

\$3,500,000 - 0000 Indrio Road, Ft. Pierce

MLS® #1053032

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Land on 10.59 Acres

None, Ft. Pierce, FL

Introducing Beach Pines @ Indrio, a shovel-ready, fully entitled and permitted 75-unit townhome development located in the high-growth area of Fort Pierce, FL. This 10.65-acre project is zoned RM-9 and approved for nine units per acre. It offers a prime build-to-rent (BTR) opportunity for investors or developers seeking a turnkey site with strong projected returns. All site engineering, entitlements, and development plans are complete. The owner is a licensed Florida general contractor open to a joint venture with a capital partner for full vertical buildout. Each unit is thoughtfully designed as a 3-bedroom, 2.5-bath townhome with a 1-car garage, CBS construction, hurricane-rated windows and doors, and energy-efficient systems—ideal for long-term rentals, short-term rentals, or traditional sales. Community amenities include a clubhouse, pool, walking trails, and greenspace—adding lifestyle value for renters or homeowners. Located just off Indrio Road near I-95 and US-1, the site is only minutes from the growing commercial corridor at Kings Highway and Indrio, where a brand-new Publix is currently under construction. The property is also close to Buc-ee's, KOA Surf Park, the future Brightline Station, and several Fort Pierce beaches and public boat ramps, offering convenient access to the Intracoastal and Atlantic Ocean. This location blends quiet suburban living with easy access to vibrant coastal and commuter destinations. The



approved pro forma supports gross annual rental income exceeding \$2.25 million with a projected net operating income of approximately \$1.6 million, targeting a 12% cap rate upon stabilization. Site layout includes efficient road design, utility and drainage plans, and flexibility for phased construction. This is a rare opportunity to take over a fully approved townhome subdivision with a seasoned builder on board, offering lower development risk and a faster path to revenue. Whether you're a BTR operator, equity group, or private developer, this project provides the scale, location, and entitlement readiness to execute immediately in one of Florida's hottest rental corridors. Full executive summary, pro forma, and JV options available upon request.

Essential Information

MLS® #	1053032
Price	\$3,500,000
Bathrooms	0.00
Acres	10.59
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	0000 Indrio Road
Area	906 - St Lucie County
Subdivision	None
City	Ft. Pierce
County	St. Lucie
State	FL
Zip Code	34951

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
-----------	---

Exterior

Lot Description Corner Lot

Listing Details

Listing Office Landshark Realty

The information being provided by the Space Coast Association of REALTORS® is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.