

±41.01 Acre 600-Unit Apartment Site

2535 S Kings Hwy, Fort Pierce, FL 34945

NAI Southcoast



Presented by
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FOR SALE:

\$12,995,000

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Property Overview

Location: Located between the I-95 and Turnpike on- and off-ramps just off Okeechobee Road in Fort Pierce, this 41-acre parcel offers a convenient location for future residents to enjoy local amenities or commute to work.

Land Size: 41.01 acres with planned 600-unit apartment community.

Development Program: The planned 600-unit apartment development project includes several amenities. Planned amenities include a water retention lake, a central community park, dog park, playground, and clubhouse with community pool. The community will also include a total of 951 parking spaces, including 45 clubhouse parking spaces and 192 garage, carport, or driveway parking spaces.

Nearby Development:

South Florida Logistics Center - 1.1 million SF industrial project (Stonemont)

7001 White Road - 1.5 million SF industrial project (Scannell Properties)

Crossroads Commerce Center - 1.1 million SF industrial (Silverman Group)

Amazon Fulfillment Center - 1.1 million sf (Seefried)

Orange 95 Commerce Center - 700,000 sf Industrial

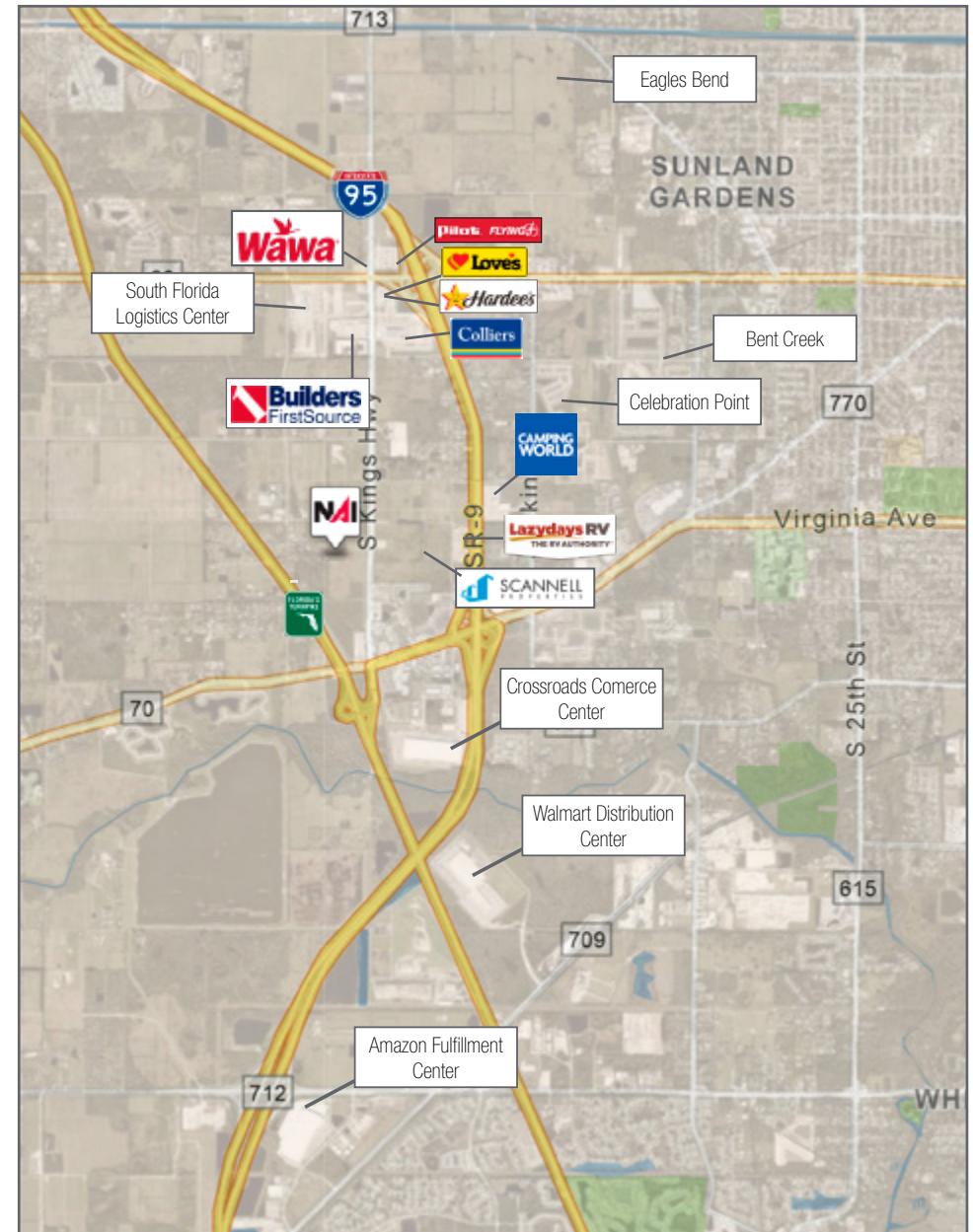
Celebration Point - 755 Residential Units

