

FOR SALE

8505 Immokolee, Fort Pierce, FL 34951

OFFERING SUMMARY

Combined Building Size: 2,495 SF
Land Size: 12.74 Acres
Zoning: AG-1
Future Land Use: TVC - Towns, Villages & Countryside

SALE PRICE
\$1,695,000



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Property Description

8505 IMMOKOLEE RD

FOR SALE



PROPERTY DESCRIPTION

8505 Immokolee Road offers a rare combination of privacy, substantial existing improvements, agricultural utility, and convenient access to interstates. The 1,886 SF main home features 3 bedrooms, 2.5 baths, screened porches, accordion shutters, and a full house generator. A separate 600+ SF guest cottage, built in 2019, offers space for family, guests, or a private office. Two ElectroBraid-fenced pastures have water lines in place. Equestrian improvements include two horse barns with three total stalls, a tack room, and a wash rack with cross-ties. Three covered carports accommodate cars, RVs, trailers, and equipment, with electrical service. An artesian-fed pond, oak hammock, bamboo-lined borders, and mill-rock circular drives complete this distinctive Old Florida setting. The 12.74-acre property is ideally suited for use as a private residential estate, event venue, multigenerational family compound, equestrian activities, agricultural businesses with high yard or storage needs, or a private retreat.

The property also lies within the TVC overlay and carries underlying density supporting 25 dwelling units in total. Its private setting, substantial improvements, and flexible existing layout create opportunities for a variety of unique business concepts, offering seclusion and operational flexibility without the isolation typically associated with rural acreage.

LOCATION DESCRIPTION

The surrounding area is rapidly transitioning as large ownerships, infrastructure planning, and development activity continue to advance through northern St. Lucie County. In addition to being next door to the newly constructed 50 acre Ski-Lago private water skiing facility, the site is located in close proximity to the Treasure Coast International Airport and just south of the preferred Alignment D for the proposed Treasure Coast Airport Connector. The connector is being planned to extend St. Lucie Boulevard west to I-95, creating a direct east-west route between the airport and the interstate to support freight, distribution, and related economic activity.

Property Details

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Sale Price

\$1,695,000

LOCATION INFORMATION

Street Address	8505 Immokolee Rd
City, State, Zip	Fort Pierce, FL 34951
County	St. Lucie

BUILDING INFORMATION

Combined Building Size	2,495 SF
Number of Floors	1
Year Built	2003
Number of Buildings	6

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	AG-1
Future Land Use	TVC - Towns, Villages & Countryside
Lot Size	12.74 Acres
APN #	133523000010006

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

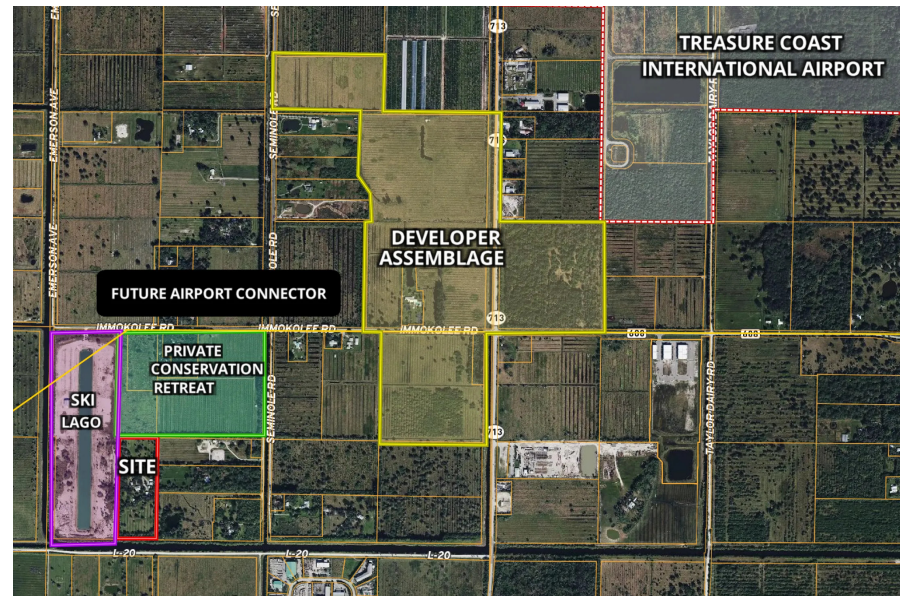
Restrooms	4.0
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Detail Map

