

# Tradition Assisted Living Site

SW Discovery Way, Port St. Lucie, FL 34987

# NAI Southcoast



SW VILLAGE PARKWAY

TOM MACKIE BLVD

SW DISCOVERY WAY

**4 Acres**  
**Potential to build 150+ units!**

*Presented By*

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For Sale:

**\$5,250,000**



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## Property Details

- Address: South Side of SW Discovery Way  
Port St. Lucie, Florida 34987
- Proposed Unit Count: 150+ units
- Permitted Uses: Senior Care/Assisted Living/Memory Care/  
Independent Living
- Land Size: 4 Acres
- Frontage: 430 feet on SW Discovery Way
- Zoning: MPUD, Tradition DRI,  
City of Port St. Lucie
- Pricing: \$5,250,000



## Property Overview

One of the last parcels in Tradition that allows for the development of an Assisted Living Facility.

Permitted for a 150+ units Assisted Living Facility/Memory Care/  
Independent Living.

Nearby to all medical, retail, and entertainment amenities a senior citizen will need or want.

	Average Household Income	Median Age
1 Mile	\$103,049	38.0
3 Miles	\$99,117	39.8
5 Miles	\$95,551	40.2



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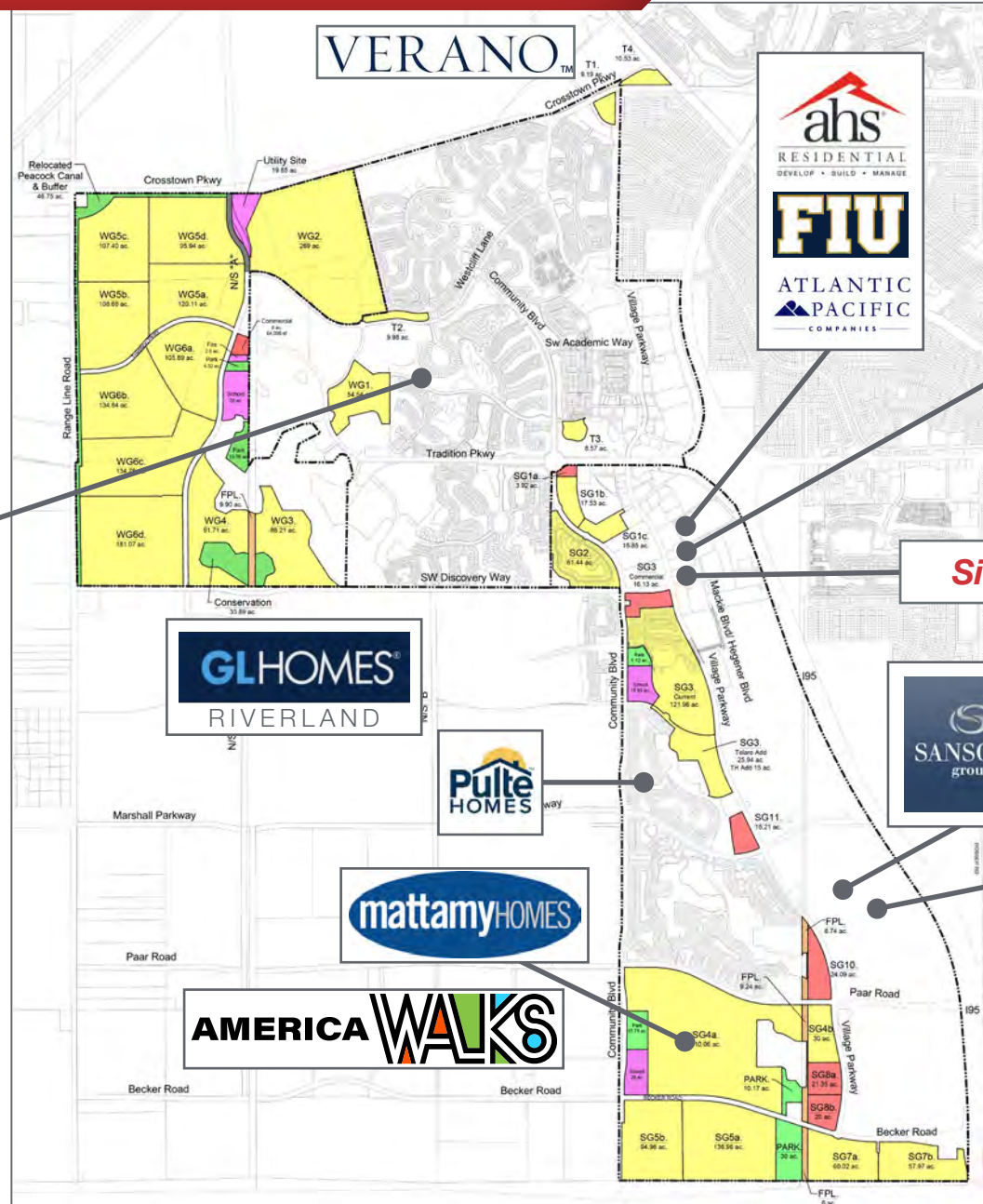
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**D·R·HORTON**  
America's Builder

