

St. Lucie County Rest Area

PERMIT
OBTAINED
TO FILL
LAKE

ROCK ROAD INDUSTRIAL PARCEL

ROCK ROAD
FORT PIERCE, FL 34945

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Property Summary



OFFERING SUMMARY

Sale Price: Price Not Disclosed

Lot Size: 30.49± Acres

Feet Along I-95: 950± feet

Zoning Description: IX (Industrial Extraction)

PROPERTY OVERVIEW

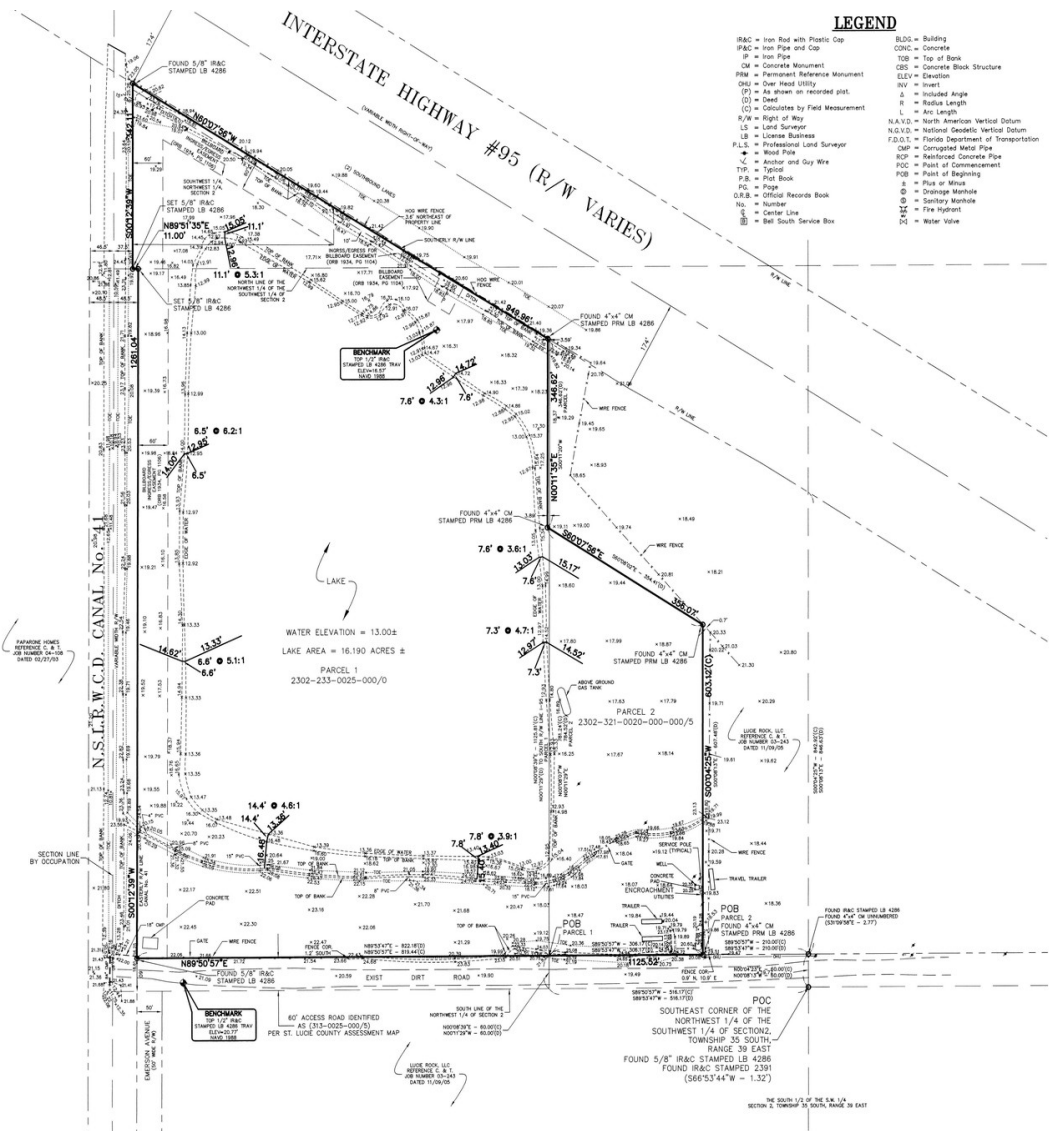
30.49± acres of industrial land with 950± feet along I-95. There is a lake on the property, which encompasses 16± acres. Previously utilized for soil mining, the lake is in the process of being filled. Current permitted uses include mining and food service. Easy access to I-95 [Orange Ave, exit 131], which is located 1.5± miles from the property. Possible owner financing.

