

FOR SALE

**THE DISTRICT | SHOVEL-
READY 18,000± SF FLEX
DEVELOPMENT**

2560-2591 MCNEIL ROAD

Fort Pierce, FL 34981

PRESENTED BY:

ROBERT HAMMAN

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- SITE PLAN APPROVED
- PHASE I COMPLETE
- SURVEY & BUILDING ELEVATIONS FINISHED
- BUILD 1,500-8,500± SF FLEX/OFFICE UNITS
- TREASURE COAST



PROPERTY SUMMARY



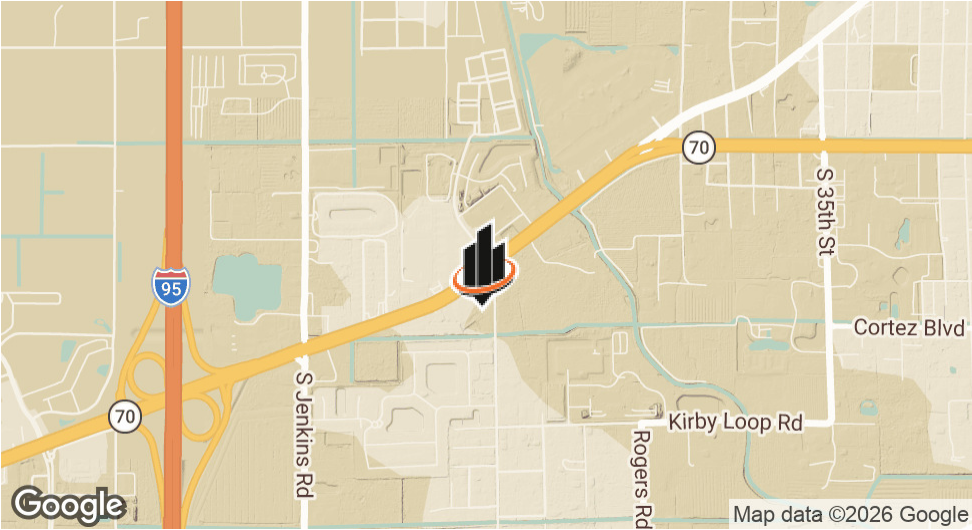
VISUAL MEDIA

VIDEO

OFFERING SUMMARY

SALE PRICE:	\$1,100,000 \$61/Approved Building SF
LOT SIZE:	3.4± Acres
BUILDING SIZE:	18,000± SF
ZONING:	General Commercial
PCN # - 2591 MCNEIL ROAD	2419-244-0035-000-6
PCN # - 2560 MCNEIL ROAD	2419-241-0001-010-7

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PROPERTY DESCRIPTION

Introducing The District, a fully site plan-approved and permitted 18,000± SF flex office/warehouse condominium development strategically located in one of the fastest-growing areas of Florida’s Treasure Coast.

This exceptional opportunity allows a developer or owner-user to construct highly desirable air-conditioned flex office/warehouse units ranging from approximately 1,500± SF to 8,500± SF, featuring 16-foot clear heights and 10-foot overhead doors.

The approved plans include two new tilt-wall buildings designed to the highest quality standards, offering excellent visibility, prominent signage opportunities, and convenient access to both Interstate 95 and Florida’s Turnpike.

Join a rapidly expanding commercial corridor anchored by major national and regional users, including Wawa, Chick-fil-A, Starbucks, Walmart, ALDI, and Indian River State College, all contributing to the area’s strong growth and demand drivers.

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Project Name: The District
- Property Type: Flex Office / Warehouse Condominiums
- Building Size: 18,000 SF
- Site Size: 3.40 Acres
- Zoning: General Commercial
- Tenancy: Multi-Tenant
- Investment Type: Developer / Owner-User
- Unit Sizes: Approximately 1,500 SF - 8,500 SF
- Clear Height: 16 Feet
- Overhead Doors: 10 Feet High
- Construction: 8" Concrete Tilt-Wall Panels
- Roof System: TPO Roof
- Storefront: Impact-Rated Glass
- Overhead Doors: Impact-Rated
- Location: Central St. Lucie County, Florida
- Access: Minutes to I-95 and Florida Turnpike

BUYER DEVELOPER - HEAD START

- Site plan approved
- Phase I complete
- Survey complete
- Elevations complete
- 18,000 SF
- Two-building configuration established
- GC zoning
- Access and circulation established
- Stormwater addressed in approved plan
- "Someone else has already spent the money and time getting all this done "
- Fort Pierce planning staff's observation that the city has experienced a shortage of this smaller flex product.