**mattamyHOMES**

taylor morrison.

**GHO HOMES**  
A GREEN BRICK PARTNER

**GLHOMES**  
RIVERLAND

**Pulte HOMES**

**mattamyHOMES**

**AMERICA WALKS**

**ahs**  
RESIDENTIAL  
DEVELOP • BUILD • MANAGE

**FIU**

**ATLANTIC PACIFIC COMPANIES**

**Cleveland Clinic**  
Tradition Hospital

**OCULUS SURGICAL**

**Site**

**SANSONE group**

**FedEx**

**Cheney C-B-I Brothers**

**LEGACY PARK**  
AT TRADITION

**amazon**

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## Port St. Lucie in the News

### **DeSantis announces \$3.5 million state infrastructure grant to expand Tradition development**

**August 6, 2021**

<https://www.tcpalm.com/story/news/2021/08/06/gov-ron-desantis-tamco-manufacturing-facility-port-st-lucie-tradition/5509937001/>

### **Port St. Lucie named safest large city in Florida for tenth straight year**

**July 26, 2020**

[https://knowherenews.com/event/AXOM0\\_hYgaWmPMqE8Ckw?stance=0](https://knowherenews.com/event/AXOM0_hYgaWmPMqE8Ckw?stance=0)

### **Accel to Build New Manufacturing Facility in Port St. Lucie - 150,000 Square Foot Project is Expected to Bring 125 New Jobs to the Community**

**July 2, 2020**

<https://www.cityofpsl.com/Home/Components/News/News/4823/1747>

### **Cleveland Clinic Establishes Center for Global and Emerging Pathogens Research**

**April 22, 2020**

<https://tambonetradition.com/images/uploads/pages/cleveland-clinic-feature-story.pdf>

### **Proposed development would add 3.2 million square feet of industrial and distribution facilities to Tradition Center for Commerce**

**April 23, 2020**

[https://knowherenews.com/tc/event/AXGi0eZu76aOtLkItZEd?origin=newsletter&referral\\_code=270TDGYJ1JBBQ](https://knowherenews.com/tc/event/AXGi0eZu76aOtLkItZEd?origin=newsletter&referral_code=270TDGYJ1JBBQ)

### **Port St. Lucie adopts ambitious Southern Grove master plan, hoping for thousands of jobs**

**February 23, 2021**

<https://www.tcpalm.com/story/news/2021/02/23/port-st-lucie-adopts-ambitious-masterplan-could-bring-29-600-jobs-southern-grove/4509457001/>

### **Consultants say Port St. Lucie's Southern Grove requires over \$1.7 billion in investment**

**February 8, 2021**

<https://www.tcpalm.com/story/news/2021/02/08/developing-southern-grove-could-create-thousands-jobs-and-cost-billions/4410626001/>

### **Port St. Lucie approves multiple Southern Grove development deals**

**September 29, 2020**

<https://knowherenews.com/tc/event/AXTXi04vgaWmPMqEBfeM>

### **'Construction is booming' and Mattamy Homes hiring in St. Lucie County**

**May 27, 2021**

<https://traditionfl.com/construction-is-booming-and-mattamy-homes-hiring-in-st-lucie-county/>

