



**CUSHMAN &
WAKEFIELD**

SCHOOL SITE & VACANT LAND OPPORTUNITY ZONE NORTH FORT PIERCE EXISTING SCHOOL FACILITY ON ±17 ACRES

Opportunity to partner with Boys & Girls Club on adjacent ±6 acres fronting canal and providing greater access/visibility on 25th St.

PROPERTY HIGHLIGHTS

LOCATION:
2202 Avenue Q, Fort Pierce, FL 34950, off 25th Street "Garden City" neighborhood south of Belcher Canal

SIZE:
16.88 +/- acres (two parcels) + plus opportunity to partner 5.42 +/- acres adjacent vacant (Boys & Girls Club) parcel

ACCESS:
21st St and Avenue Q; lit intersection with 25th Street, major north-south connector route.

LAND USE:
RL, Low Density Residential; on south parcel; Institutional on north parcel

ZONING:
R-3: 6 units per acre; 8 / acre for "innovative development." In Opportunity Zone; Boys & Girls Club; medium density

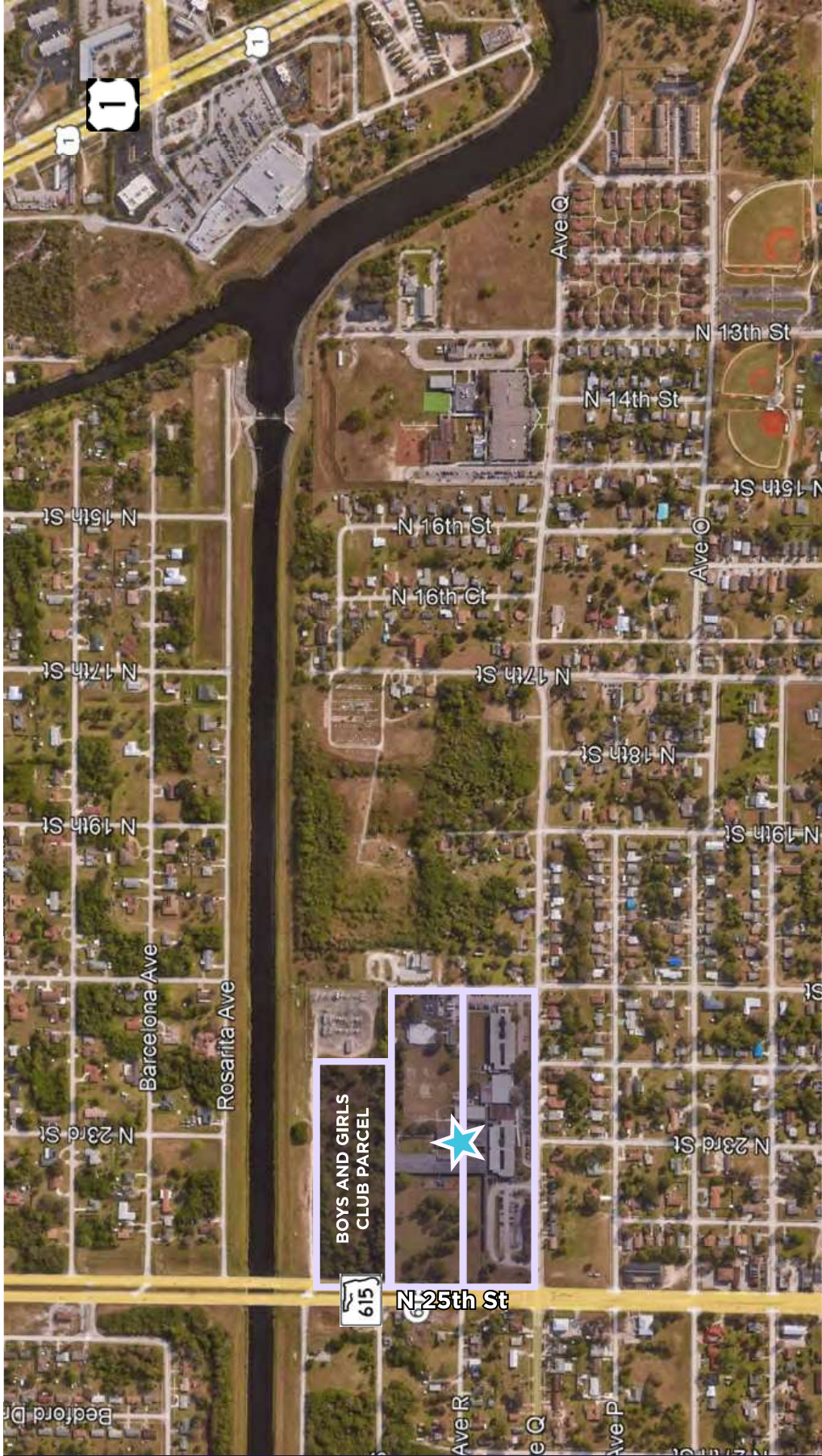
CURRENT USE:
Headstart facility on month-to-month lease, Boy & Girls Club - parcel is vacant/undeveloped.

MUNICIPALITY:
City of Fort Pierce

TAX PARCEL IDS:
Southern parcel: 2404-608-0006-000-4- INST (Institutional) +/- 8.16 acres
Middle parcel: 2404-608-0005-000-7- RL (Low Residential) +/- 8.72 acres
Northern Parcel: 2404-608-0004-000-0- RM (Medium Residential) +/- 5.42 acres

All Visits to the Property to be Arranged in Advance through Cushman & Wakefield.



