

±39 Acres Development Land

N Jenkins Road, Fort Pierce, FL 34947

NAI Southcoast



Presented by

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For Sale:

\$3,500,000

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Property Details

Location:	N Jenkins Road, Fort Pierce, FL 34947
Parcel ID:	2406-330-0000-000-6
Land Area:	39.57 Acres
Zoning:	RS-2
Future Land Use:	RU
Density Permitted:	5 Units per Acre

Property Overview

This 39-acre parcel is located in one of the hottest development areas in St Lucie County and is directly adjacent to Eagles Bend which is a planned community of 1,200 residences and West Orange PD which has the potential for another 800 residences.

The county is also very active in the area with redevelopment of Westwood Academy and the planned Jenkins Road Overlay District opening up greater access to this 39 acre parcel.

New communities are being planned and built by some of the most active home builders in South Florida, as the area is surging in activity from all sectors including technology, industrial, office, residential and commercial, especially near the I-95 exits.

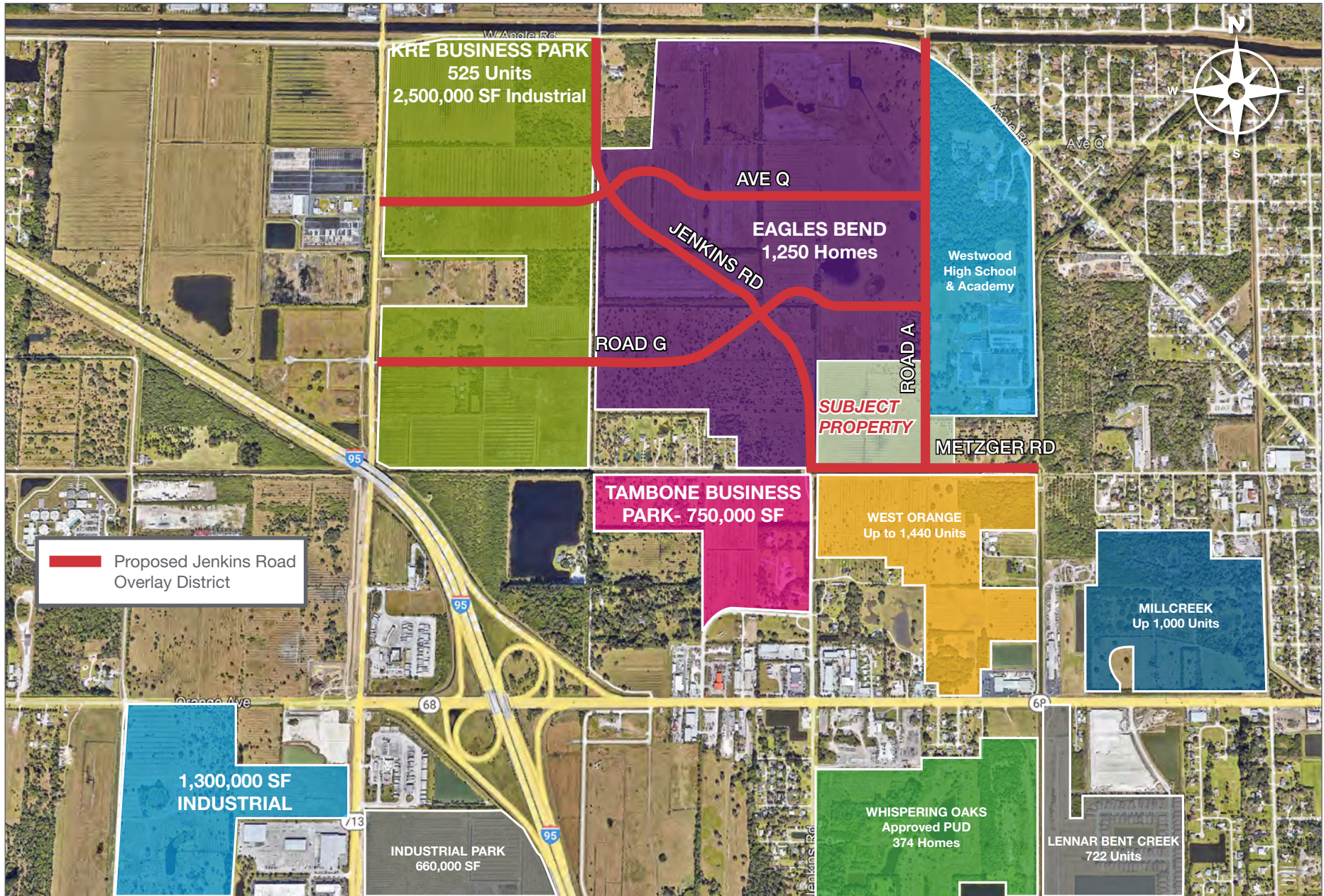
Nearby projects include Creekside (DR Horton), Morningside (Renar Homes), Bent Creek (Lennar Corp), and Celebration Pointe (LGI Homes); the demand for housing is exploding. St. Lucie County has a booming manufacturing economy and is poised to continue to grow. Currently, employers are experiencing housing shortages for employees as these employees grapple with a low supply of quality housing.