### **Fast-growing Florida food service company coming to Tradition**

**June 2, 2021**

<https://www.cityofpsl.com/Home/Components/News/News/5572/1747>

### **Sansone Group Celebrates Legacy Park At Tradition, A Multi-Building Industrial Commerce Park In The City Of Port St. Lucie**

**April 30, 2021**

<https://sansonegroup.com/about-us/news/2021/sansone-group-celebrates-legacy-park-at-tradition-a-multi-building-industrial-commerce-park-in-the-city-of-port-st-lucie>

### **FedEx sorting center in Port St. Lucie's Legacy Park to be operational by November**

**February 3, 2021**

<https://www.tcpalm.com/story/news/2021/02/03/fedex-regional-sorting-center-coming-port-st-lucie-operational-nov/6677420002/>

### **Amazon announces first fulfillment center in St. Lucie County**

**August 5, 2021**

<https://www.cityofpsl.com/Home/Components/News/News/5674/1747>

### **Miami developer targets western Port St. Lucie for 372-unit apartment complex**

**November 11, 2019**

<https://www.tcpalm.com/story/news/local/shaping-our-future/growth/2019/11/11/psl-city-council-oks-372-unit-apt-complex-tradition-commerce-center/2534666001/>

### **Palm Beach County 2030: Retirees, young families moving north in search of less expensive homes**

**December 18, 2019**

<https://www.palmbeachpost.com/news/20191218/palm-beach-county-2030-retirees-young-families-moving-north-in-search-of-less-expensive-homes>

