

0.83 ACRE COMMERCIAL LOT

Zoned CG – Commercial General

Sandridge Road, Fort Pierce, FL 34946

FOR SALE

Offered at \$450,000



CMB
CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Located on Sandridge Road in Fort Pierce, this 0.83-acre commercial site offers an opportunity to develop within St. Lucie County's CG – Commercial General zoning district and a Commercial future land use designation.

Set at the end of the road and along a canal, the property provides a more secluded, low-traffic setting while remaining conveniently connected to N US Highway 1 and the surrounding commercial corridor.

The site is surrounded by a mix of established commercial and service-oriented businesses, including an industrial warehouse directly across the street, KOA Journey, Caliber Car Wash, and a nearby Publix-anchored shopping plaza.



The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All information should be independently verified. This offering is subject to prior sale, price change, or withdrawal without notice.

Location	Sandridge Road Fort Pierce, FL
Sale Price	\$450,000
Price / SF	\$12.45 (approx.)
Lot Size	0.83 AC (±36,154 SF)
Parcel ID	2404-114-0003-000-7
Zoning	CG – Commercial General
Future Land Use	Commercial
Jurisdiction	St. Lucie County
Utilities	FPUA
Flood Zone	X (Minimal Hazard)

ZONING & PERMITTED USES

CG – Commercial General is St. Lucie County’s broad commercial district, intended for a wide variety of commercial uses serving a larger market area.

Site & Zoning Details

Zoning	CG – Commercial General
Jurisdiction	St. Lucie County
Future Land Use	Commercial
Lot Size	0.58 AC (±25,265 SF)
Road Frontage	229 ft on Sandridge Rd]
Current Use	Vacant land

Examples of Permitted Uses (CG)

Retail stores

Restaurants & food stores

Automotive sales, rental & repair

Banks & financial services

Professional offices

Medical & health services

Personal services & salons

Building materials & hardware

Recreation & amusement

Private educational services

Partial list based on the St. Lucie County Land Development Code. Buyer to verify intended use, dimensional standards and approvals with St. Lucie County Planning & Development Services.

BOUNDARY SURVEY

LEGAL DESCRIPTION:

BEGIN AT A POINT OF INTERSECTION OF THE WEST LINE OF FLORIDA STATE HIGHWAY NO. 4, BEING A FLORIDA STATE HIGHWAY 66 FEET WIDE RUNNING NORTHWESTERLY - SOUTHEASTERLY THROUGH THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WITH THE NORTHERLY LINE OF THE MAIN CANAL OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT AND FROM SAID POINT OF BEGINNING, GO NORTHWESTERLY, FOLLOWING THE WEST LINE OF FLORIDA STATE HIGHWAY NO. 4 AS HEREINBEFORE MENTIONED, A DISTANCE OF 245.08 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE FOR A SECOND COURSE, GO WEST AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 202 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE MAIN CANAL OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT; THENCE FOR A THIRD COURSE, GO SOUTHEASTERLY AND ALONG THE NORTHEASTERLY-NORTHERLY LINE OF THE RIGHT OF WAY OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT A DISTANCE OF 400 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

COMMUNITY NUMBER: 120285 PANEL: 0179 SUFFIX: K
F.I.R.M. DATE: FLOOD ZONE: X FIELD WORK: 8/16/2026

CERTIFIED TO:

DAVEBRUMAX CORP., A FLORIDA CORPORATION;
NATIONAL TITLE & TRUST, INC.; CHICAGO TITLE
INSURANCE COMPANY;

PROPERTY ADDRESS:
XXX SANDRIDGE ROAD
FT. PIERCE, FL 34946

SURVEY NUMBER: 776861
CLIENT FILE NUMBER:

PAGE 1 OF 1 BOUNDARY SURVEY

REMAINDER OF
SECTION 4
TOWNSHIP 35S
RANGE 40E
(NOT INCLUDED)