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N Jenkins Development Map



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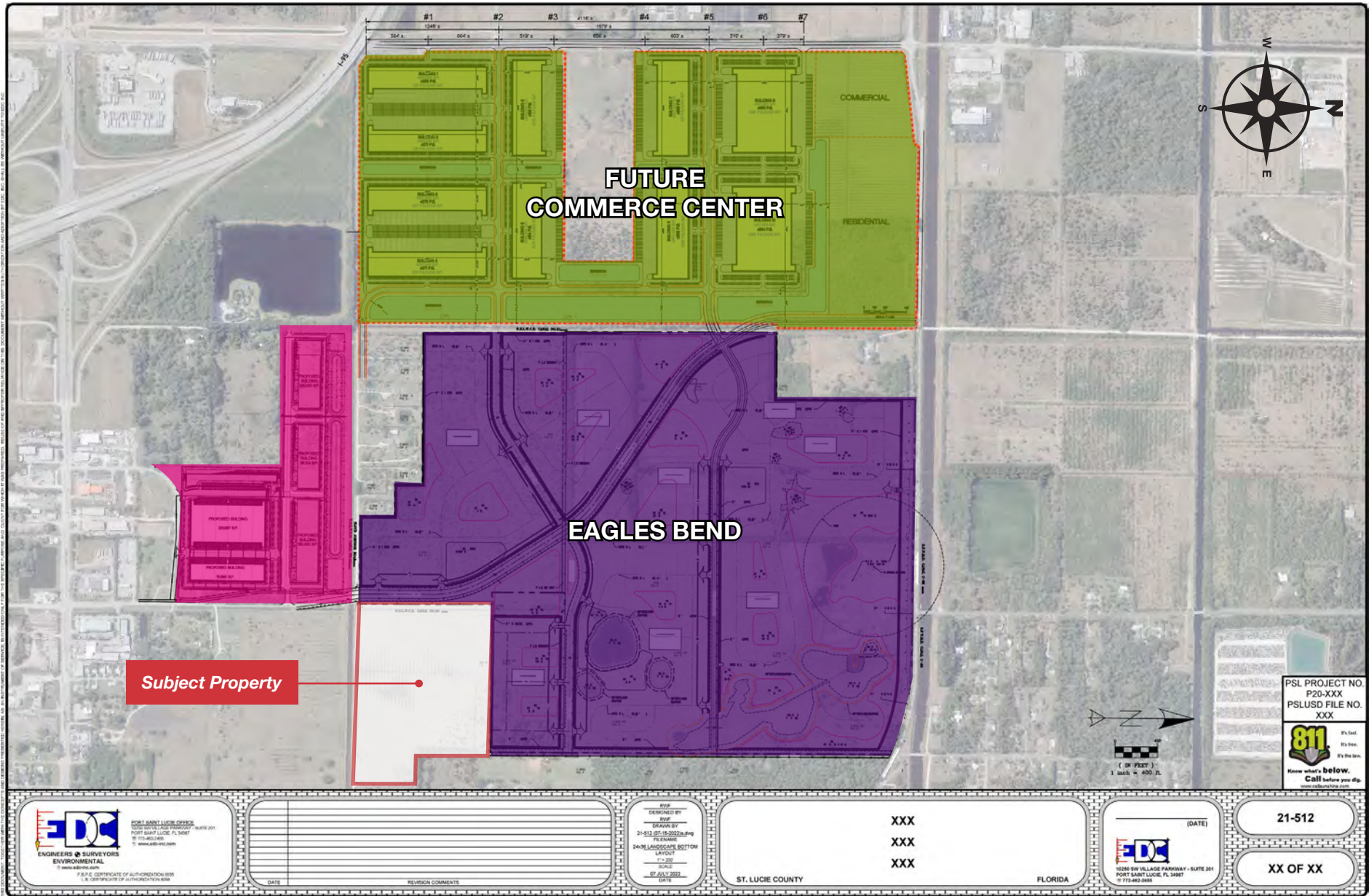
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Site Plan / Eagles Bend