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THE DISTRICT

Fort Pierce Planning Board Video Guide

Item 6C • 2591 McNeil Road • Standalone Video Segment: Approx. 31:00–40:00

CITY OF FORT PIERCE IDENTIFIES SHORTAGE OF THIS PRODUCT TYPE

During its review of The District, City of Fort Pierce planning staff specifically noted a shortage of the type of commercial flex units proposed by the project, stated that the City encourages this type of development, and described the proposed use as a perfect fit with the property's future land use and zoning.

Staff recommended approval, the County's traffic review identified no issues, there was no public opposition at the hearing, and the Planning Board voted to approve the project subject to seven staff conditions.

Approx. Time	What Is Said	Why It Matters
31:00	The District is introduced as Item 6C, 2591 McNeil Road.	Starting point for buyers.
31:15–31:45	Staff describes the proposal as approximately 18,000 SF of office/flex space.	Confirms the project directly from the City.
★ 31:30–32:00	KEY STATEMENT: City staff says it has “noted a shortage of the type of units being proposed” and that staff is encouraging this type of development.	This is the strongest marketing statement in the video.
31:45–32:10	Staff says the project provides a variety of commercial uses and calls it a welcome departure from warehouse or storage.	Helps distinguish The District from ordinary warehouse/storage development.
32:00–32:40	Location discussed: about 500 feet from Okeechobee Road, approximately 3.37 acres, comprising two parcels.	Confirms location/site characteristics.
32:40–33:15	Staff discusses C-3 / General Commercial zoning and says the proposed use is a “perfect fit” with both future land use and zoning.	Excellent entitlement/land-use point.

TO VIEW THE VIDEO FOR THE FORT PIERCE PLANNING BOARD MEETING WITH INFORMATION ABOUT THE DISTRICT, PLEASE [CLICK HERE](#)