Bent Creek - 722 Single Family units

Eagles Bend - 1,713 Residential units

Wawa

Pricing: \$12,995,000 (\$21,658 per unit). Seller will deliver with zoning in place and site plan approved. Site plan approval expected for February 2024 pending approval of phasing plan. Project will have a density bonus related to transit stop.

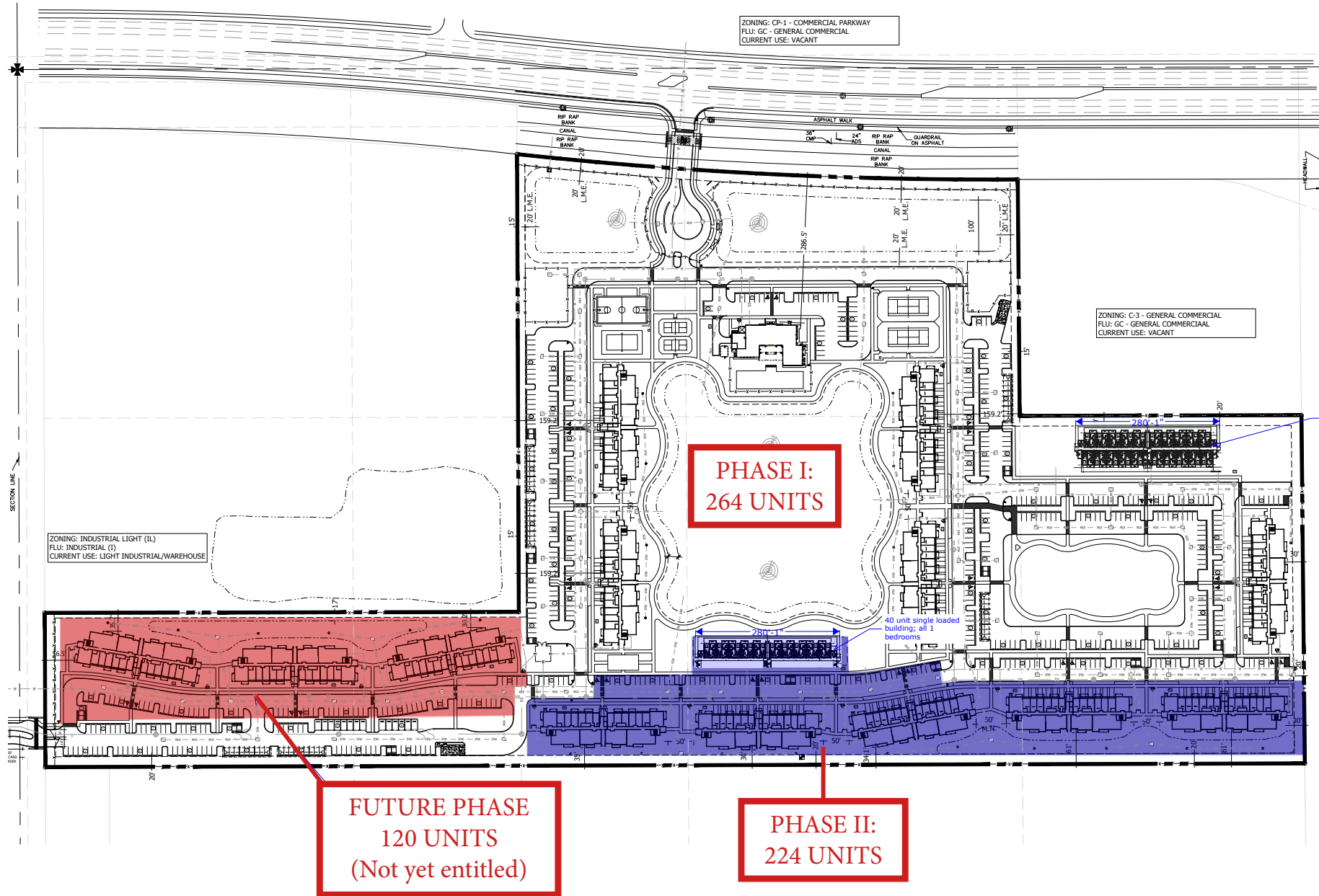




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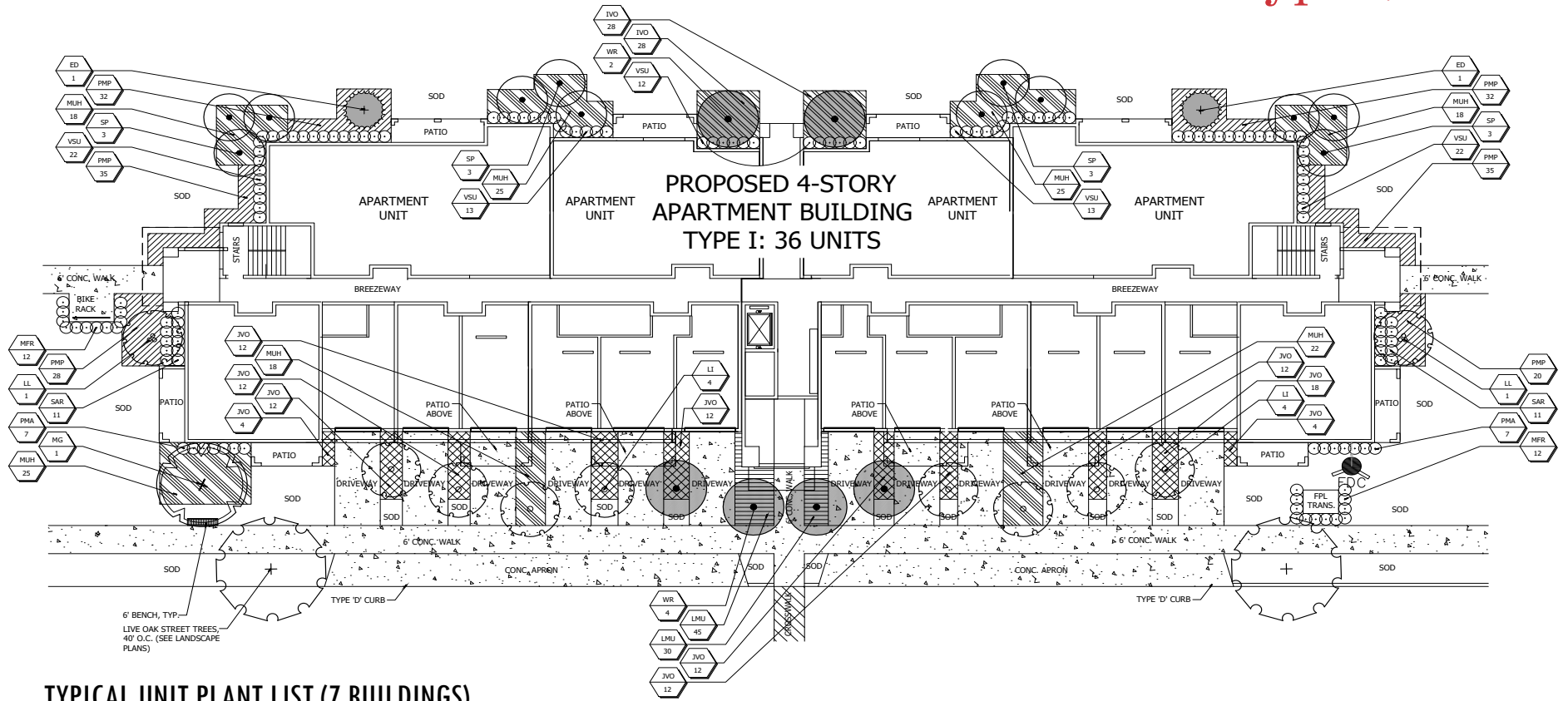
Proposed Phasing Plan