8505 IMMOKOLEE RD

FOR SALE



Future Airport Connector

Property Aerials

8505 IMMOKOLEE RD

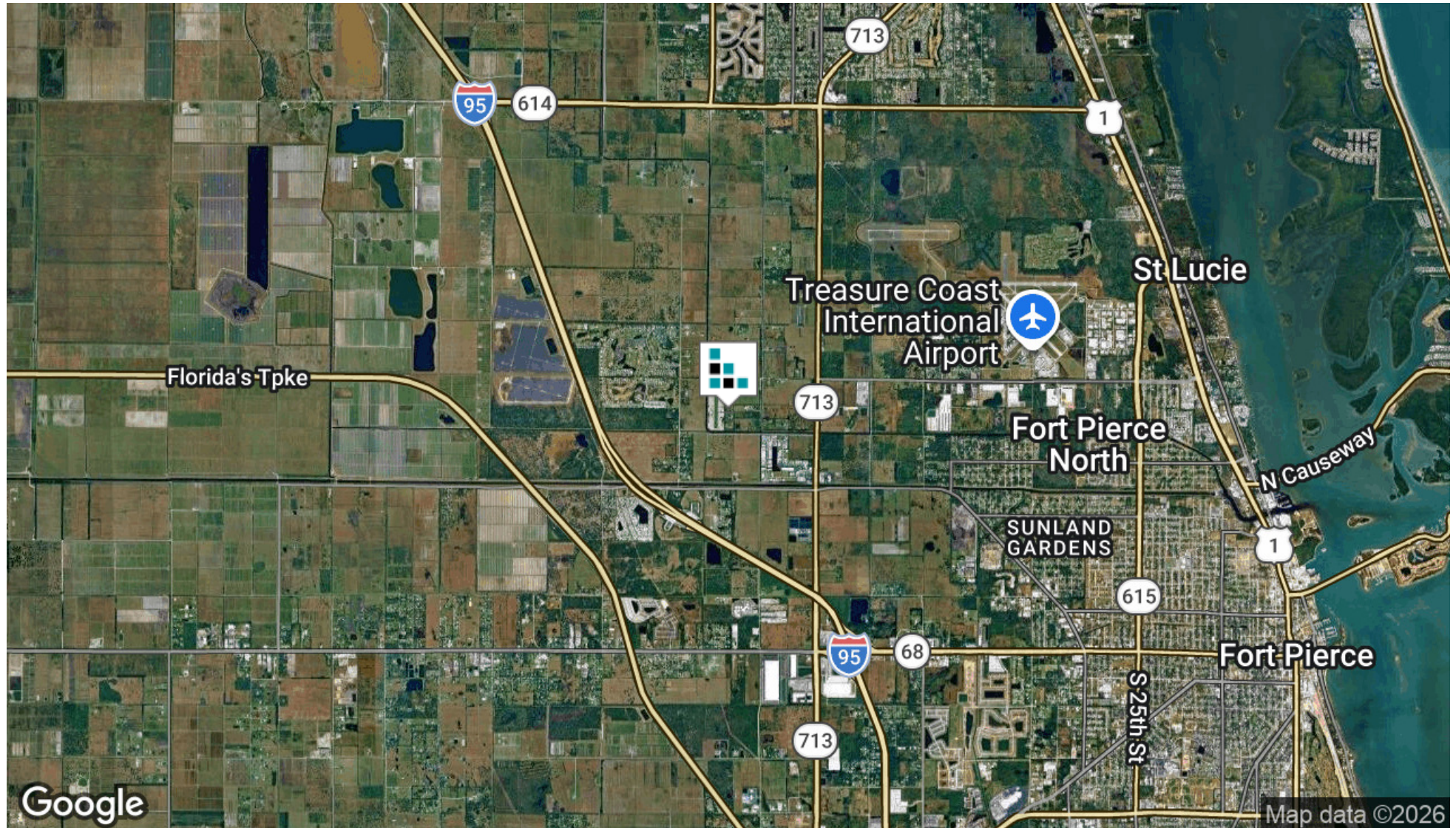
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Location Map