RENDERING



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RENDERING



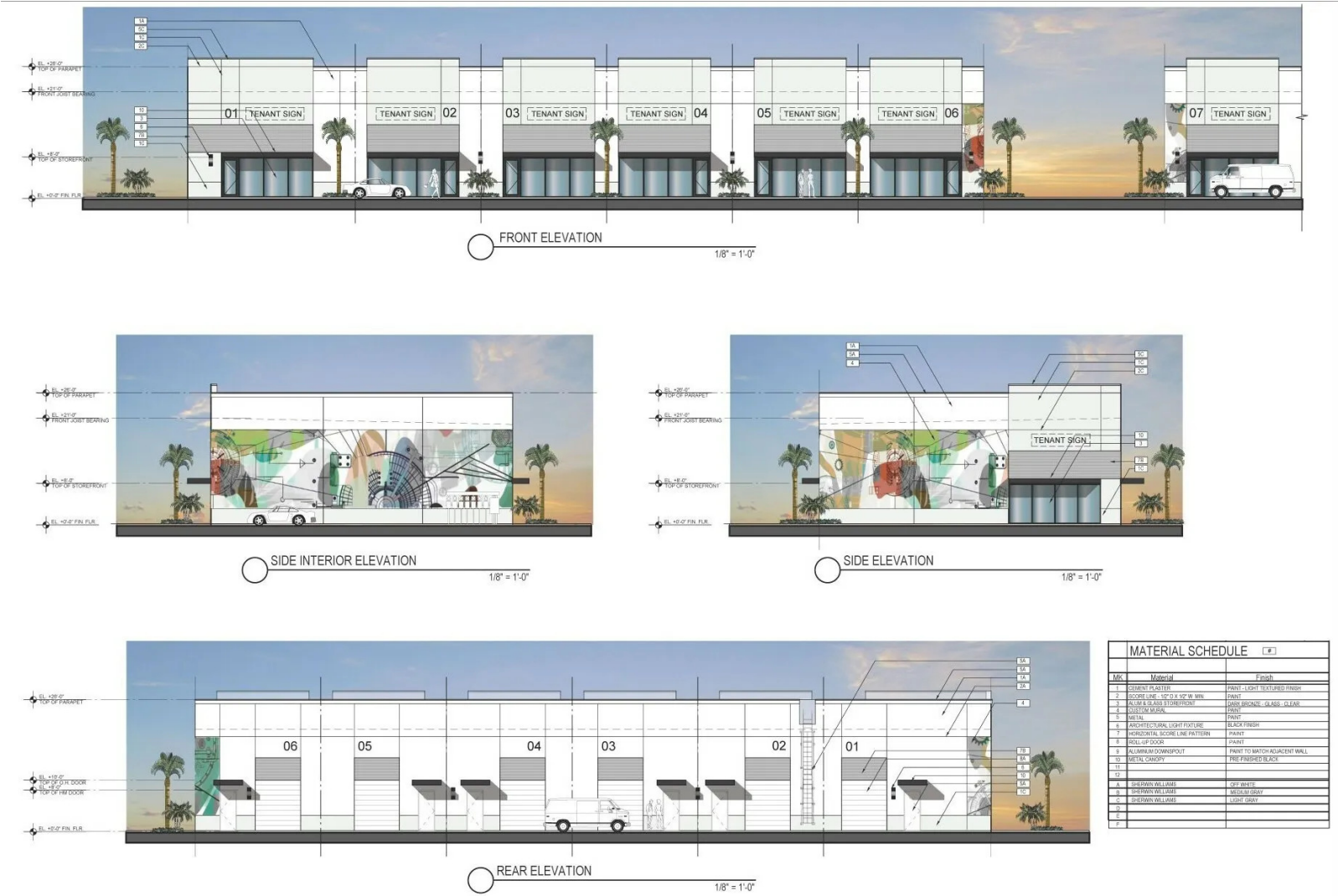
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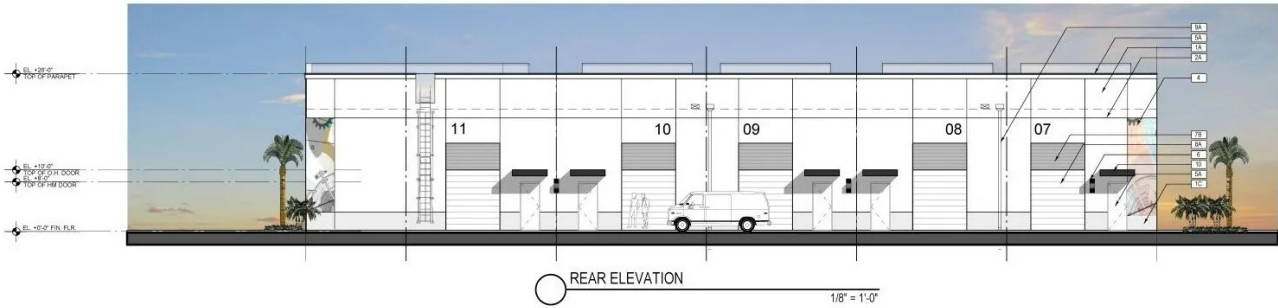
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ELEVATIONS



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ELEVATIONS



MATERIAL SCHEDULE		
NO.	Material	Finish
1	CONCRETE PLASTER	PAINTE LIGHT TEXTURED FINISH
2	SCISSOR LINE, TOP OF 12" W. MIN.	PAINTE
3	ALUM. & GLASS STOREFRONT	PAINT BRNDR. GLASS, CLEAR
4	CUSTOM GLASS	PAINTE
5	METAL	PAINTE
6	ARCHITECTURAL LIGHT FIXTURE	BLACK FINISH
7	HORIZONTAL SCISSOR LINE PATTERN	PAINTE
8	ROLL-UP DOOR	PAINTE
9	ALUMINUM CORNERPOST	PAINTE TO MATCH ADJACENT WALL
10	METAL CANOPY	FREE FINISHED BLACK
11		
12		
A	SHEDDER WALLS	OFF WHITE
B	SHEDDER WALLS	SHEDDER GRAY
C	SHEDDER WALLS	LIGHT GRAY
D		
E		

