

Property Identification

Site Address: 2009 S US HIGHWAY 1 Map ID: 24/15S Parcel ID: 2415-313-0005-010-9 Zoning: General Co Account #: 24459 Use Type: 1600 Sec/Town/Range: 15/35S/40E Jurisdiction: Fort Pierce

Ownership

Gateway Plaza Ft Pierce Associates LLC
55 5th AVE Fl 14
New York, NY 10003-4301

Legal Description

15 35 40 E 876.9 FT OF THAT PART OF S 1/2 OF SW 1/4 LYG W OF US 1-LESS BEG AT INT N R/W VA AV AND W R/W LI US 1 RUN N ALG W R/W US-1 710 FT, TH W 175 FT, TH S 175 FT, TH W 501.9 FT, TH N 50 FT, TH W 200 FT, TH S 585 FT, TH E 876.9 FT TO POB AND LESS SLY 130 FT FOR RD AND CANAL AND LESS N 150 FT OF S 1222.46 FT OF E 175 FT- AND S 235 FT OF NE 1/4 OF SW 1/4 LYG W OF DIXIE HWY-LESS AS IN OR 380-2663 AND LESS N 175 FT OF E 185 FT OF S 1511.18 FT OF THAT PART OF SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 AND FROM INT W R/W LI US #1 AND S LI OF SE 1/4 OF SW 1/4 OF SEC 15 RUN N 00 03 34 E ALG W R/W LI 435 FT FOR POB, TH CONT NLY 235 FT, TH N 89 42 26 SEC W // TO S LI OF SEC 676.9 FT, TH N 00 03 34 E 50 FT, TH N 89 42 26 W 200 FT, TH S 00 03 34 W 585 FT TO PT ON N R/W VA AV, TH S 89 42 26 E ALG R/W 511.9 FT, TH N 00 03 34 E 175 FT, TH S 89 42 26 E 345 FT, TH N 00 03 34 E 125 FT, TH N 89 42 26 E 20 FT TO POB (23.67 AC - 1,031,265 SF) (OR 2446-712, 718) Unity of Title (5016-1825)

Current Values

Just/Market: \$6,381,900 Assessed: \$4,489,962
Exemptions: \$0 Taxable: \$4,489,962

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$6,381,900	\$4,489,962	\$0	\$4,489,962
2023	\$5,622,900	\$4,081,784	\$0	\$4,081,784
2022	\$5,379,000	\$4,478,870	\$0	\$4,478,870

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2005	2446 / 0712	XX02	SPWD	Morris/Satnick FP Assoc LLC	\$10,960,000
09-01-1983	0412 / 0301	XX01	CV		\$0

Primary Building Information

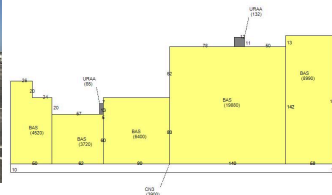
Finished Area of this building: 43,510 SF
Gross Sketched Area: 47,607 SF

Exterior Data

View: Roof Cover: Rolled Memb Roof Structure: BarJst/Rigid Building Type: NSCT
Year Built: 1969 Frame: Masonry Grade: Y_D Effective Year: 1969
Primary Wall: CB Stucco Story Height: 2 Story No. Units: 8 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 100% Electric: AVERAGE Primary Int Wall:
Full Baths: 0 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: 100% Heat Fuel: ELEC Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	211,515
Gross Sketched Area (SF):	241,575
Land Size (acres):	23.67
Land Size (SF):	1,031,265
Total Building Count:	6

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	255640	1945
CHAINLINK 8'	1	258	1945
MEZZANINE	1	13697	1945
CHAINLINK 10	1	240	1945
CONCRETE LOW	1	3630	1969
ASP2 LOW	1	36400	1970
TRIPLE LIGHT	2	30	1971
CONCRETE LOW	1	15750	1982
ASP2 LOW	1	45500	1982
SINGLE LIGHT	2	30	1983
ASP2 LOW	1	80000	1983
QUAD LIGHT	7	30	1999
DOUBLE LIGHT	14	30	2021
CEMENT CURB	1	1365	2021
ASP2 LOW	1	41108	2021
CONCRETE LOW	1	12080	2021
DOUBLE LIGHT	3	30	2021
SINGLE LIGHT	7	30	2021
CONCRETE LOW	1	4005	2024
DOUBLE LIGHT	1	36	2024
CEMENT CURB	1	1430	2024
SINGLE LIGHT	1	36	2024
CB/8'	7	48	2024
ASP2 LOW	1	17644	2024

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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