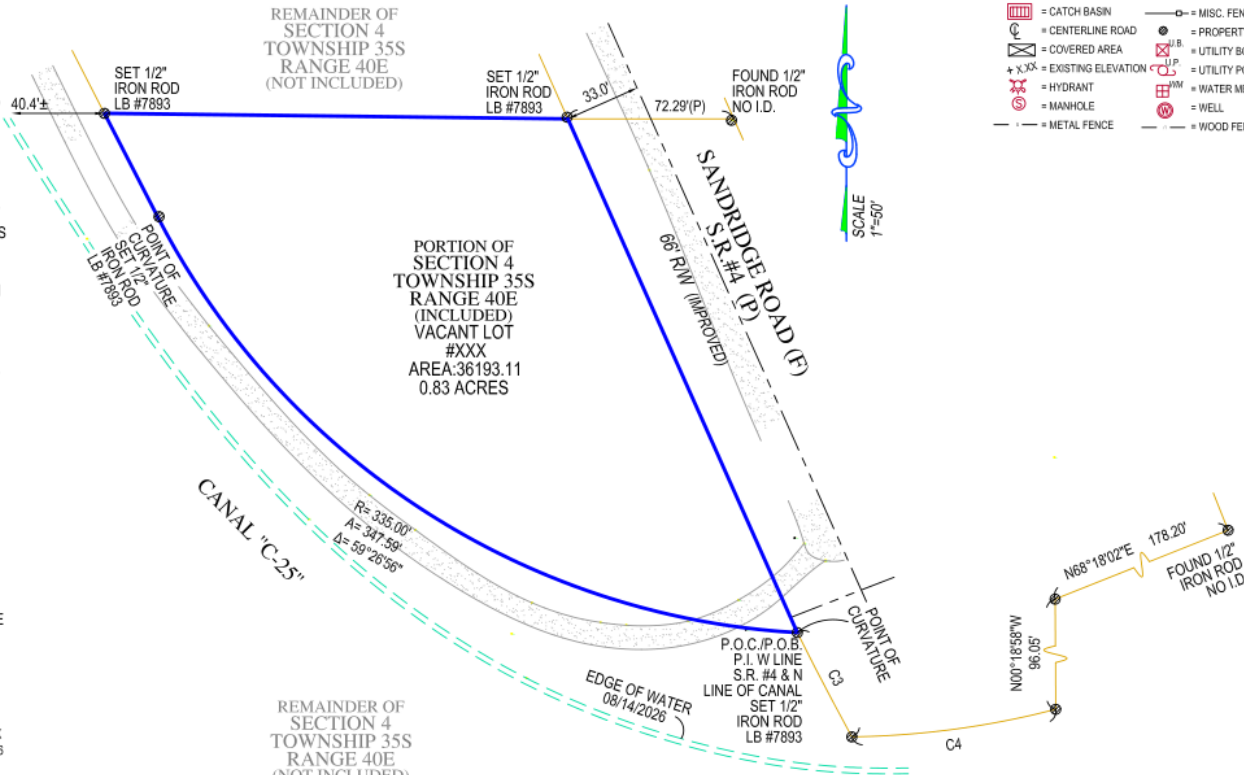
PORTION OF
SECTION 4
TOWNSHIP 35S
RANGE 40E
(INCLUDED)
VACANT LOT
#XXX
AREA: 36193.11
0.83 ACRES

REMAINDER OF
SECTION 4
TOWNSHIP 35S
RANGE 40E
(NOT INCLUDED)

SYMBOL DESCRIPTIONS:

- = CATCH BASIN
- = CENTERLINE ROAD
- = COVERED AREA
- = EXISTING ELEVATION
- = HYDRANT
- = MANHOLE
- = METAL FENCE
- = MISC. FENCE
- = PROPERTY CORNER
- = UTILITY BOX
- = UTILITY POLE
- = WATER METER
- = WELL
- = WOOD FENCE

SCALE
1"=50'



CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	1465.00'	65.75'	02°34'17"
C2	335.00'	349.25'	59°43'58"
C3	1465.00'	51.26'	02°00'17"
C4	380.00'	89.80'	13°32'21"