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Typical Unit Landscape Plan - Type I, 36 Units



TYPICAL UNIT PLANT LIST (7 BUILDINGS)

QUANTITIES ARE FOR EACH BUILDING

| TREES | SYM | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPR. | NOTES: |
|-------|-----|------|----------------|---------------------------------------|--------------------|---------|---|
| | M | WR | 6 | WASHINGTONIA ROBUSTA | 24' O.A. | N/A | FULL & THICK, MATCHED HEIGHTS, HEAVY CALLIPER |
| | M | ED | 2 | ELAEOCARPUS DECIPENS | 12' O.A., 2.5" DBH | 5' SPD. | FULL & THICK TO BASE, SHEARED CONE |
| | * V | MG | 1 | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' | 16' O.A., 3.5" DBH | 7' SPD. | FULL & THICK TO GROUND, SPECIMEN |
| | M | LI | 8 | LAGERSTROMIA INDICA 'MUSKOGEE' | 12' O.A. | 5' SPD. | FULL & THICK, MULTI-TRUNK, 5' C.T. |
| | M | LL | 2 | LIGUSTRUM JAPONICUM | 8-10' O.A. | 8' SPD. | FULL & THICK, MULTI-TRUNK, 3' C.T. |
| | * V | SP | 12 | SABAL PALMETTO | 20-28' C.T. | N/A | HURRICANE CUT, CURVED CHARACTER TRUNKS, STAGGER HEIGHTS |

SHRUBS & GROUNDCOVERS

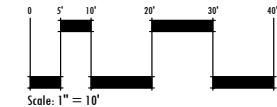
| | SYM | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | NOTES: |
|--|-----|------|----------------|---------------------------------------|--------------|-------------|--------------|
| | M | PMA | 14 | PODOCARPUS MACROPHYLLUS | #7, 36" O.A. | 24" O.C. | FULL & THICK |
| | * V | MUH | 126 | MUHLENBERGIA CAPILLARIS | #3, 20" O.A. | 30" O.C. | FULL & THICK |
| | M | SAR | 22 | SCHIEFLERA ARBORICOLA 'GOLD CAPPELLA' | #3, 20" O.A. | 24" O.C. | FULL & THICK |
| | M | PMP | 182 | PODOCARPUS MACROPHYLLUS 'PRINGLES' | #3, 14" O.A. | 18-24" O.C. | FULL & THICK |
| | * V | MFR | 24 | MYRCIANTHES FRAGRANS | #3, 24" O.A. | 24" O.C. | FULL & THICK |
| | * V | IVO | 56 | ILEX VOMITORIA | #3, 14" O.A. | 24" O.C. | FULL & THICK |
| | V | VSU | 82 | VIBURNUM SUSPENSUM | #3, 24" O.A. | 24" O.C. | FULL & THICK |
| | V | LMU | 75 | LIRIOPE MUSCARI | #3, 14" O.A. | 18" O.C. | FULL & THICK |
| | M | JVO | 110 | JASMINE VOLUBILE | #3, 16" SPD. | 24" O.C. | FULL & THICK |

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

Typical Unit Landscape Plan (Type I, 36 Units)

