

**9402-9480 CARLTON RD,
PORT ST. LUCIE, FL 34987**

**8 ESTATE-SIZE RANCHETTE LOTS
+ ADDITIONAL VACANT LAND**

*Carlton Estates: Planned Residential Ranchette
Community with Future Expansion Opportunity*

FOR SALE



MIKE MCCARTY
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±97.09 AC

EXECUTIVE SUMMARY

9402-9480 Carlton Rd, Port St. Lucie, FL 34987 | 8 ESTATE-SIZE RANCHETTE LOTS + ADDITIONAL VACANT LAND

SPECS

Total Acreage: ±97.09 acres
Number of Lots: 8 (Phase 1)
Zoning: AG-5 (Agricultural – 5 du/ac)
Future Land Use: AG-5
Access: Carlton Road

PROPERTY OVERVIEW

Carlton Estates is a planned 8-lot ranchette subdivision located in unincorporated St. Lucie County along Carlton Road. This unique project consists of approximately 97.09 acres total. Phase 1 is site plan approved and platted for 8 – 5 acre lots with a gated private entry. Phase 2 is currently “raw” land and is not site plan approved. However, phase 2 can be approved for 8 additional 5 acre lots. This property is ideal for a custom home builder, investor or can be purchased with the intent of creating your own family compound. This agricultural ranchette community provides rural/country lifestyle with plenty of breathing room for horses and toys. Carlton Estates is a private upscale ranchette community located just minutes from downtown Tradition in the City of Port St. Lucie.

LOCATION

Located on the east side of Carlton Road, approximately 2 miles north of Glades Cut-Off Road. The surrounding area consists of agricultural uses and estate-style ranchette properties.

PARCEL INFORMATION

Parcel 1: ±52.89 acres (PID: 4203-223-0001-000-7)
Parcel 2: ±44.20 acres (PID: 4203-211-0001-000-0)
Total: ±97.09 acres



** Conceptual rendering for illustrative purposes only*



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DEVELOPMENT STATUS

Currently the internal roadway and site improvements are under construction and scheduled to be completed in Summer of 2026.

UTILITIES

- Water: Private Wells
- Sewer: Septic Systems
- Electric: Available
- Drainage: On-site retention ponds

SITE CHARACTERISTICS

- Flood Zone X (minimal flood risk)
- Existing agricultural improvements
- Flat topography
- Rural estate setting

LOT BREAKDOWN (ESTIMATED)

Lot 1: 5.0 acres Lot 5: 5.0 acres
Lot 2: 5.0 acres Lot 6: 5.0 acres
Lot 3: 5.0 acres Lot 7: 5.0 acres
Lot 4: 5.0 acres Lot 8: 5.0 acres

(All sizes subject to final approved plat)

PRICING STRATEGY

Phase 1: 8 platted lots ideal for a builder, investor or family compound. (52.89 AC)

- Site plan approved, Platted, infrastructure to be completed Summer 2026

Asking Price: \$4,392,000

Phase 2: Raw Land Sale (Potential for an additional 8 lots)

Asking Price: \$2,999,000

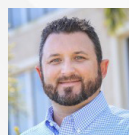
Total Asking Price: \$7,391,000



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OFFERING SUMMARY

- Phase 1: 8 Estate Lots - 52.89 AC
- Phase 2: 44.20 AC
- AG-5 Zoning
- Rural Estate Development Opportunity
- Phase 1-Approved Site Plan



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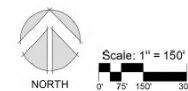
SITE PLAN

9402-9480 Carlton Rd, Port St. Lucie, FL 34987 | 8 ESTATE-SIZE RANCHETTE LOTS + ADDITIONAL VACANT LAND



CALL 48 HOURS BEFORE
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1-800-432-4770
IT'S THE LAW
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McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

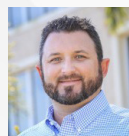
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Carlton Estates
St. Lucie County, Florida
Site Plan Graphic

