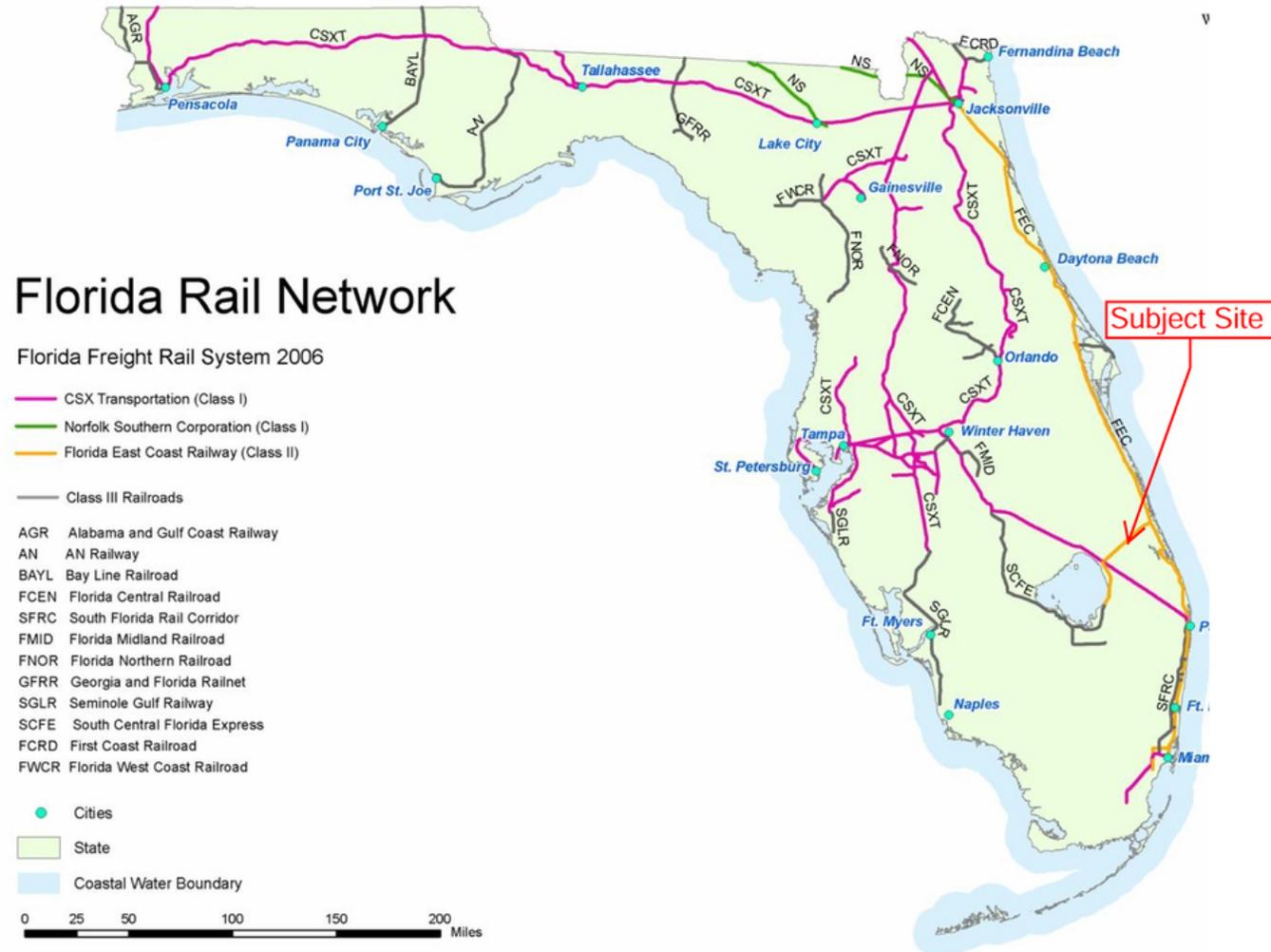
AGENT

D: 772.223.3646

PHKEATHLEY@COMCAST.NET

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net







POPULATION

	30 MILES	50 MILES	100 MILES
Total population	611,483	1,441,076	6,710,142
Median age	44.6	42.6	40.5
Median age (Male)	43.2	41.6	39.1
Median age (Female)	45.6	43.4	41.8

HOUSEHOLDS & INCOME

	30 MILES	50 MILES	100 MILES
Total households	239,975	559,929	2,541,715
# of persons per HH	2.5	2.6	2.6
Average HH income	\$66,791	\$72,705	\$67,173
Average house value	\$244,986	\$277,248	\$288,791