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Demographics Map & Report

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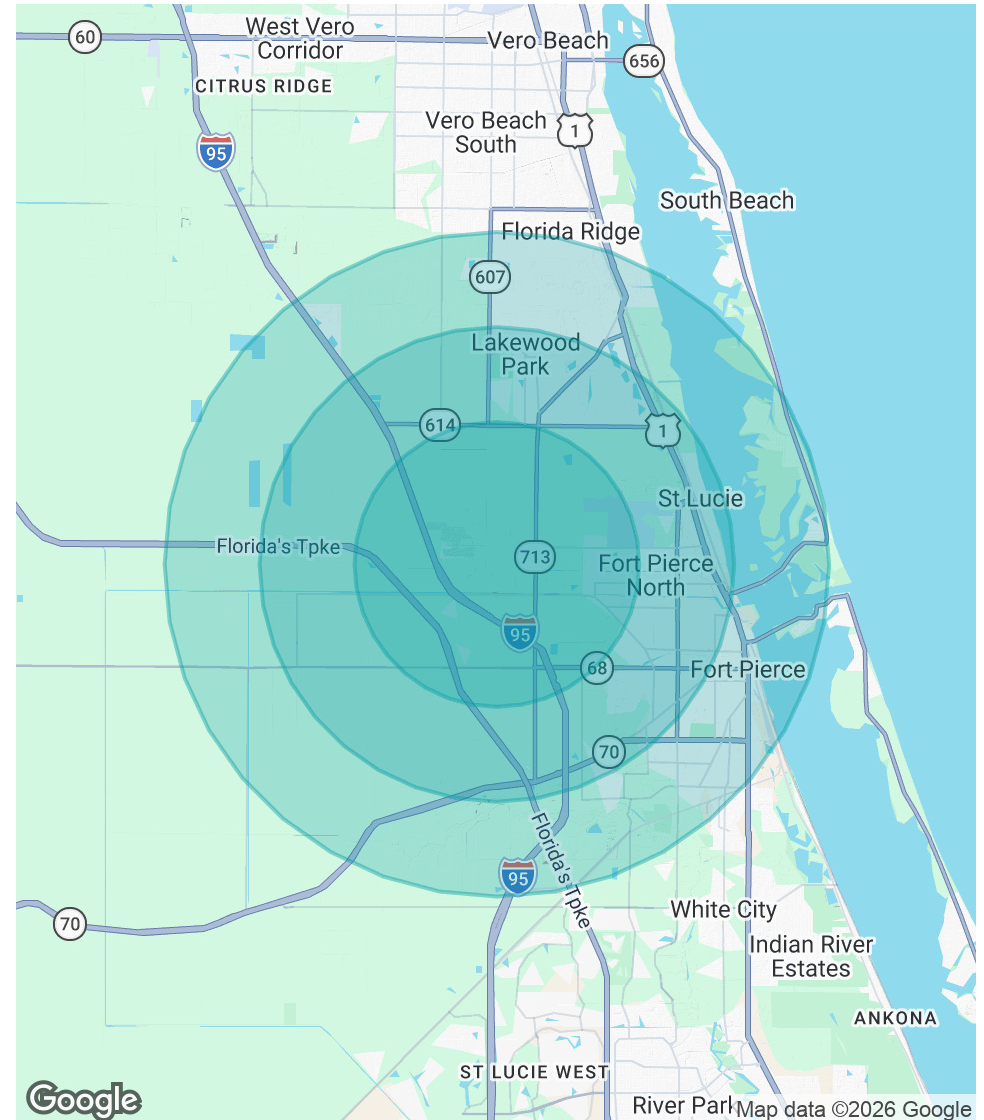
POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	5,504	41,966	88,031
Average Age	43.1	39.5	42.2
Average Age (Male)	40.4	40.2	42.7
Average Age (Female)	48.6	42.4	44.1

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	1,680	14,934	33,377
# of Persons per HH	3.3	2.8	2.6
Average HH Income	\$66,275	\$59,242	\$68,533
Average House Value	\$201,892	\$223,636	\$262,834

2023 American Community Survey (ACS)



Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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