### **Cheney Brothers distribution center welcomed by City of Port St. Lucie**

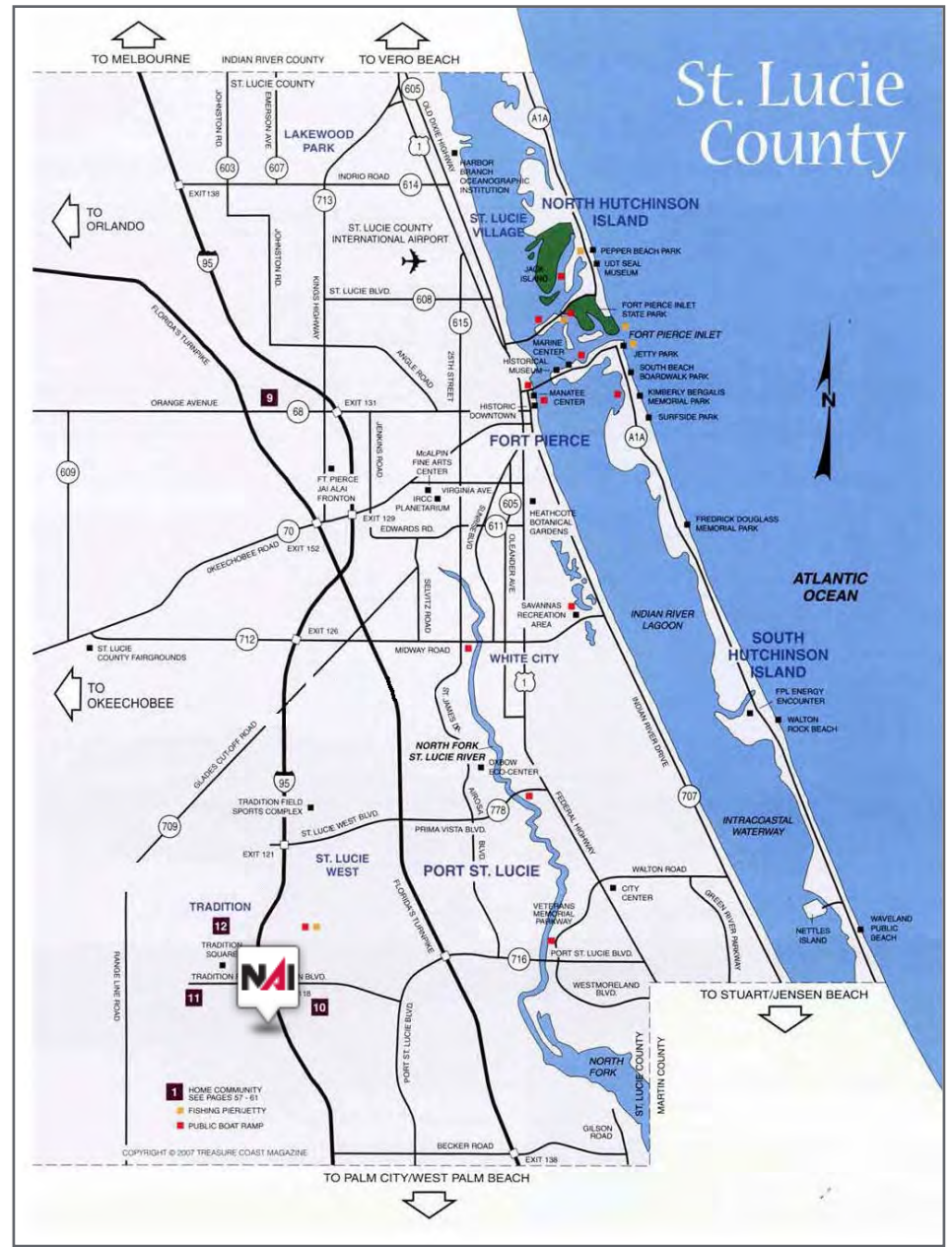
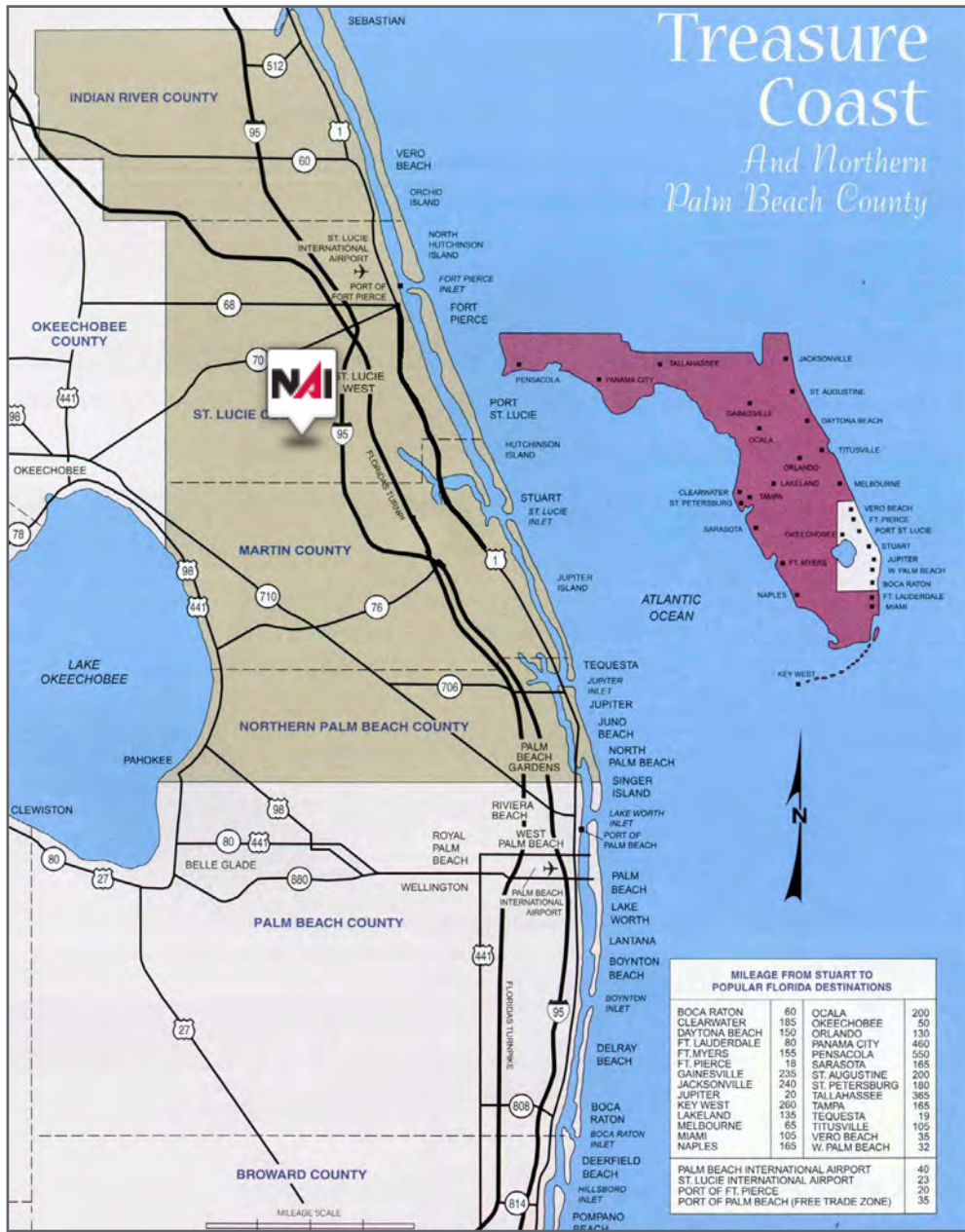
**June 15, 2021**

