

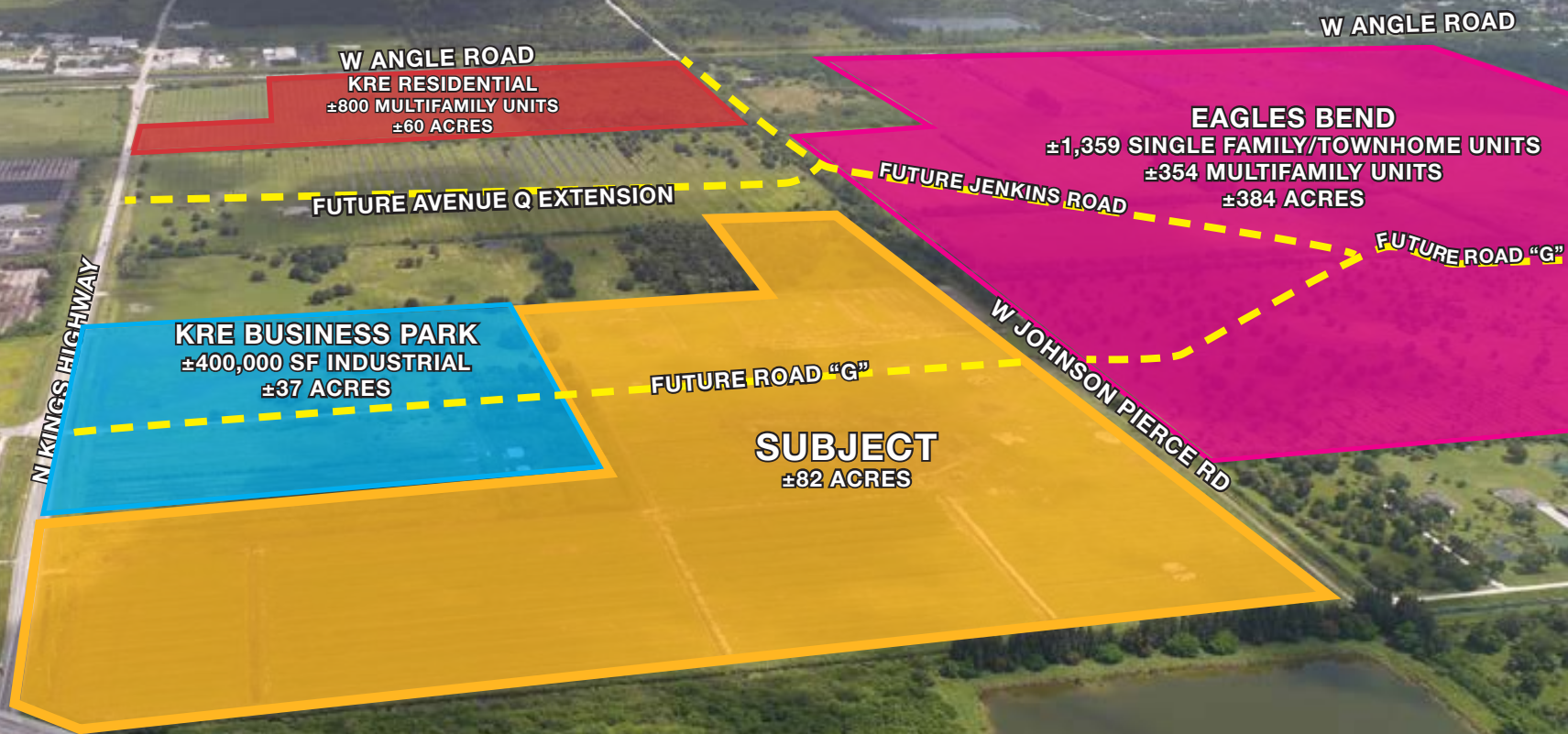
# 82-Acre Industrial Site

East of I-95 and Florida Turnpike, Kings Hwy, Fort Pierce, FL

# NAI Southcoast

Atlantic Ocean

TREASURE COAST INTERNATIONAL  
AIRPORT AND BUSINESS PARK



Presented by

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FOR SALE:

