

# Fort Pierce Development Opportunity

S. Rock Road  
Fort Pierce, FL 34945  
[www.stateoffloridasurpluslands.com](http://www.stateoffloridasurpluslands.com)

±166.9 Acres Available in St. Lucie County



Address	S. Rock Road, Fort Pierce, FL 34945
County	St. Lucie
Bid Number	DSL-BID-24-004
Land Area	±166.9 Acres   ±7,270,164 Total SF
Parcel Numbers (Portions of)	2315-111-0002-000-8; 2314-200-0000-000-4
Zoning	AR-1

# St. Lucie County Surplus

S. Rock Road | Fort Pierce, FL 34945

For Sale

## Area Information

Conveniently located halfway between Orlando and Miami - 120 miles from both - St. Lucie County has the location, business environment, and workforce to be one of the best performing communities in the nation. St. Lucie County has a diversity of industries that draw from a highly skilled regional workforce of nearly 345,000 and had a 18.5% population growth over the last decade (2010-2020), exceeding the state's growth of 14.2%.



## Points of Interest

### Subject Property

- ★ St. Lucie County Surplus  
S Rock Rd

### Hospitals & Medical Facilities

- 1 HCA Florida Lawnwood Hospital  
1700 S 23rd St
- 2 Sheridan Healthcare - Medical Center  
1700 S 23rd St
- 3 lawnwood Regional - Hospital  
3402 Dale Pl
- 4 Whole Family Health Center  
725 N US Highway 1

### Airport & Transportation

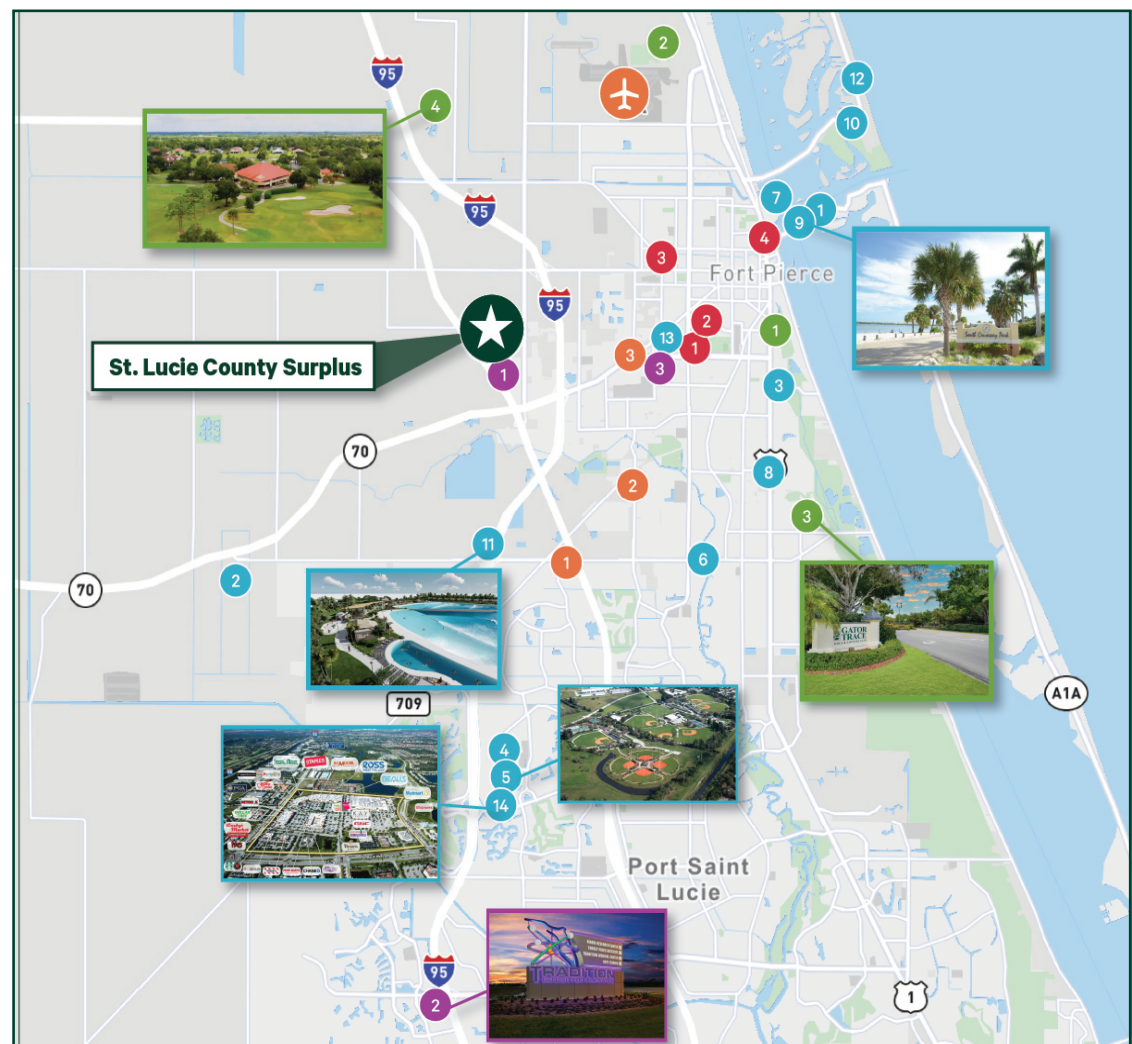
- ✈ Treasure Coast International Airport  
& Business Park  
3170 Alrmans Dr