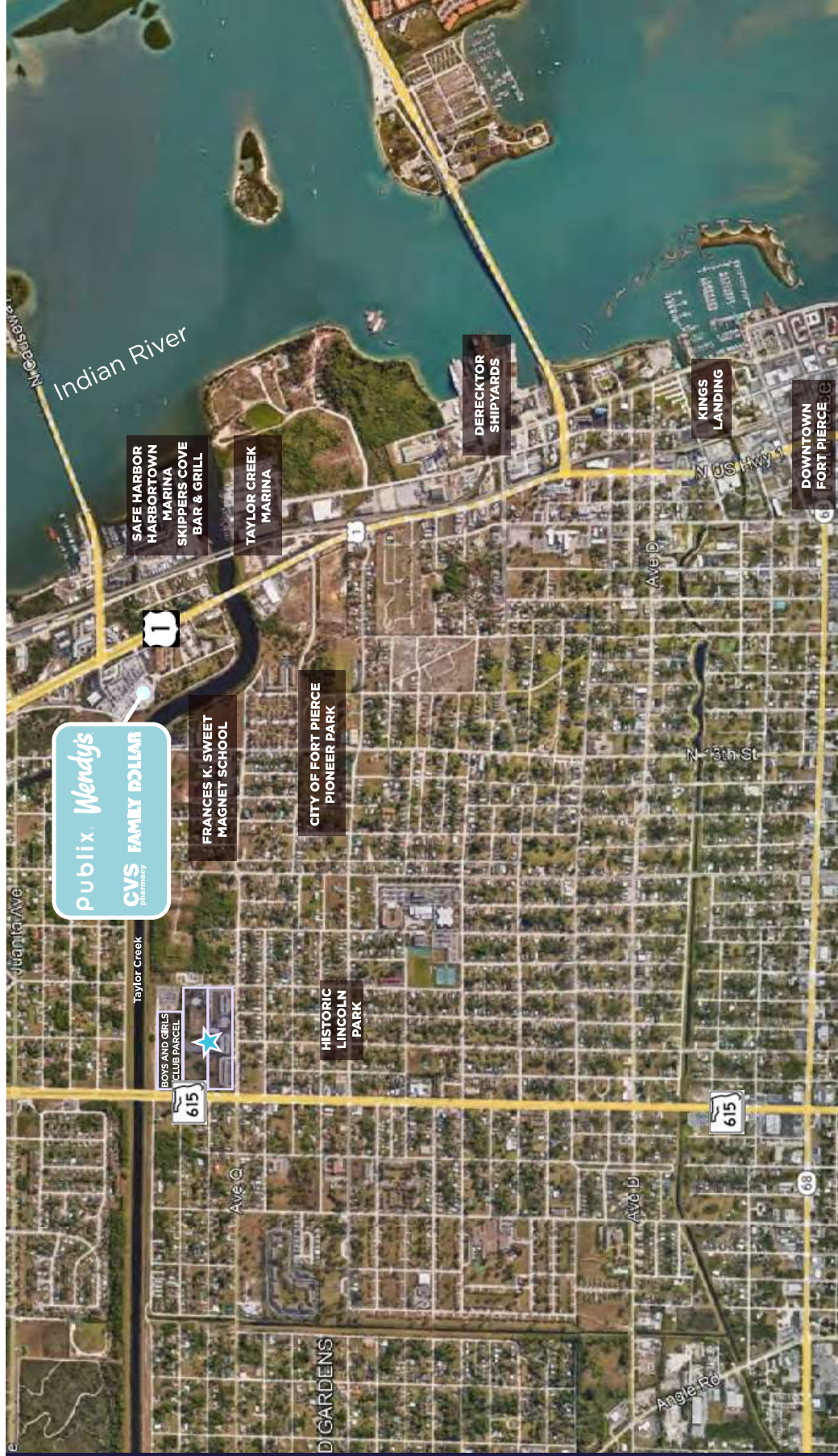


AERIAL

AERIALS



AERIAL/AMENITIES



LOCATION NOTES

N-S CONNECTION: Intersects with 25th St. north-south connector road for Fort Pierce

TRAFFIC COUNTS: 25th St: 18,600 north of Avenue Q; 21,000 south of Avenue Q.

25th Street is a prominent north-south route with four (4) lanes; there are stacking lanes to facilitate left turn onto Avenue Q with a lit intersection.

Avenue Q runs east about one mile to US 1 near the Harbortown marina on the Indian River providing access to the Indian River and Atlantic Ocean beaches.

SELLER:

St. Lucie Public Schools (SLPS) is consolidating some of its schools and constructing a new state-of-the-art K-8 school in Fort Pierce. In the process, it is offering this Avenue Q location and a ±27 acre potential residential parcel on Lennard Road also in Fort Pierce for sale. Suitable changes in land use and zoning are subject to approval by Fort Pierce and Port St. Lucie.

Boys and Girls Club, owner of the adjacent parcel to the north, has plan to develop new facility and would like to partner. It's site offers additional exposure to 25th Street and waterfront/canal access. See link below.

Boys and Girls Club Site Plan Link



CONFIDENTIALITY AGREEMENT

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