HORIZON DEVELOPMENT
Fort Pierce, Florida • Saint Lucie County

560.39 +/- ACRES
Incredible Location!
Poised for Residential Development
Rapidly Growing Area
Adjacent to I-95!

11 +/- Miles to Vero Beach Shopping (I-95 & SR 60)

6 +/- Miles to Indian River Lagoon and Atlantic Beaches

Parcel IDs:
- 1328-231-0001-000-7, 1328-132-0025-000-7,
- 1328-311-0001-000-2, 1328-312-0001-000-5,
- 1328-321-0001-000-3, 1328-341-0001-000-5,
- 1333-112-0010-000-3

GPS: Long/Lat 80.44052, 27.48759

Driving Directions:
- From I-95 and Indrio Road in St. Lucie County, proceed west on Indrio Road for 1,000 feet
- Turn left (south) on Frontage Road and proceed east and then southeast along Frontage Road
- Frontage Road runs parallel and next to I-95
- Go 2.2 miles to property gate
Currently used for cattle production, this property is an extraordinary investment opportunity for residential development that is visible from and close to two of Florida’s prime traffic corridors. Facing 1.2 miles on west side of I-95, there is access to the property through Frontage Road. This is a rapidly growing area and the property is across from the sizeable Meadowood community with the Meadowood Golf and Tennis Club. Formerly an irrigated container nursery, Horizon Development has an irrigation system that could be brought back into operation should agriculture be planned. Surface water irrigation comes from the 6 +/- acre man-made lake. This property’s highest and best use can be considered residential development.

Acreage: 560.39 +/- acres
Sale Price: $2,900,000
Price per Acre: $5,175
County: St. Lucie
Site Address: 12501 Indrio Road, Fort Pierce, FL 34945
Nearest Intersection: Indrio Road & I-95
Water Features: 6.4 +/- acre man-made lake
Road Frontage: 0.6 +/- miles along Frontage Road
Faces 1.2 +/- miles on the west side of I-95
Fencing: Fenced and Cross-fenced for Cattle
Water & Utilities: Residential wells/surface water, Florida Power & Light (FPL)
Uplands/Wetlands: 534 +/- acres uplands
26 +/- acres wetlands
Soil Types: Predominately Pepper, Eaugallie, Nettles and Oldsmar Sands
Grass Types: Bahia grass
Land Cover:
• 309 +/- acres Bahia grass
• 251 +/- acres native forested land
Irrigation/Wells:
• Surface water irrigation from man-made lake
• A remaining irrigation system could be brought back into operation
Zoning/FLU:
• Town, Villages & Countryside (TVC)
• Future Land Use of 1-9 DU per Acre
Structures:
• Doublewide modular building 60’ x 24’, 1,440 SF, age unknown but appears relatively new
Current Use: Cattle production
Income Features: Cattle lease, possible tree farm, container nursery, cattle operations
Survey Reports: Recent Survey
Taxes: $2,239.42 (2015)

An Extraordinary Investment Opportunity for Development that is Visible from and Close to Two of Florida’s Prime Traffic Corridors!

For aerial video and additional maps and details, go to:
www.SaundersRealEstate.com/Horizon
Horizon Development
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560.39 +/- Acres

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