# \$13,000,000

# 82-Acre Industrial Site

East of I-95 and Florida Turnpike, Kings Hwy, Fort Pierce, FL

## Proposed Property Overview

- 82 Acres
- Land Use: Industrial / Mixed Use

## Property Details

- Total site size ±82.23 Acres
- Visibility along I-95; great signage opportunities!
- Access from the east or west of property with proposed Jenkins Road Area Plan network
- Two means of ingress/egress to Orange Ave
- Direct I-95 access 0.7 miles away (2 minutes)
- Florida Turnpike access 4.5 miles away (11 minutes)
- Concept planned for Industrial business park with 19 lots from 1.4 acres to 6.7 acres

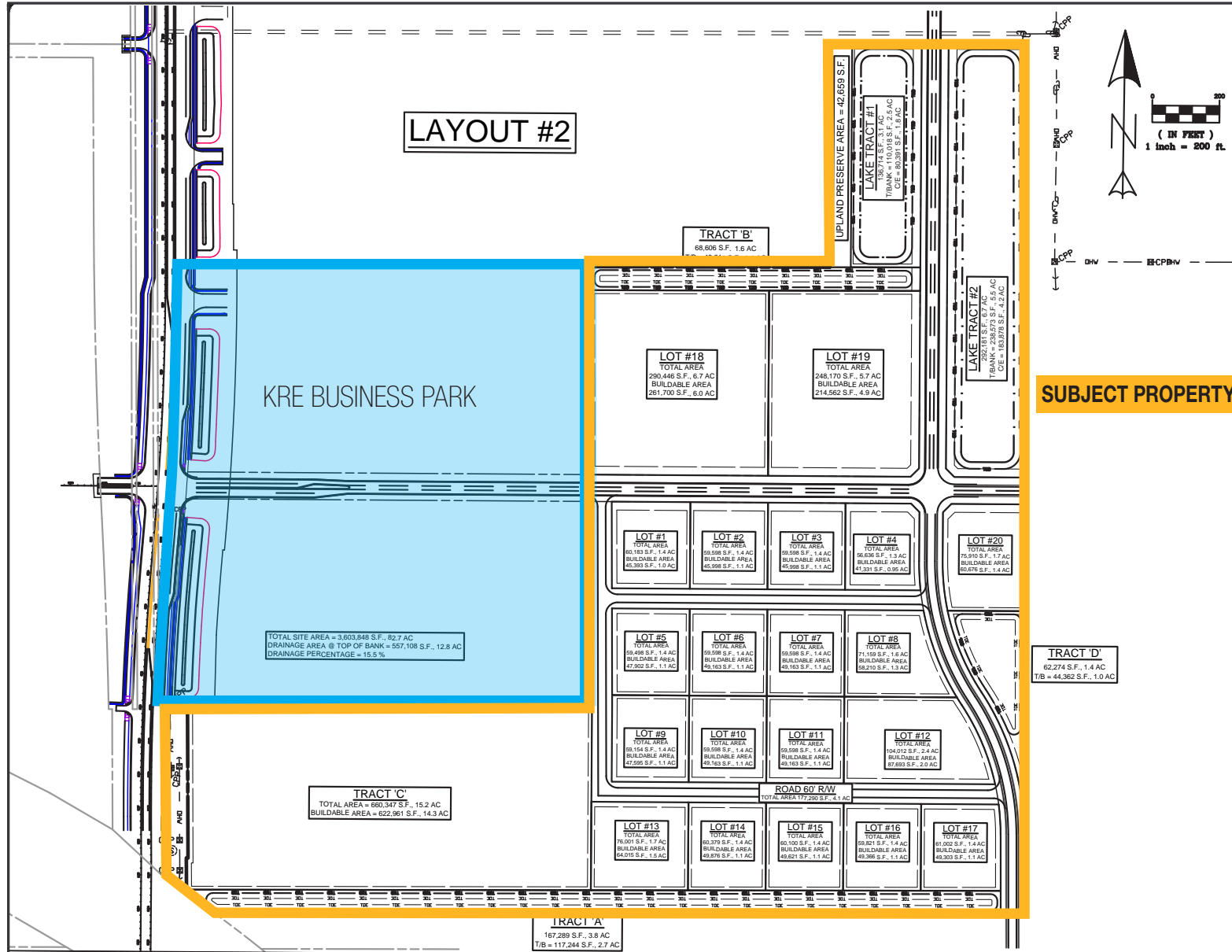




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# Conceptual Site Plan

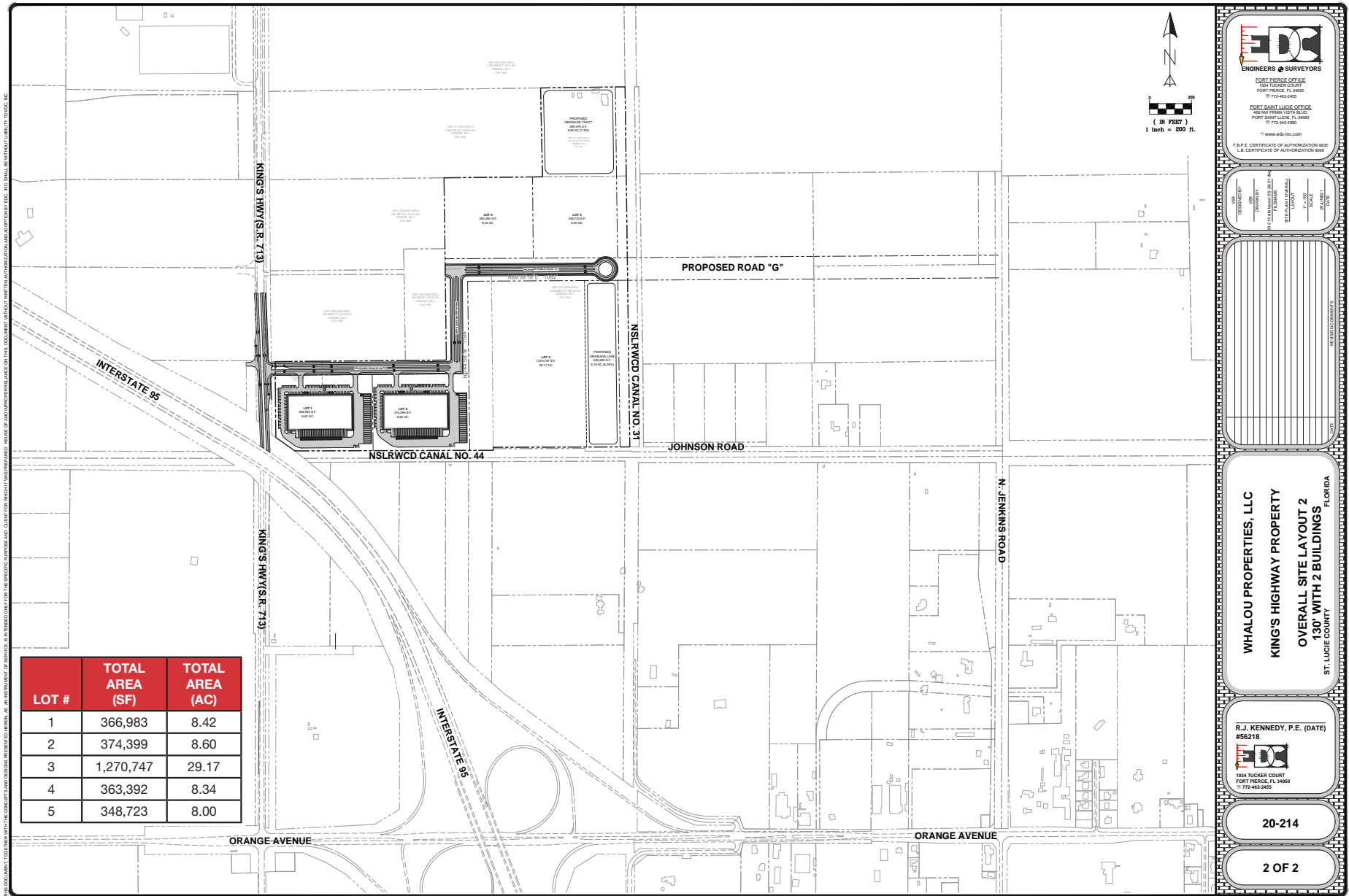


LOT #	TOTAL AREA (SF)	TOTAL AREA (AC)
1	60,183	1.4
2	59,998	1.4
3	59,998	1.4