Drawn By DMS
Checked By MM
Scale 1"=150'
Drawing Date 4/30/2026

SG-1

FC **FLORIDA**
COMMERCIAL
REAL ESTATE COMPANY

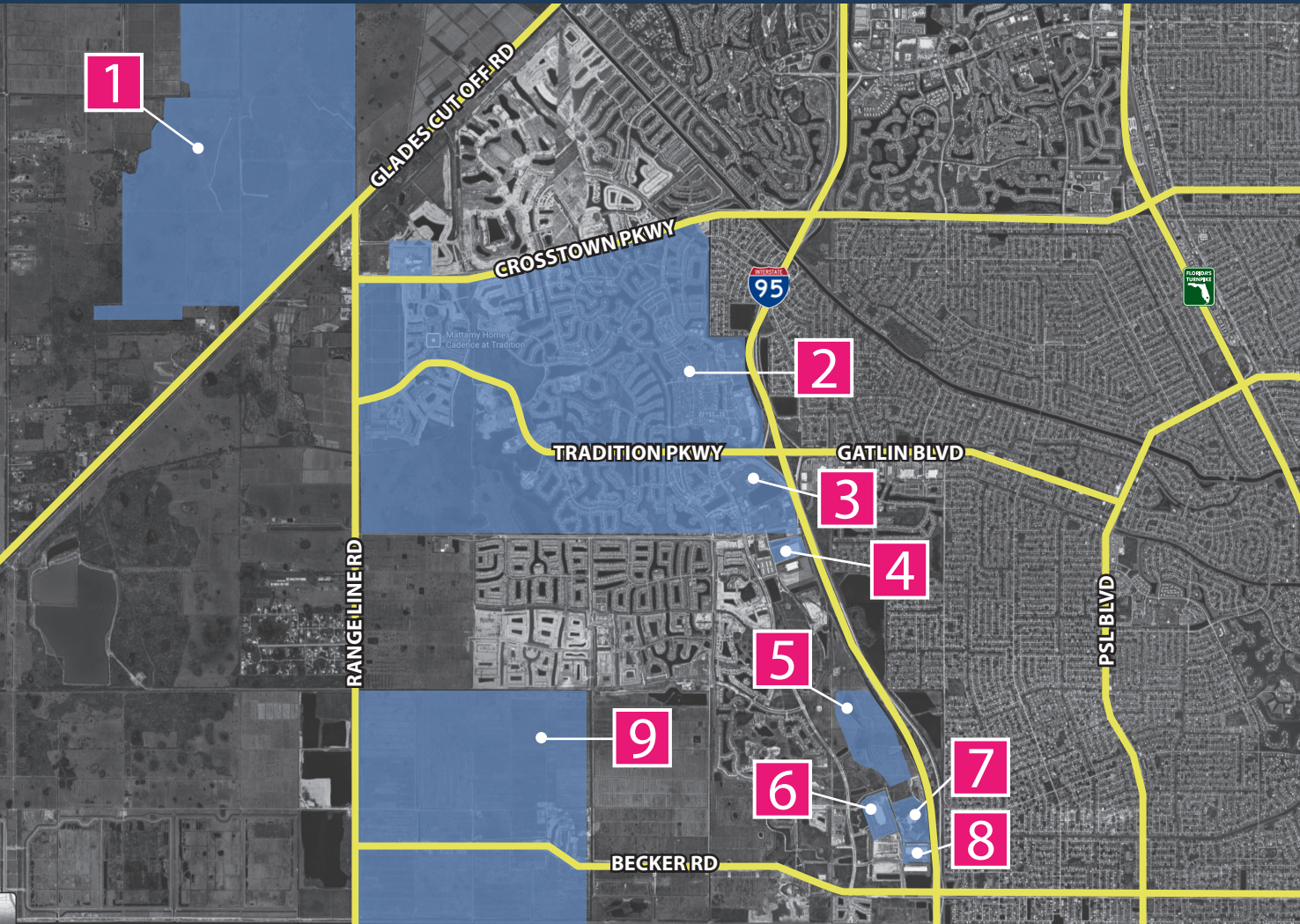


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SURROUNDING DEVELOPMENT

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1. OAK RIDGE RANCHES

- 3,000+ acre Kolter community
- 8,600 homes under development
- 27 acres for schools, parks & retail