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PARCEL OUTLINE



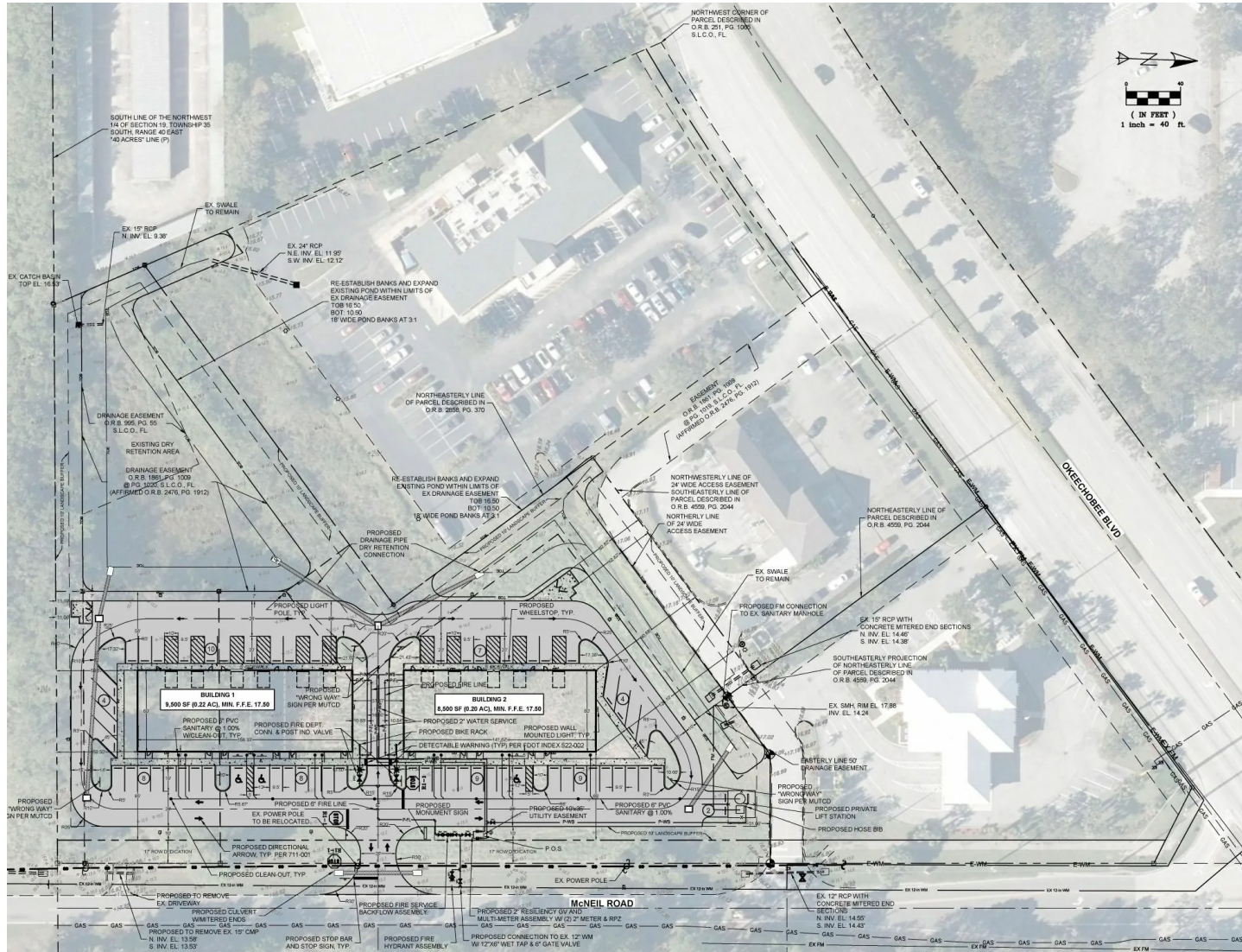
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APPROVED SITE PLAN