### Golf Courses

- 1 Indian Hills Golf Course  
1600 S 3rd St
- 2 Fairwinds Golf Course  
4400 Fairwinds Dr
- 3 Gator Trace Golf & Country Club  
4302 Gator Trace Dr
- 4 Meadowood Golf and Tennis Club  
9425 Meadowood Dr

### Points of Interest

- 1 St. Lucie County Aquarium  
420 Seaway Dr
- 2 St Lucie County Fairgrounds  
15601 W Midway Rd
- 3 Heathcote Botanical Gardens  
210 Savannah Rd
- 4 Clover Park - Mets Spring Training Center  
31 Piazza Dr
- 5 St. Lucie County Regional Sports Complex  
560 NW University Blvd
- 6 White City Park  
2081 W Midway Rd
- 7 Harbour Pointe Park  
1 Avenue M Extension
- 8 Fort Pierce State Farmers' Market  
3479 S US Highway 1
- 9 South Causeway Beach  
414 Seaway Dr
- 10 Ft Pierce Inlet State Park  
905 Shorewinds Dr



- 11 Wavegarden Surf Park (planned)  
10050 W Midway Rd
- 12 The National Navy UDT-SEAL Museum  
3300 N Highway A1a
- 13 IRSC Performing Arts Center  
Virginia Ave
- 14 Town Center at St Lucie West  
1789 NW Saint Lucie West Blvd

### Education & Research

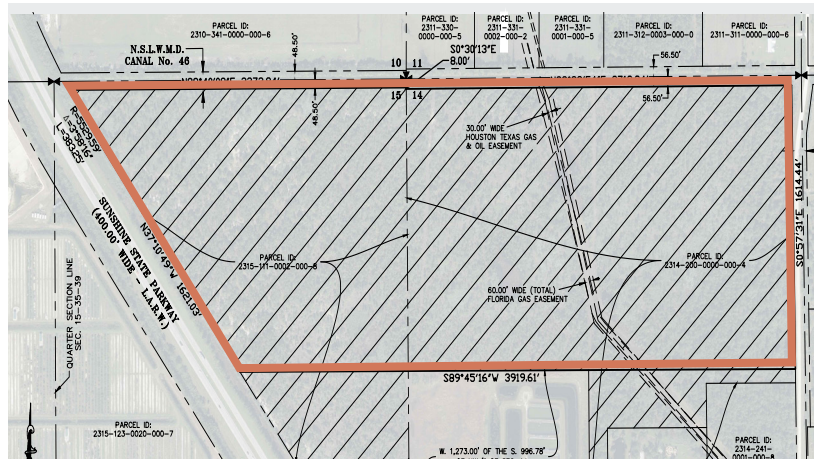
- 1 UF/IFAS Aquaculture Research and Demonstration Facility  
8500 Picos Rd
- 2 Tradition Center for Innovation  
10000 SW Innovation Way
- 3 Indian River State College - Massey Campus  
3209 Virginia Ave