<https://mailchi.mp/9b4b353b7915/whats-next-in-tourism-for-florida-and-st-lucie-county-13393415?e=b68ab1ff3d>



# Maps

## Saint Lucie County, Florida





# County Overview

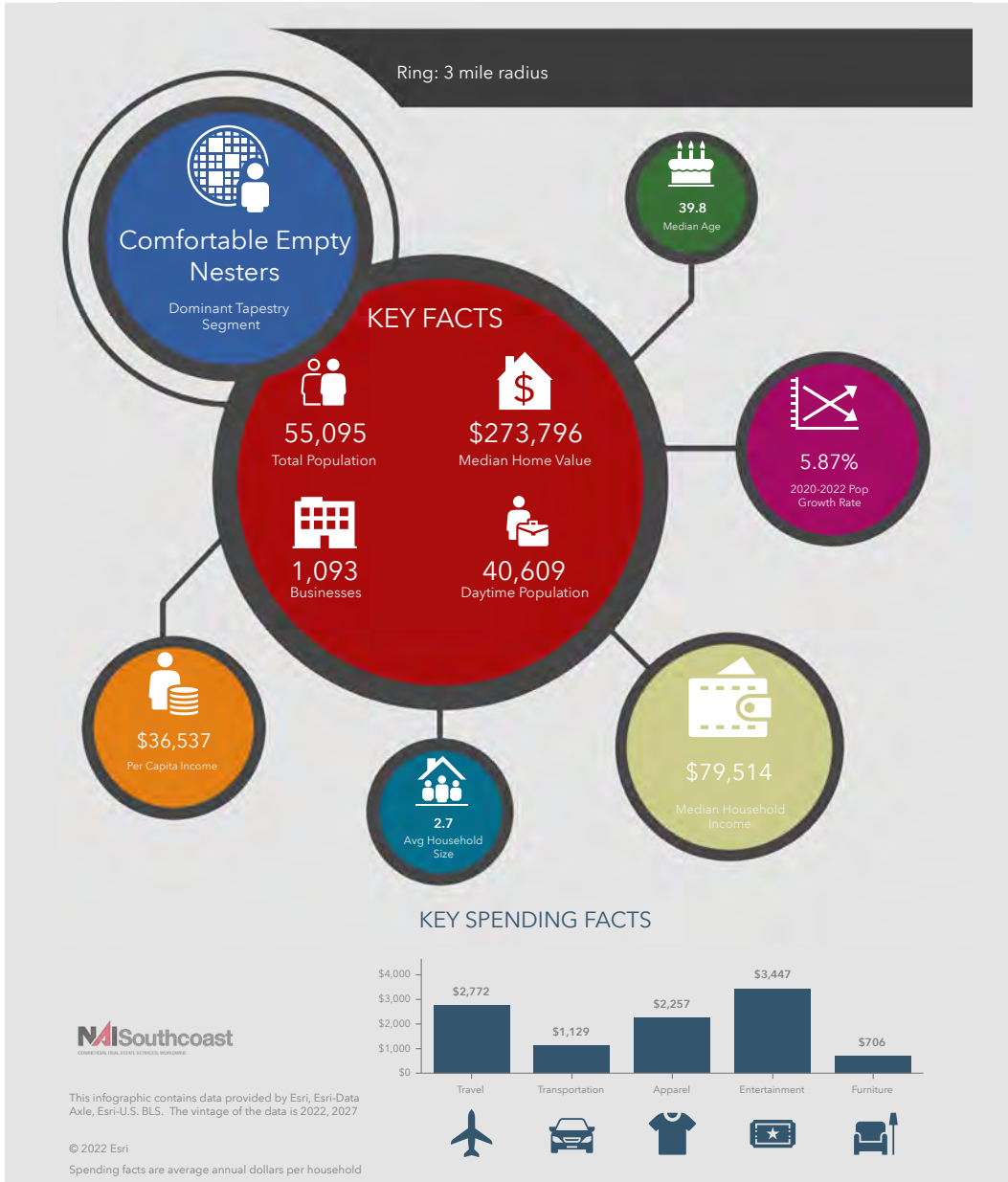
## St. Lucie County, Florida

St. Lucie County, Florida is home to the historic City of Fort Pierce, the vibrant City of Port St. Lucie and the breathtaking beaches of Hutchinson Island. It is located on the east coast of Florida about 120 miles southeast of Orlando and about 115 miles north of Miami. St. Lucie County is proud of its most valuable assets such as the 21 miles of uncrowded and unspoiled beaches, over 10,000 acres of parks and preserves, world record sport fishing, horseback riding on the beach, NY Mets Spring Training baseball, championship golf at PGA Village and other top-notch golf courses, the one and only museum dedicated to the US Navy SEALs, a charming and award-winning waterfront downtown, year round arts and cultural activities, a rich history and so much more.

Admirers of the outdoors will be delighted to discover the beautiful natural gardens, including the Port St. Lucie Botanical Gardens and Heathcote Botanical Gardens in Fort Pierce which features the largest public display of tropical bonsai trees in the United States. Eco-tourists will appreciate St. Lucie's dedication to protecting the environment through environmental education facilities such as the Oxbow Eco-Center, Harbor Branch Ocean Discovery Center, the St. Lucie County Aquarium featuring the Smithsonian Marine Ecosystems Exhibit and the Manatee Education and Observation Center.







### Population

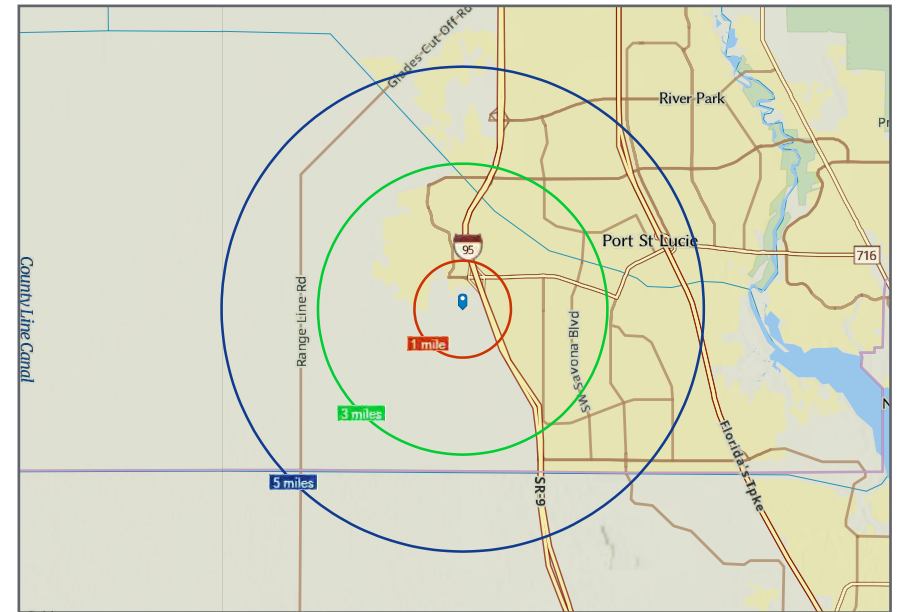
- 1 Mile: 4,060
- 3 Mile: 55,095
- 5 Mile: 115,849

### Average Household Income

- 1 Mile: \$103,049
- 3 Mile: \$99,117
- 5 Mile: \$95,551

### Median Age

- 1 Mile: 38.0
- 3 Mile: 39.8
- 5 Mile: 40.2





## LISTING AGENTS



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