4	56,636	1.3
5	59,498	1.4
6	59,998	1.4
7	59,998	1.4
8	71,159	1.6
9	59,154	1.4
10	59,998	1.4
11	59,998	1.4
12	104,012	2.4
13	76,001	1.7
14	60,379	1.4
15	60,100	1.4
16	59,821	1.4
17	61,002	1.4
18	290,446	6.7
19	248,170	5.7
TRACT 'C'	660,347	15.2

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# Conceptual Site Plan









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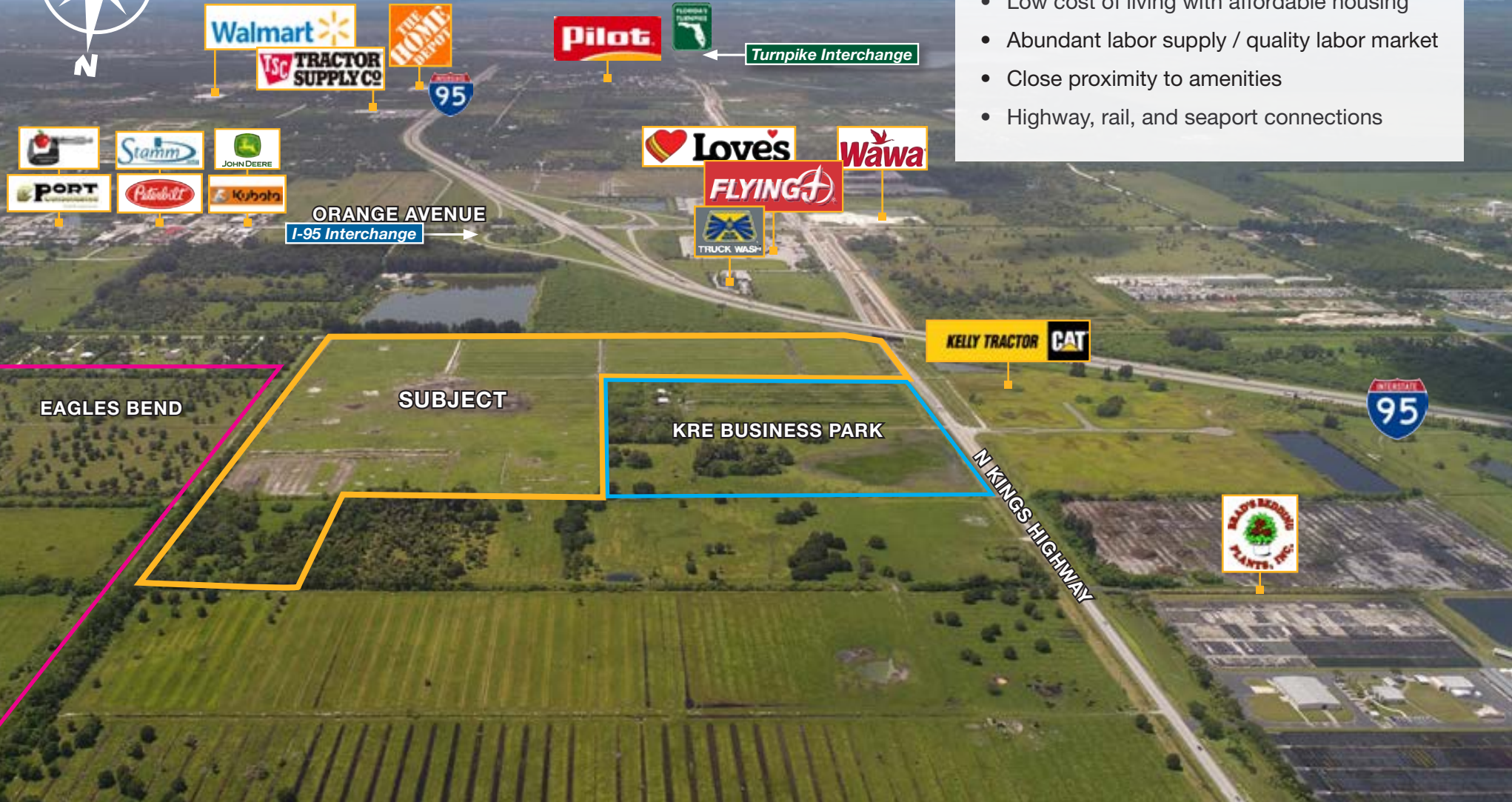
## Location