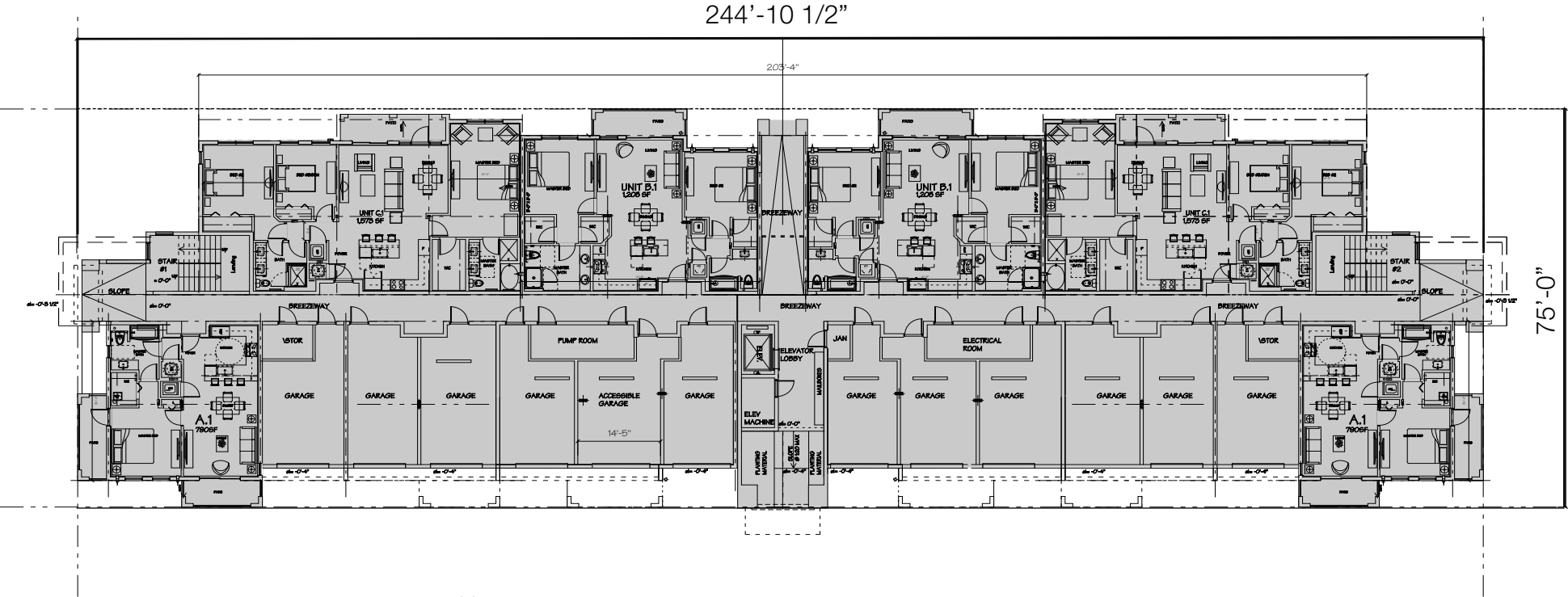


REFER TO SHEETS LP-10 FOR LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS

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Building Footprint



○ 1st FLOOR PLAN
BUILDING TYPE I
36 UNIT BUILDING

3/32" = 1'-0"

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Elevation and Materials Type I, 36 Units



FRONT ELEVATION

ALL WINDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT
GLAZING WITH LOW-E COATING AND WHITE FRAMES
ALL BALCONY RAILINGS TO BE BLACK ALUMINUM

SCALE: 3/32"=1'-0"



LEF SIDE ELEVATION

SCALE: 3/32"=1'-0"



