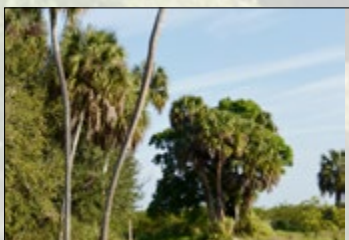


# KINGS HIGHWAY 20 ACRES MIXED USE

Fort Pierce, FL • Saint Lucie County

19.3 +/- ACRES

- *Investment!*
- *Specialty Fruit Citrus Grove*
- *Future Mixed Use*



## KINGS HIGHWAY 20 ACRES MIXED USE

Fort Pierce, FL • Saint Lucie County

Located inside the urban service area of Saint Lucie County, the property has an underlying future land use of MXD allowing a wide range of uses, including commercial, industrial and residential uses. The property is located on the busy Kings Highway adjacent to the Saint Lucie County Airport West Industrial Park. It features a producing specialty fruit citrus grove and an income producing warehouse.

**Total Gross Acres:** 19.3 +/- acres

**Sale Price:** \$275,000

**Price Per Acre:** \$14,248.70

**Site Address:** Kings Highway, Fort Pierce, FL  
Saint Lucie County

**Road Frontage:** 670 +/- FT on Kings Highway

**Soil Types:** Riviera Fine Sand 11.15 Acres, Hilolo  
Loamy Sand 8.15 Acres

**Uplands/Wetlands:** 100% uplands

**Citrus Varieties:** Minneolas, Red Navels, Navels, Valencias,  
Orlando Tangelos, Novas, and Lees

**Land Cover:** Citrus grove

**Irrigation/Wells:** (1) 6" well, (1) 3" well, microjet irrigation

**Structures:** 2,688 SF warehouse built in 1996

**Zoning/FLU:** AR-1 Zoning, MXD Future Land Use

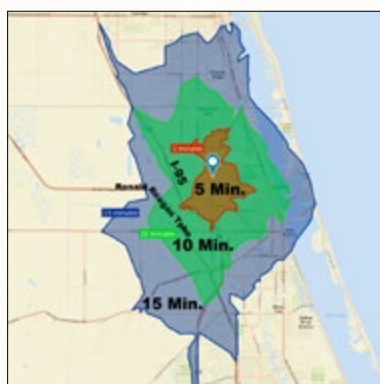
**Current Use:** Citrus grove and warehouse

**Income Features:** Warehouse lease for \$10,000/yr

**Taxes:** 2014 taxes \$953.29



1-3-5 Mile Circles



Drive Times 5-10-15 Minutes

**Great Investment!**

**Producing Specialty Fruit Citrus Grove**

**Future Commercial, Industrial & Residential Uses**

For additional details, go to:

[www.SaundersRealEstate.com/KingsHwy20](http://www.SaundersRealEstate.com/KingsHwy20)

**Parcel ID:** 1325-231-0000-000-1

**GPS:** 27.494423, -80.396505

**Directions:**

- From I-95, exit on to Indrio Road and travel east 3.2 miles
- Turn right (south) on Kings Highway and travel 1.8 miles
- Property will be on the left



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