- Pro-Business Environment / Government - expedited plan review and fast track permitting
- Very professional & aggressive local Economic Development Council
- Zero state income tax
- Kings Hwy is undergoing a \$100 million+ road widening project



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## Location

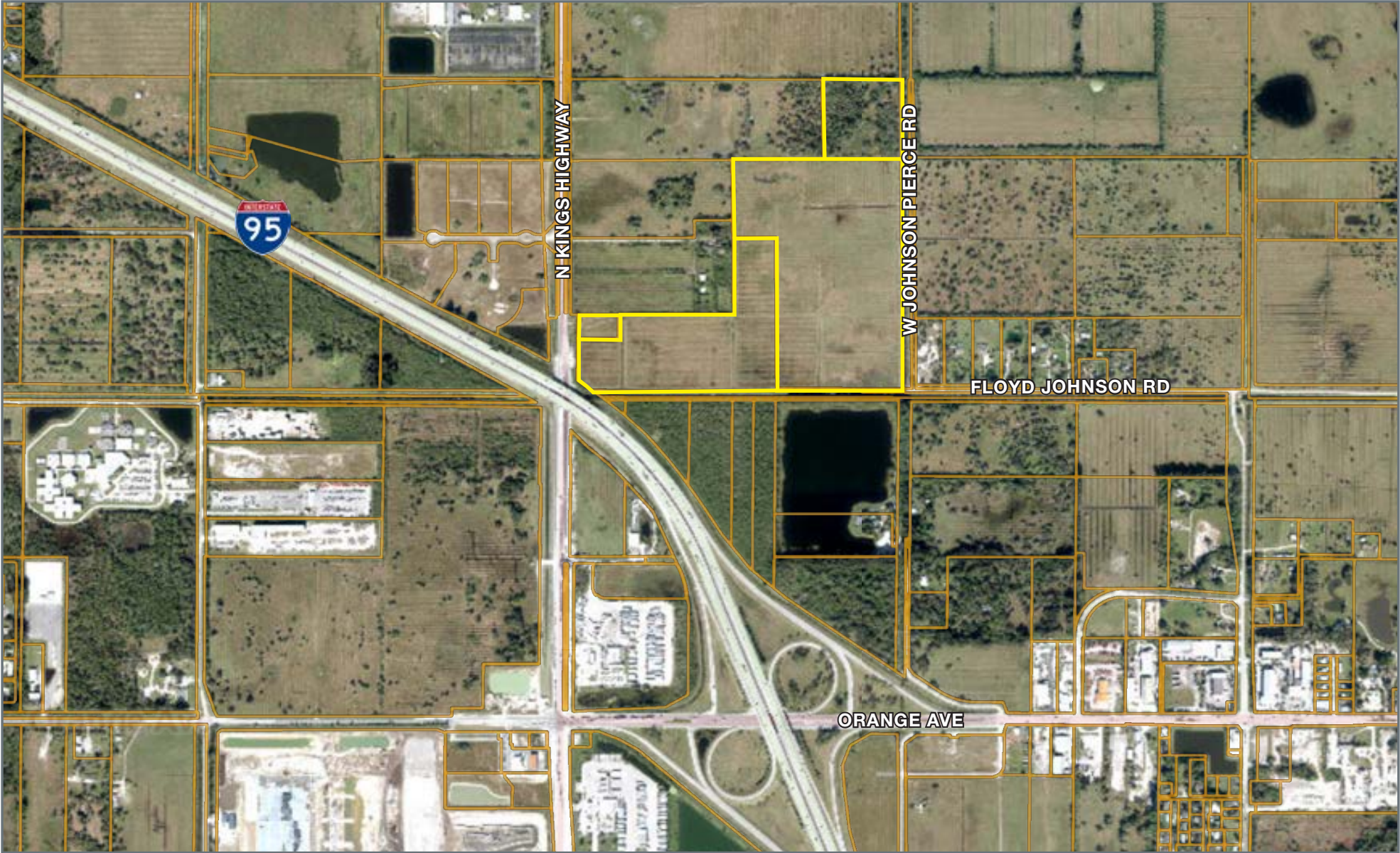
- 3 to 5 times faster population projection for 2025 than any other South Florida County
- Low cost of living with affordable housing
- Abundant labor supply / quality labor market
- Close proximity to amenities
- Highway, rail, and seaport connections