- A.E. ANCHOR EASEMENT
- A/C AIR CONDITIONER
- B.M. BENCH MARK
- B.R. BEARING REFERENCE
- (C) CALCULATED
- Δ CENTRAL / DELTA ANGLE
- CH CHORD
- (D) DEED / DESCRIPTION
- D.E. DRAINAGE EASEMENT
- D.H. DRILL HOLE
- D/W DRIVEWAY
- E.O.W. EDGE OF WATER
- F.C.M. FOUND CONCRETE MONUMENT
- F.F. EL. FINISH FLOOR ELEVATION
- F.I.P. FOUND IRON PIPE
- F.I.R. FOUND IRON ROD
- F.P.K. FOUND PARKER-KALON NAIL
- (L) LENGTH
- L.A.E. LIMITED ACCESS EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- (M) MEASURED / FIELD VERIFIED
- M.H. MANHOLE
- N&D NAIL & DISK
- N.R. NOT RADIAL
- N.T.S. NOT TO SCALE
- O.H.L. OVERHEAD UTILITY LINES
- O.R.B. OFFICIAL RECORDS BOOK
- (P) PLAT
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.C. POINT OF REVERSE CURVE
- P.T. POINT OF TANGENCY
- R/W RIGHT-OF-WAY
- (R) RADIAL / RADIUS
- S.I.R. SET IRON ROD
- T.O.B. TOP OF BANK
- U.E. UTILITY EASEMENT

ABBREVIATION DESCRIPTION:

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A. V.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *David G. Cutler*

DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5663

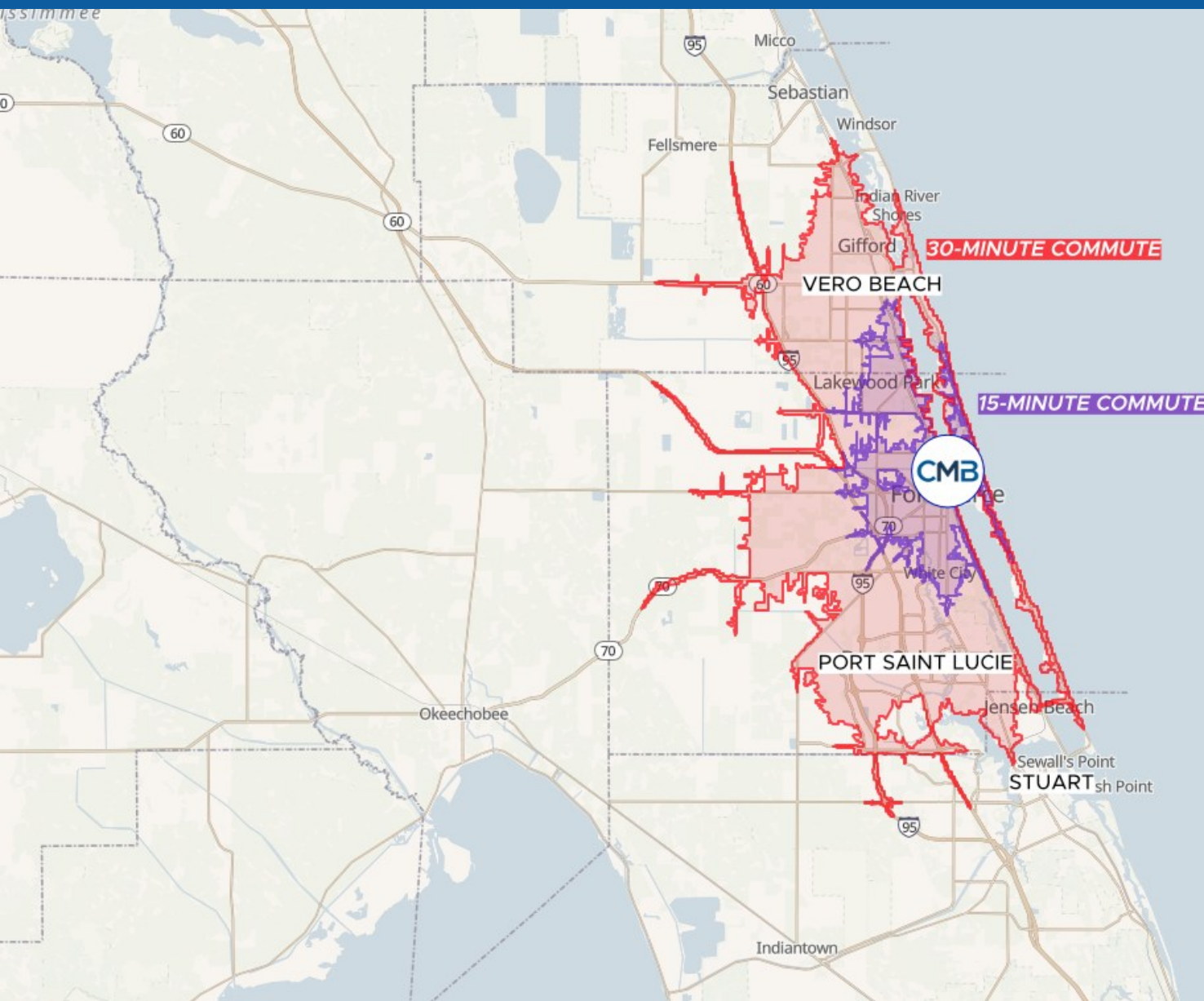
LB #7893
SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 726-4807
WEBSITE: <http://targetsurveying.net>

