

HEADER CANAL-200 ACRES

FORT PIERCE, FL | SAINT LUCIE COUNTY

198.79 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 198.79 ± acres

Sale Price: \$2,484,875

Price per Acre: \$12,500

Site Address: 5075 S. Header Canal Road,
Fort Pierce, FL 34945

County: Saint Lucie

Road Frontage: 1,300 ± feet on Okeechobee Road (4-
lane divided highway), 1 mile on Header Canal Road

Predominant Soil Types: Pineda Sand 149 ± acres,
Wabasso Sand 52 ± acres

Uplands/Wetlands: No wetlands

Irrigation/Wells: Water use permits through SFWMD,
(3) 6" wells

Water Source & Utilities: (3) 6" wells & septic

Zoning/FLU: Ag-5

Structures: Cattle pens in place

Taxes: \$3,986.51 in 2017

Fencing: Property is completely fenced & cross fenced
for cattle

Land Cover: Bahia grass

Current Use: Cattle production; retains agricultural
exemption

Potential Use: Great potential camp ground site or
ranchette community

This 199 ± acre property is conveniently located just minutes from Ft. Pierce and Port St. Lucie on Okeechobee Road, a major four lane highway. The location is a great transitional piece for conversion to a ranchette community, with Hidden Acres a successful, established development of two and three acre home sites adjacent on two sides. The property is mostly cleared and leveled with a perimeter of established trees. The existing cattle pens, fencing, and improved pastures provide excellent income production and an agricultural exemption for lowering property taxes. Property is in two property tax parcels totaling approximately 152 acres and 47 acres.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 3211-111-0004-000-6 & 3202-411-0039-000-3

GPS Location: 27.370093, -80.499586

Driving Directions:

From North:

- Take I-95 South to exit 129 for SR 70/ Okeechobee Road.
- Travel west for approximately 7 ½ miles to Header Canal Road.
- Turn left on Header Canal Road and property will be located on your right.

From South:

- Take I-95 North to exit 126 for CR 712/Midway Road.
- Travel west on Midway Road for 5 miles to Okeechobee Road.
- Turn left on Okeechobee Road and travel west ¾ miles to Header Canal Road.
- Turn left on Header Canal and property will be located on your right.

Showing Instructions: Contact the listing agent, Jeff Cusson (863.226.5103), to learn more or schedule a showing time.





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

198.79 ± Acres • Fenced with Cattle Pens
Potential for Ranchette or Campground Development

Visit SVNsaunders.com & Search For: Header Canal

Jeff Cusson, CCIM 863.226.5103 | jeffcusson@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

©2019 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated
Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land and
conservation easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and
conservation easement real estate services through Saunders Ralston Dantzler Real Estate and the
Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.