# 82-Acre Industrial Site

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# Parcel Map

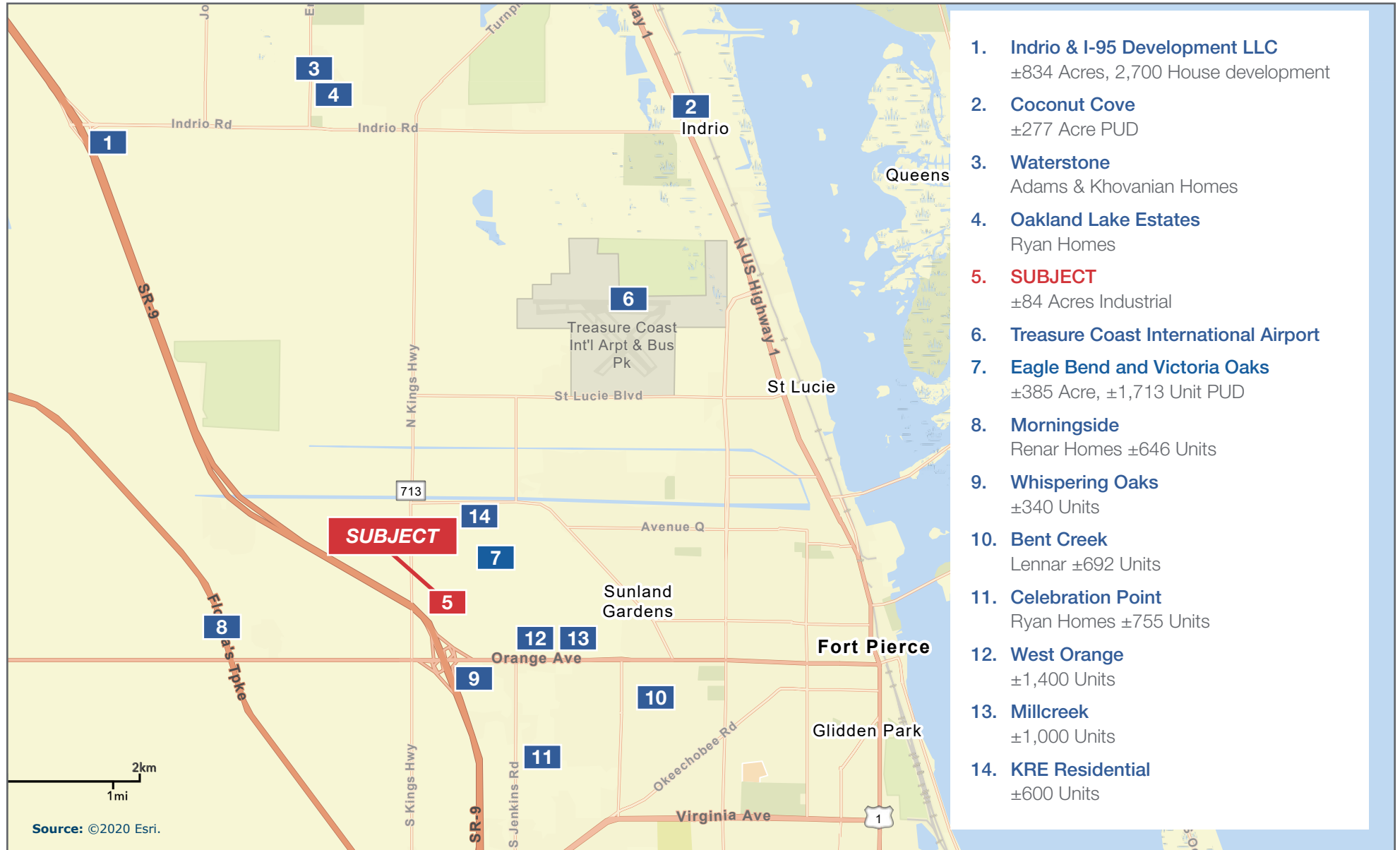




# 82-Acre Industrial Site

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## Residential Development Map