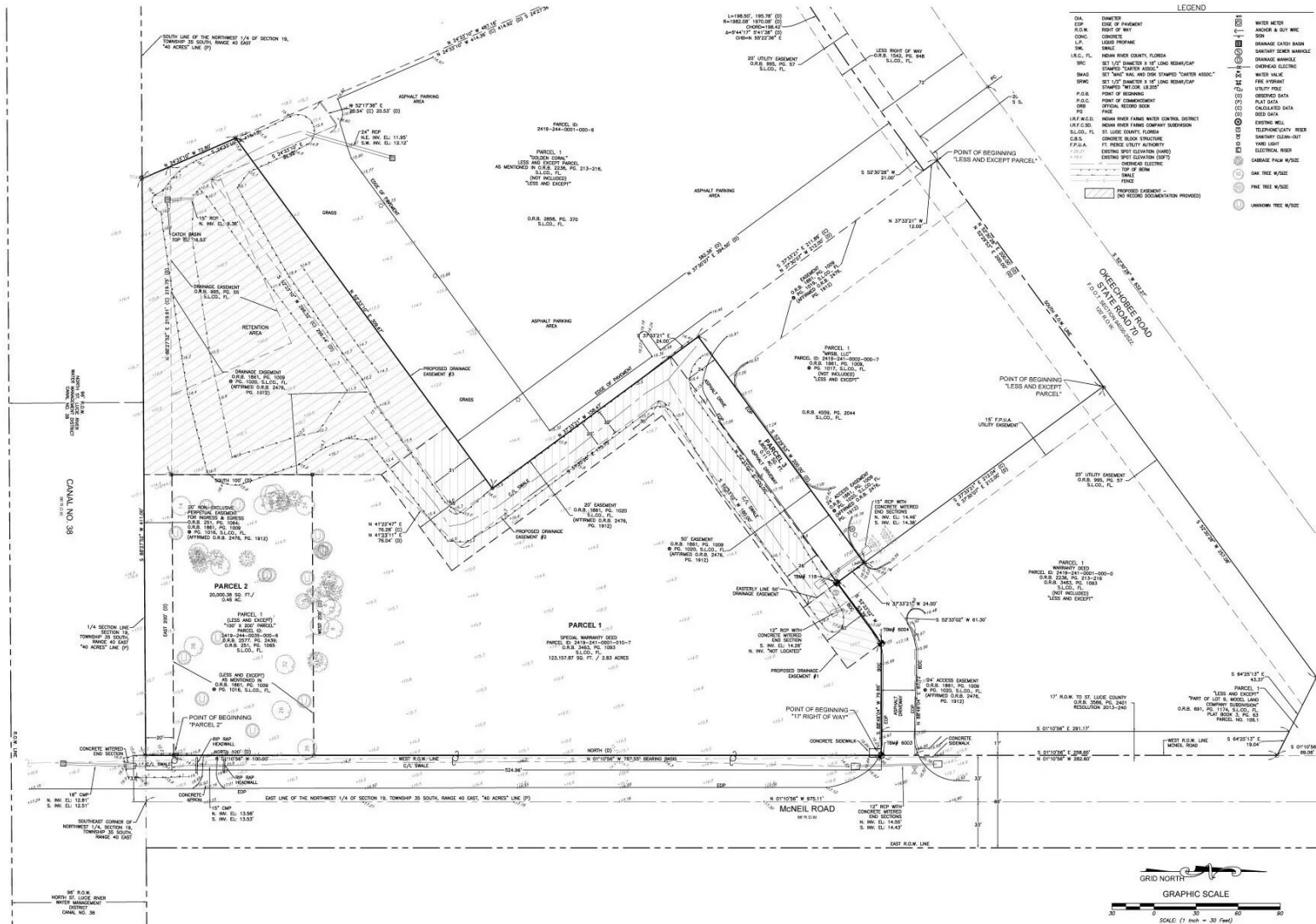
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