### Business Parks

- 1 Midway Business Park  
W Midway Rd
- 2 Ft Pierce Business Park  
4103 Bandy Blvd
- 3 Orange Blossom Business Center  
4146 Okeechobee Rd

# Property Features

<b>Property Description</b>	The subject +/- 166.9-acre property is unimproved land and adjacent to the north of State of Florida-owned property leased by the University of Florida's Institute of Food and Agricultural Sciences' Aquaculture program. The subject property is suited for warehouse, light industrial, logistics, business, and office uses.
<b>Location</b>	The property is located east of the Florida Turnpike, west of Kings Hwy., and north of SR-70 (Okeechobee Road), in unincorporated St. Lucie County. The property has 2,000 linear feet of frontage on the Florida Turnpike and 1,700 feet of frontage on S. Rock Road.
<b>Traffic Counts</b>	30,200 VPD on Florida Turnpike.
<b>Pricing</b>	The property is to be sold via sealed bid "as is", "where is". Bids will be accepted until <b>NOON, FEBRUARY 4, 2025</b> . Any bid received after that time will be returned to the BIDDER unopened. The Department of Environmental Protection is not responsible for bids mailed but not arriving by <b>NOON, FEBRUARY 4, 2025</b> . All bids received by the bid submission deadline will be publicly opened at <b>2:00 PM FEBRUARY 4, 2025</b> .  A minimum acceptable bid of <b>\$6,900,000</b> has been set by the State, with a deposit in the amount of <b>10 percent of the BIDDER'S BID due and included in the prospective buyers bid to purchase the property and is further defined in the bidding package</b> . Any award made will be to the highest responsive BIDDER, provided it is in the TRUSTEE'S interest to accept the bid. Any Bids that are less than the minimum acceptable bid will be considered counter proposals and will be deemed non-responsive and rejected. Deposits of buyers who are not the successful buyer of the property will be returned to the bidding party. The TRUSTEE'S or the DEPARTMENT, as staff to the TRUSTEE'S, reserves the right to reject any or all bids.
<b>Disclaimer</b>	All information contained on this website/brochure has been compiled from a variety of sources and, as such, is for general informational purposes only and subject to change without notice. Neither the Florida Department of Environmental Protection (Department) nor the Board of Trustees of the Internal Improvement Trust Fund makes any representations or warranties of any kind, express or implied, with respect to the content, quality, completeness, accuracy, or reliability of any information contained on this website/brochure or through links to other websites. Neither the Department nor the Board of Trustees of the Internal Improvement Trust Fund assumes any legal liability for the content, quality, accuracy or completeness of the information. Any reliance you place on this information is therefore strictly at your own risk. In no event will the Department or Board of Trustees of the Internal Improvement Trust Fund be liable for any loss or damages, whether direct, indirect, general, consequential, incidental, exemplary or special, arising from your use of the information provided in this brochure or on this website or links to any other websites. Interested parties are advised to seek professional assistance or advice prior to submitting a bid form or entering into a sales contract. The acreage used in this brochure/website is estimated and not based on a survey. The purchase price of a surplus property will not be reduced regardless of any difference between the estimated acreage and the acreage determined by a survey or other means.



## Contact Us

### **TYLER KUHLMAN**

First Vice President | CBRE Capital Markets

T: +1 561 685 0140 | E: Tyler.Kuhlman@cbre.com

CBRE, Inc. | License Real Estate Broker | 5100 Town Center Circle, Tower II, Suite 520 | Boca Raton, FL 33486

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