# 82-Acre Industrial Site

East of I-95 and Florida Turnpike, Kings Hwy, Fort Pierce, FL

Strong Economic Expansion  
2019-Present

## Economic Expansion by Year

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
<b>2019</b> Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	26	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	38	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	652	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
<b>2020</b> California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	25	75k Tower
FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	469	245,000
Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000
Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000
Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,346	0	†	3,220,000
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Walflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	15	30,000
<b>2021</b> Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	17	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	2	8,000
Cheney Brothers	Warehouse/distribution	Port St. Lucie	NEW	350	0	201	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	131	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	40	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	23	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	95	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	67,93
Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	52	650,000
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	470	106,000
South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	20	32,000

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	300	220,000
Arcoosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	12	69,000
Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	267,500
Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	0	207,458
Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	10	688,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	652	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
				<b>2,864</b>	<b>804</b>	<b>982</b>	<b>3,384,924</b>

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	269*	170	0	389,000
Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
Lactalogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	3	60,000
Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	380,000
Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*†	0	0	587,000†
Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	71	113,000
Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	120	23,456
				<b>1,641</b>	<b>361</b>	<b>194</b>	<b>2,490,310</b>

\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 † Projected new jobs and facility square footage net of announced projects within the park

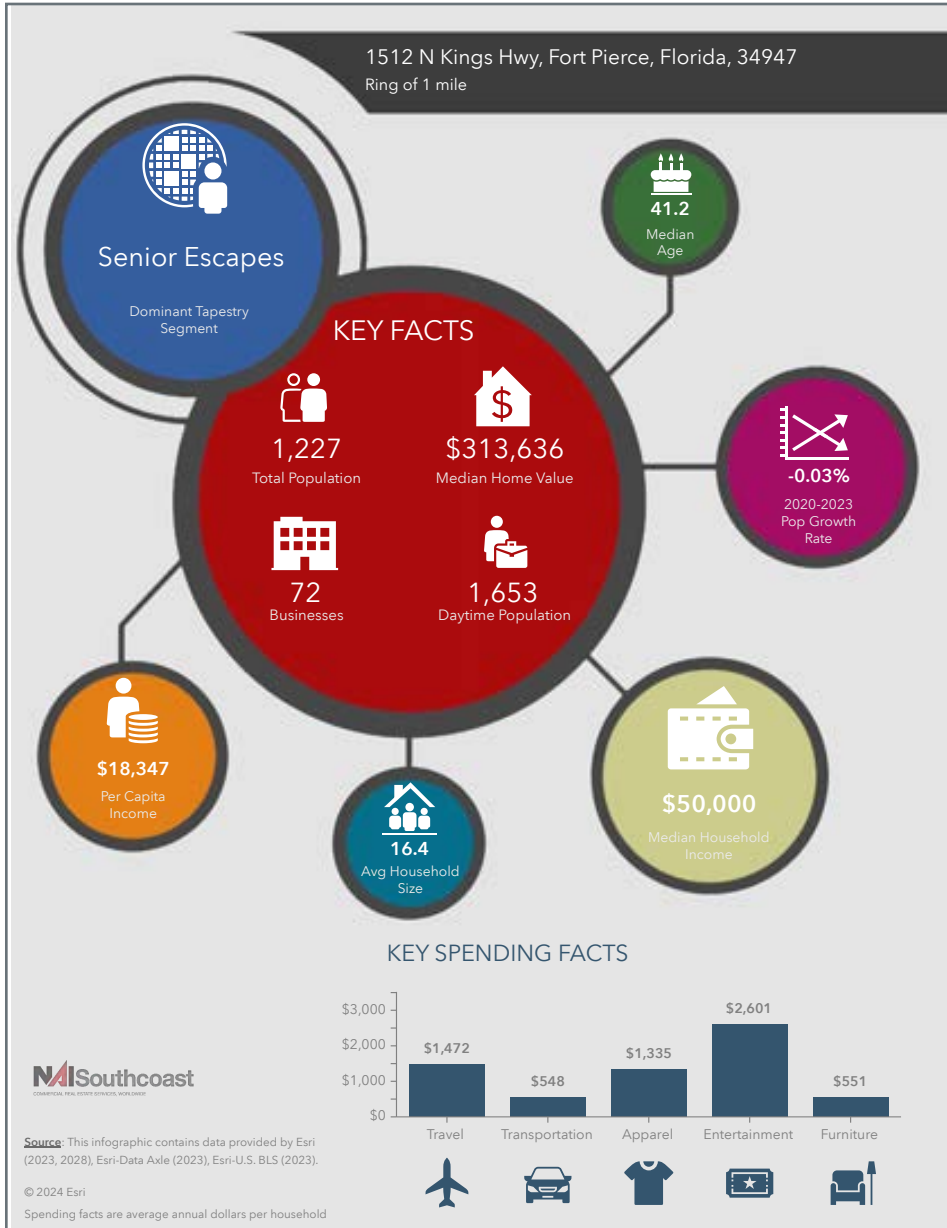
NR = No Report



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## 2023 Demographics



### Population

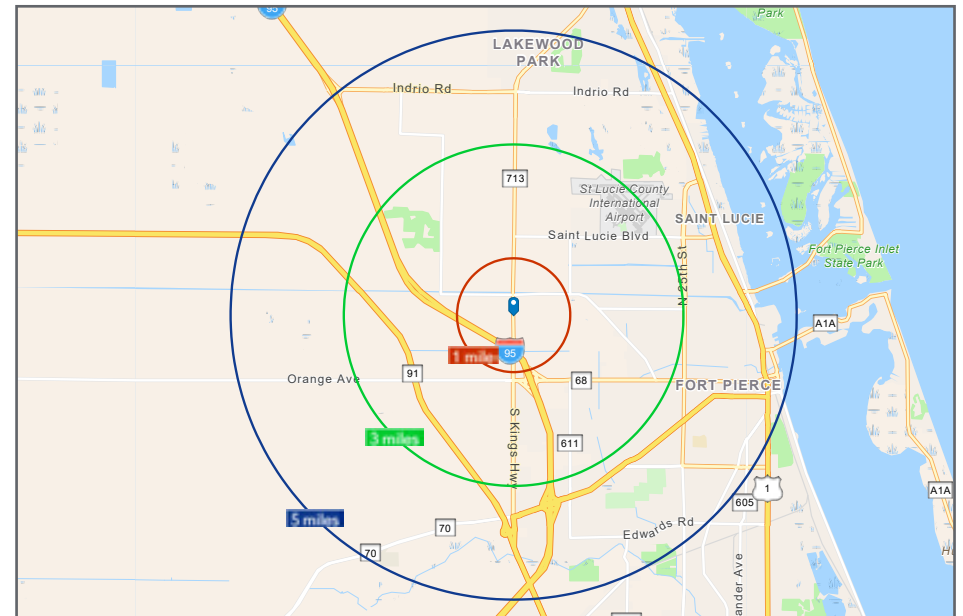
- 1 Mile: 1,227
- 3 Mile: 16,349
- 5 Mile: 56,730

### Average Household Income

- 1 Mile: \$69,770
- 3 Mile: \$63,174
- 5 Mile: \$60,694

### Median Age

- 1 Mile: 41.2
- 3 Mile: 36.5
- 5 Mile: 38.1





# City Overview

City of 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. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

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-renown 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, a self-guided 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. “Beanie” 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.



# Regional Overview

St. Lucie County, FL

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 280,000 and has experienced growth of over 40% since 2000. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to First Data Field in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 39,000 students and 5,400 staff. The Economic Development Council is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (14.8%), and Retail Trade (13.2%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. In 2017 and 2018 the Economic Development Council of St. Lucie County facilitated 20 expansion and job creating projects with a net growth of building area nearing 1,000,0000 square feet.



## LISTING AGENTS



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