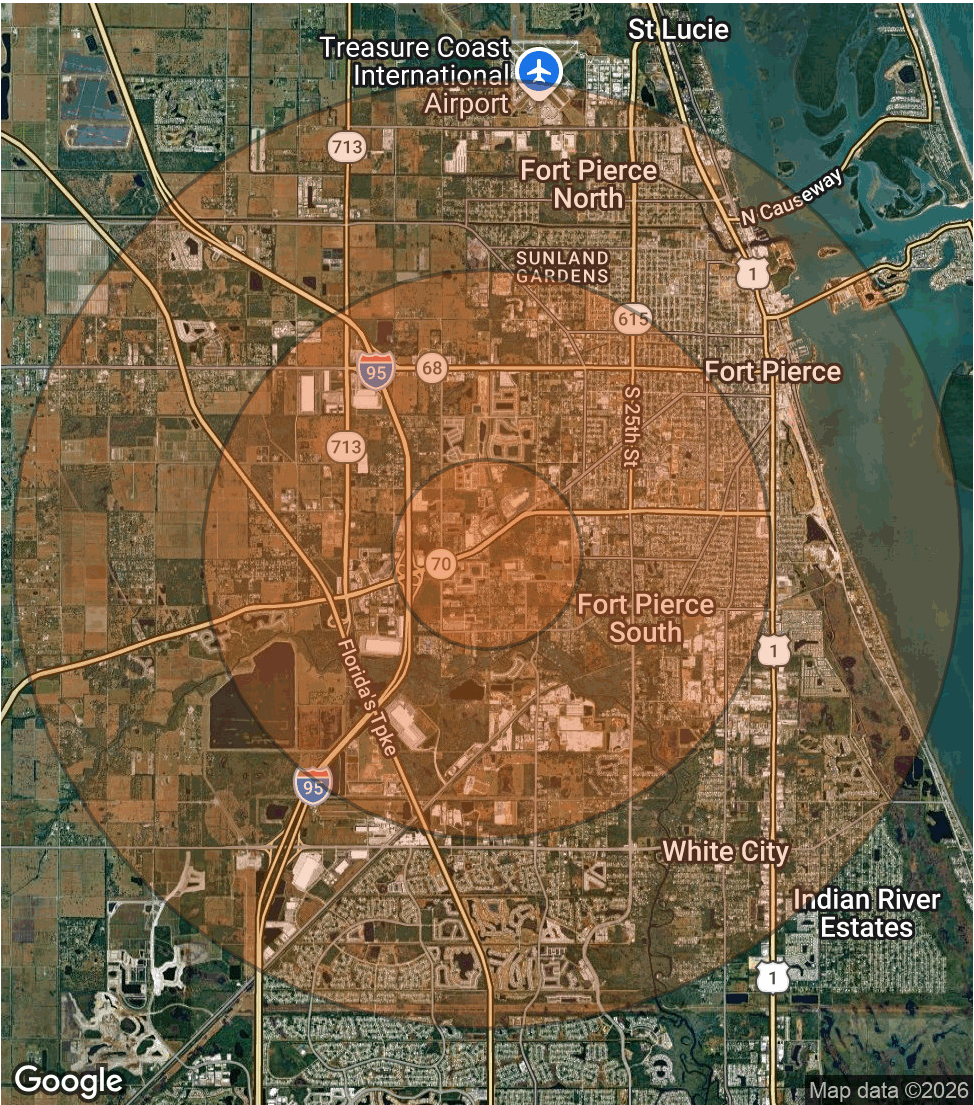
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,642	34,802	78,337
AVERAGE AGE	38.1	36.2	39.2
AVERAGE AGE (MALE)	38.5	36.5	39.3
AVERAGE AGE (FEMALE)	41.3	38.5	42.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	978	12,080	28,720
# OF PERSONS PER HH	2.7	2.9	2.7
AVERAGE HH INCOME	\$79,722	\$63,367	\$66,851
AVERAGE HOUSE VALUE	\$319,992	\$233,313	\$258,791

2023 American Community Survey (ACS)



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