LOCATION OVERVIEW

This 30.49± acre industrial site is located on the north end of Rock Road along I-95.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	204	11,729	59,327
Total Population	955	35,867	155,288
Average HH Income	\$51,128	\$41,780	\$56,897



NOTES

- 1) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED, WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.
- 3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
- 4) UNDERGROUND UTILITIES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
- 5) OVERALL PARCEL CONTAINS 30.49 ACRES, MORE OR LESS.
- 6) THE LAST DATE OF FIELD WORK WAS MAY, 2008.
- 7) THE EAST LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4 IS ASSUMED TO BEAR S00°04'23"W AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 8) WETLANDS MAY EXIST ON SUBJECT PARCEL, BUT WERE NOT DELINEATED BY ANY AGENCIES AND WERE NOT SHOWN, ON THIS SURVEY.
- 9) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENTS, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
- 10) SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORIC SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED SINCE ORIGINAL DELINEATION OR RESOLUTION OF THE SECTIONAL SURVEY.
- 11) THIS PROPERTY IS CURRENTLY BEING USED AS A MINE.
- 12) THE METES AND BOUNDS DESCRIPTION FOR PARCEL 2 DOES NOT CLOSE. IT IS THE OPINION OF THIS SURVEYOR THAT THE PARCEL LING ADJACENT AND TO THE EAST OF THIS SURVEY, KNOWN AS LUKE ROCK LLC, WAS DESCRIBED 1ST, THEREFORE DEED CALLS FOR THAT PROPERTY WERE USED IN RESOLVING THE PROPERTY LINES SHOWN HEREON.
- 13) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD8) OF 1988. BASE BENCHMARK: SAINT LUCE COUNTY 1999 VERTICAL CONTROL DISK IN CONCRETE 1842' FEET EAST OF F.F.A. ROAD, MARK IS 62' NORTH OF ORANGE AVENUE. BENCHMARK ELEVATION 21.96'.
- 14) PARCEL 1 DESCRIPTION MODIFIED BY SURVEYOR TO LESS OUT CANAL RIGHT-OF-WAY.
- 15) LAKE AREA AND SLOPE CALCULATIONS WERE PREPARED ON FEBRUARY 2, 2009 USING INFORMATION OBTAINED FROM LAST DATE OF FIELD WORK.

DESCRIPTION

PARCEL 1
That part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 35 South, Range 39 East, lying Westerly and Southerly of Interstate 95 right-of-way, Less Canal Right-of-way.

AND that part of the Northwest 1/4 and the Southwest 1/4 of Section 2, Township 35 South, Range 39 East more particularly described as follows:

From the Southeast corner of the Northwest 1/4 of the Southwest 1/4, run South 89°53'47" West along the South line of the Northwest 1/4 of the Southwest 1/4, 516.17 feet; thence North 0°11'29" West 60 feet for the Point of Beginning. From said Point of Beginning continue North 0°11'29" West to the Southwesterly right-of-way of Interstate 95; thence Northwesterly on said right-of-way to the North line of the Northwest 1/4 of the Southwest 1/4; thence West on said North line to the Easterly right-of-way of Canal No. 44 (by occupation); thence Southerly on Canal No. 44 right-of-way to a point 60 feet North of the South line of the Northwest 1/4 of the Southwest 1/4; thence North 89°53'47" East 822.18 feet to the Point of Beginning; containing 24.64 acres, more or less and all being within Section 2, Township 35 South, Range 39 East, St. Lucie County Florida. (24.64 acres) (G.R. 574-996; 829-1442)

TOGETHER WITH:

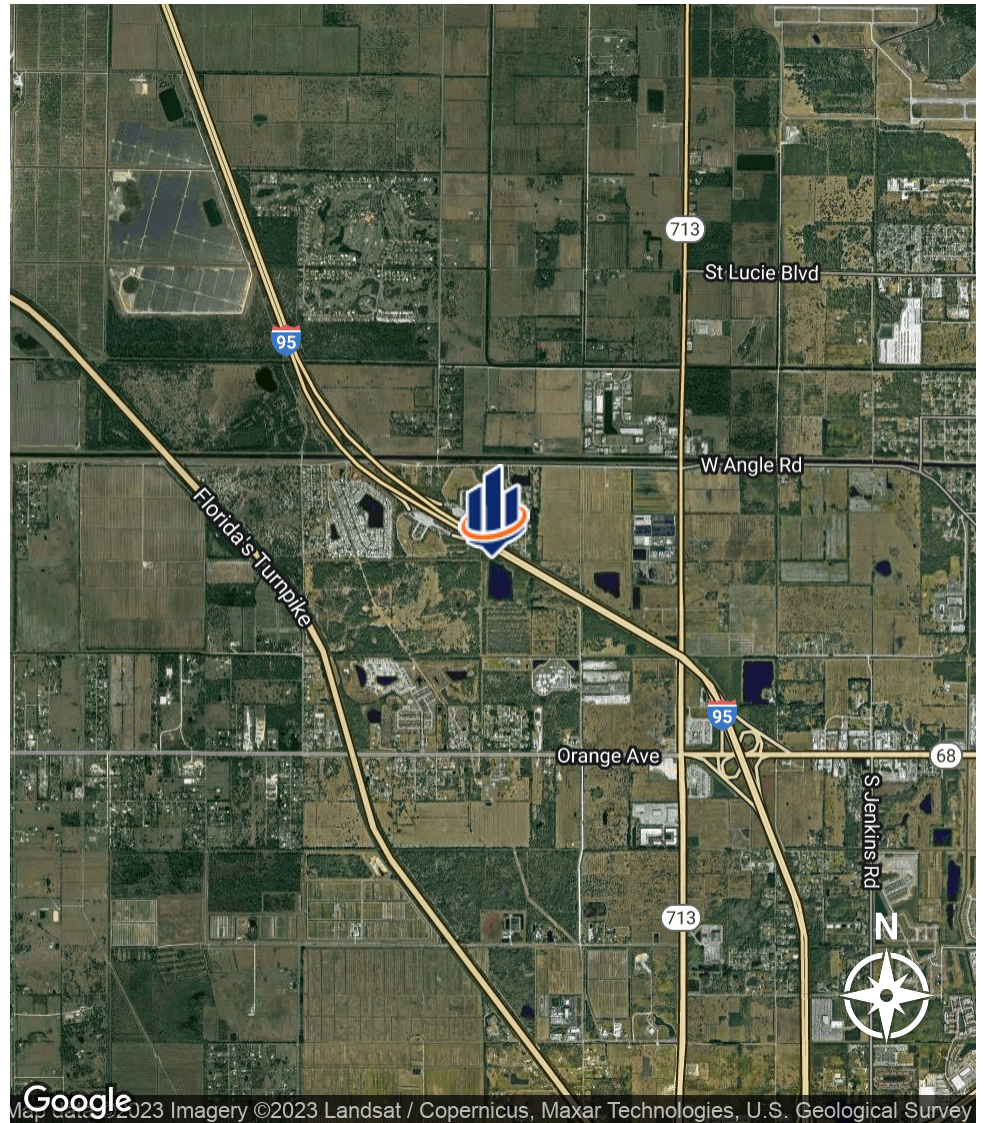
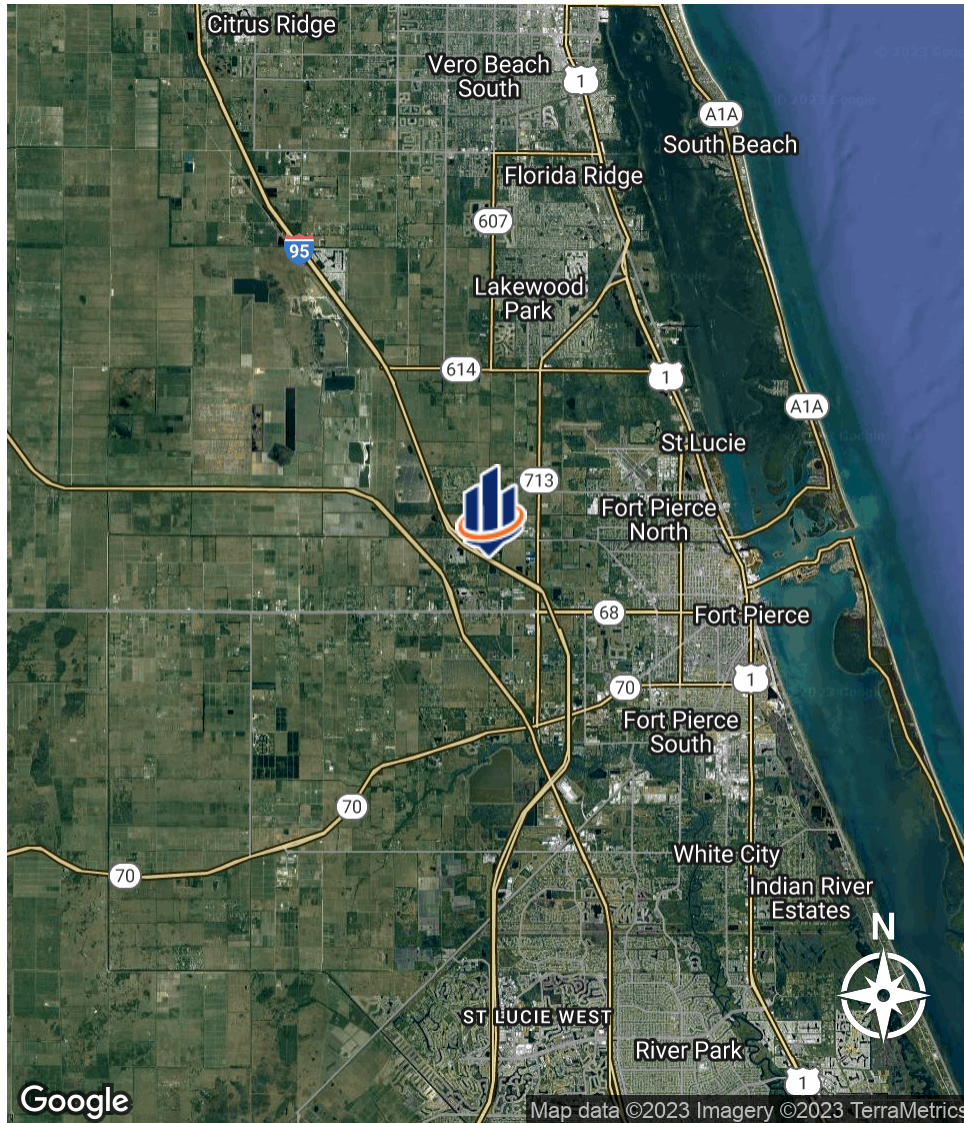
PARCEL 2
Being a part of Section 2, Township 35 South, Range 39 East, St. Lucie County Florida, more particularly described as follows:

From the Southeast corner of the Northwest 1/4 of the Southwest 1/4, run North 0°08'13" West 60 feet; thence South 89°53'47" West 210 feet for POINT OF BEGINNING; thence continue South 89°53'47" West 306.17 feet; thence North 0°11'29" East 784.52 feet to a point lying South 0°11'29" West 346.62 feet of the South right-of-way of Interstate 95; thence South 60°08'02" East 354.41 feet; thence South 0°08'13" East 607.48 feet to the Point of Beginning.

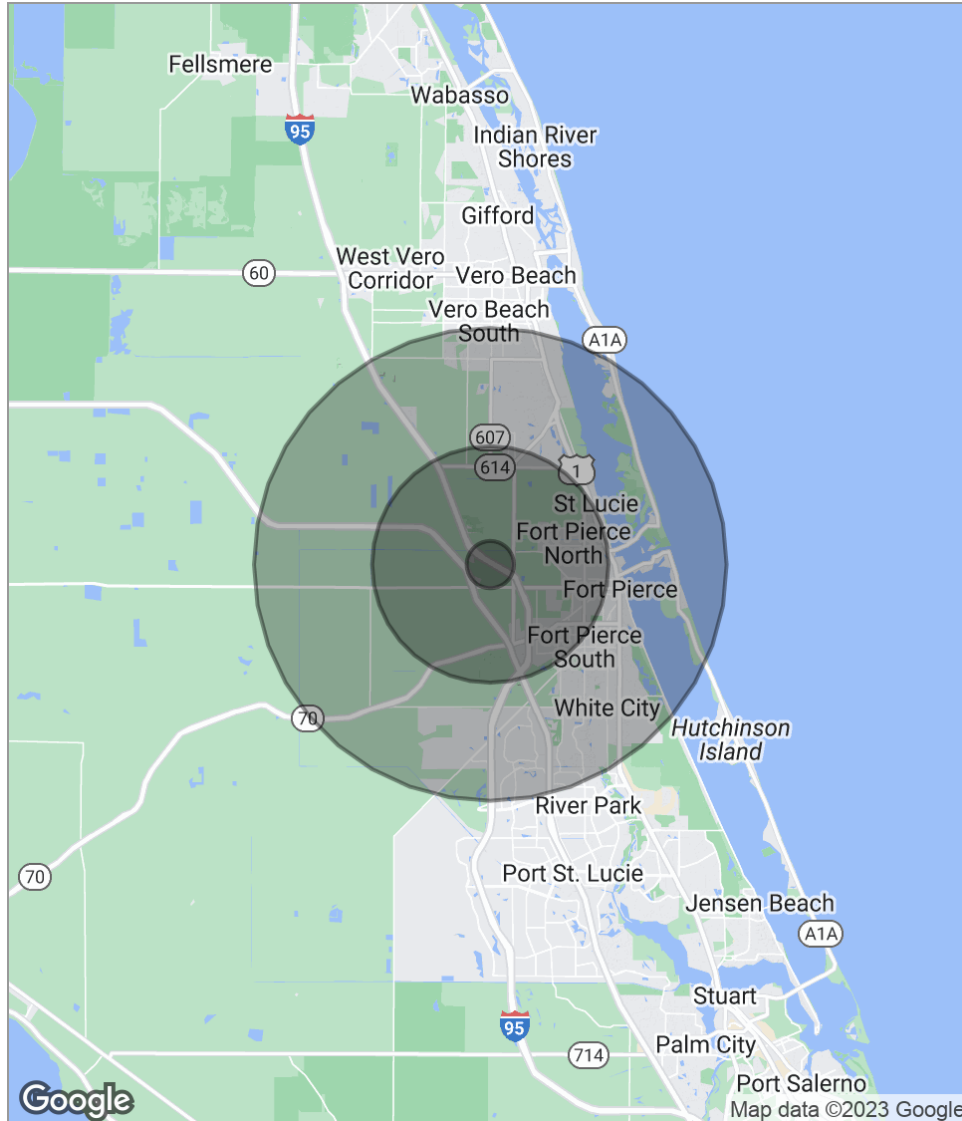
CERTIFICATION

PORT ST. LUCIE TRACTOR SERVICE, INC.
SOUTHERN WASTE SYSTEMS, LTD.
FEE & FEE, P.A.
ATTORNEY'S TITLE INSURANCE FUND, INC.

Location Map



Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	955	35,867	155,288
Median age	37.7	34.3	41.9
Median age (Male)	34.8	31.8	40.3
Median age (Female)	43.2	36.4	42.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	204	11,729	59,327
# of persons per HH	4.7	3.1	2.6
Average HH income	\$51,128	\$41,780	\$56,897
Average house value		\$145,314	\$210,663

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	11.5%	14.7%	14.0%

RACE (%)

White	66.4%	44.3%	70.1%
Black	28.8%	50.1%	23.7%
Asian	2.0%	0.5%	1.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.3%	0.3%	0.6%
Other	0.8%	2.7%	3.0%

* Demographic data derived from 2020 ACS - US Census



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