2. TRADITION

- 18,000 residential units
- 8.2M SF of commercial space

3. CLEVELAND CLINIC TRADITION HOSPITAL

- 177 bed hospital
- 20.15 AC

4. TAMCO GROUP

- 402,086 SF electrical supply company

5. COSTCO DISTRIBUTION (UNDER DEVELOPMENT)

- 192.5 AC

6. AMAZON WAREHOUSE

- 52.2 AC

7. CHENEY BROTHERS DISTRIBUTION

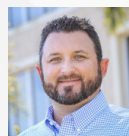
- 53.66 AC

8. FEDEX WAREHOUSE

- 22.52 AC

9. WILSON GROVE (PROPOSED)

- 7,700 residential units
- +1M SF of commercial space



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DEMOGRAPHICS & MAP

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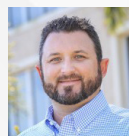
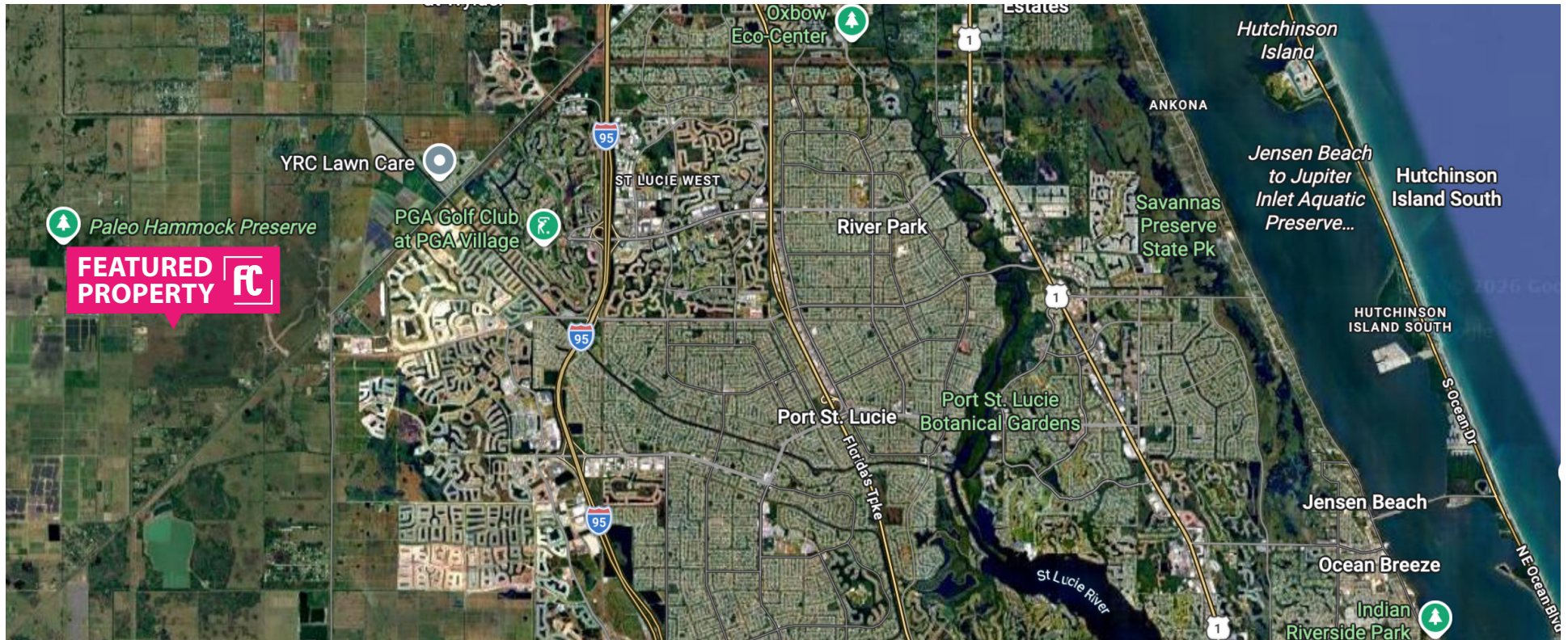
POPULATION

	1 MILE	3 MILES	5 MILES
Population	5,500	35.5K	130K
Median Age	42	41	43



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
# of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$115K	\$115K	\$90K



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