TARGET
SURVEYING, LLC

Digitally signed by David G. Cutler
Date: 2026.08.28
13:07:02 -0400
PROFESSIONAL SURVEYOR

DRIVE TIME MAP (15–30-MIN)



DEMOGRAPHICS

1-Mile Radius

Population	6,393
Households	2,558
Median HH Income	\$32,239
Median Age	35.5

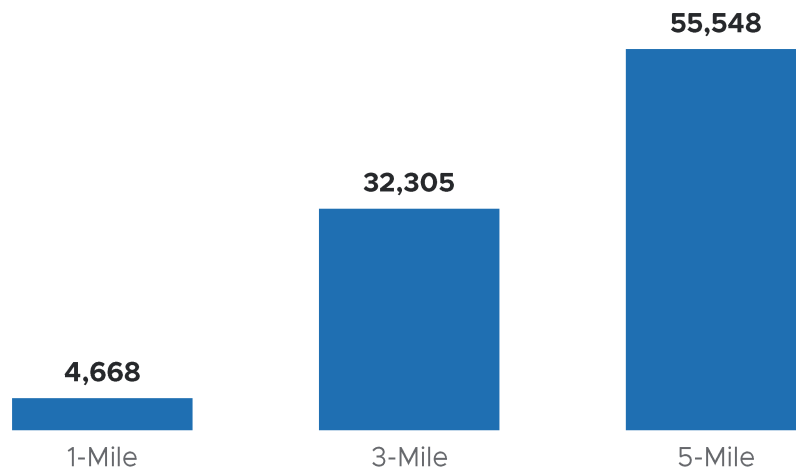
3-Mile Radius

Population	40,399
Households	15,658
Median HH Income	\$50,273
Median Age	38.2

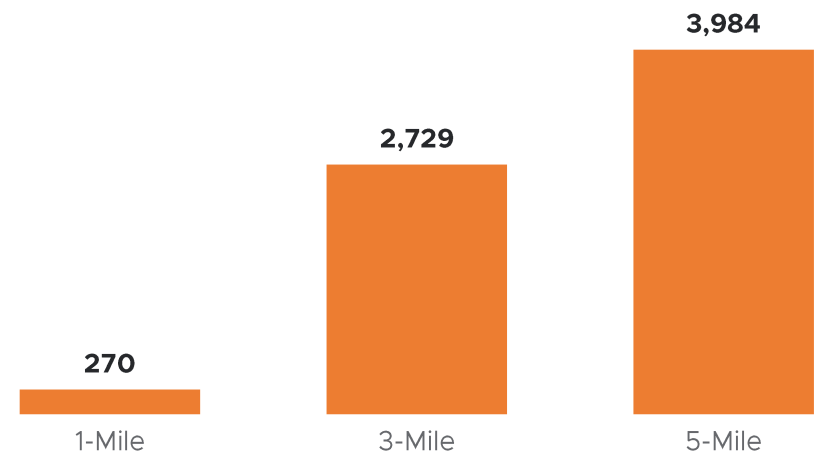
5-Mile Radius

Population	72,288
Households	28,830
Median HH Income	\$60,513
Median Age	40.5

Est. Adj. Daytime Population (16+)



Total Businesses



TRADE AREA MAP