LEF SIDE ELEVATION

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

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Apartment Rendering



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Walmart



Interchange

Crossroads Commerce Center



Interchange

INTERSTATE 95



OKEECHOBEE ROAD

WHITE ROAD

SKINGS HIGHWAY

±41.01 Acres

FLORIDA'S TURNPIKE



PRUITT RESEARCH ROAD

PRUITT RESEARCH ROAD

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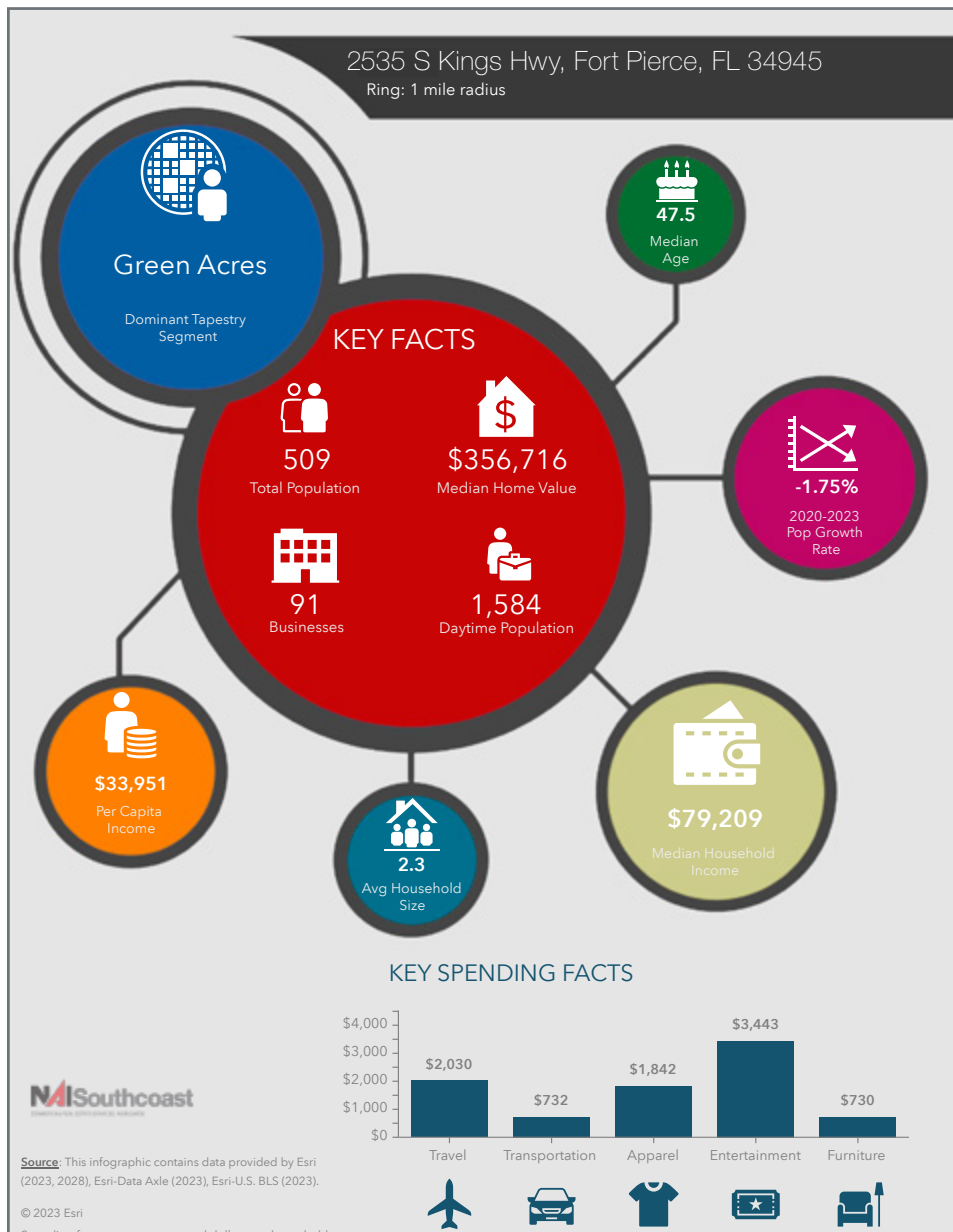
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2023 Demographics



Population

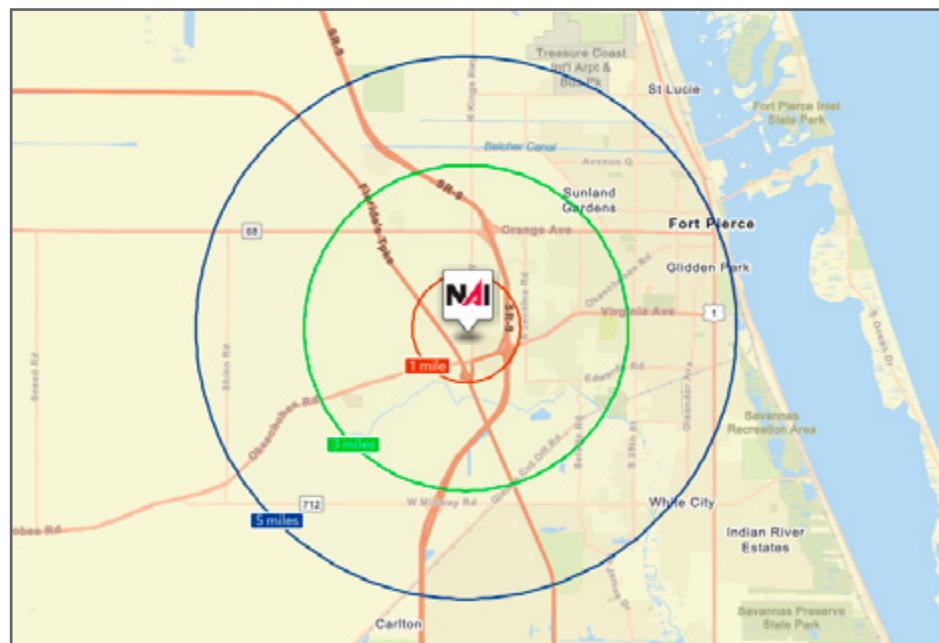
- 1 Mile: 509
- 3 Mile: 13,632
- 5 Mile: 71,295

Average Household Income

- 1 Mile: \$95,289
- 3 Mile: \$72,666
- 5 Mile: \$64,131

Median Age

- 1 Mile: 47.5
- 3 Mile: 36.6
- 5 Mile: 36.5



City Overview

Ft. Pierce, Florida



Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world-class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin-watch on a tour boat. Paddleboarding and horseback-riding on unspoiled beaches is also a hit among tourists and residents alike.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce, and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renowned African-American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, an engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national, and international significance.

Museums in Fort Pierce include the newly enlarged Florida landscape artist A.E. Backus Museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce and chronicles the evolution of this military unit to today’s Navy SEALs.

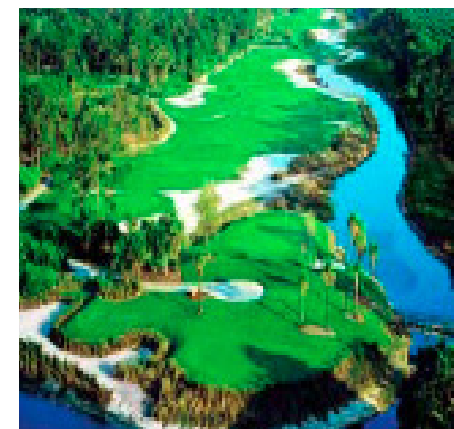
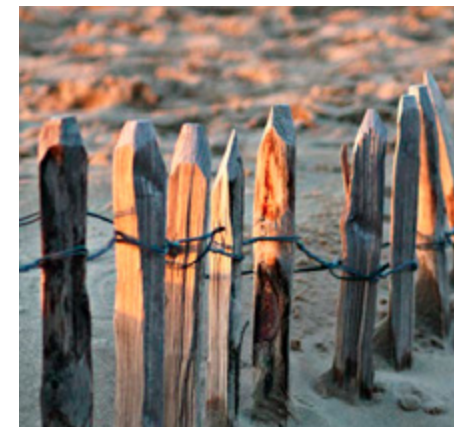
Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years, bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

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.



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