*Parcel sizes will depend on the final layout of master roadways and negotiations

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Ft. Pierce Area Map



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Quarterly Market Detail St. Lucie County

Key Statistics

Months Supply of Inventory: 0.9
Median Sales Price: 30.9% Increase
Inventory: 37.9%

Key Statistics

Months Supply of Inventory: 1.0
Median Sales Price: 11.8% Increase
Inventory: -42.8%

Single Family Homes

Summary Statistics	Q2 2022	Percentage Change Year-over-Year
Closed Sales	1,748	17.8%
Paid in Cash	471	21.1%
Median Sale Price	\$359,900	30.9%
Average Sale Price	\$388,296	27.9%
Dollar Volume	\$678.7 Million	50.7%
Percent of Original List Price Received	100.0%	0.0%
Median Time to Contract	11 Days	11.1%
New Pending Sales	2,106	-7.3%
New Listings	2,177	13.4%
Pending Inventory	1,346	-17.1%
Inventory (Active Listings)	594	37.9%
Months Supply of Inventory	0.9	30.0%

Townhomes

Summary Statistics	Q2 2022	Percentage Change Year-over-Year
Closed Sales	334	-5.6%
Paid in Cash	171	-10.0%
Median Sale Price	\$285,000	11.8%
Average Sale Price	\$348,856	18.2%
Dollar Volume	\$116.5 Million	11.5%
Percent of Original List Price Received	99.2%	2.5%
Median Time to Contract	12 Days	-55.6%
New Pending Sales	412	-24.3%
New Listings	423	-20.6%
Pending Inventory	197	-47.9%
Inventory (Active Listings)	135	-42.8%
Months Supply of Inventory	1.0	-50.0%

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Strong Economic Expansion
2019-Present

Economic Expansion by Year

Calendar Year 2019							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2021 Total Employment	Facility Square Footage
A-1 Roof Trusses	Manufacturing	St. Lucie County	EXPANSION	28	257	315	60,000
ACCEL International	Manufacturing	Port St. Lucie	NEW	125	0	0	150,000
Aerex	Manufacturing	St. Lucie County	EXPANSION	10	25	NR	10,000
Amazon	Distribution	St. Lucie County	NEW	500	0	200	60,000
Aquaco Farms	Aquaculture	St. Lucie County	NEW	5	0	8	20,000
Cleveland Clinic Lerner Research Institute	Life Sciences	Port St. Lucie	NEW	50	0	43	60,000
Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	31	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	NR	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	34	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	634	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000
				1,015	770	1,305	707,000



Calendar Year 2020							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2021 Total Employment	Facility Square Footage
California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	43	75ft. Tower
FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	458	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	3,005*‡	0	0	4,508,000‡
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	00	30,000
				4,330	79	584	5,997,780

* 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

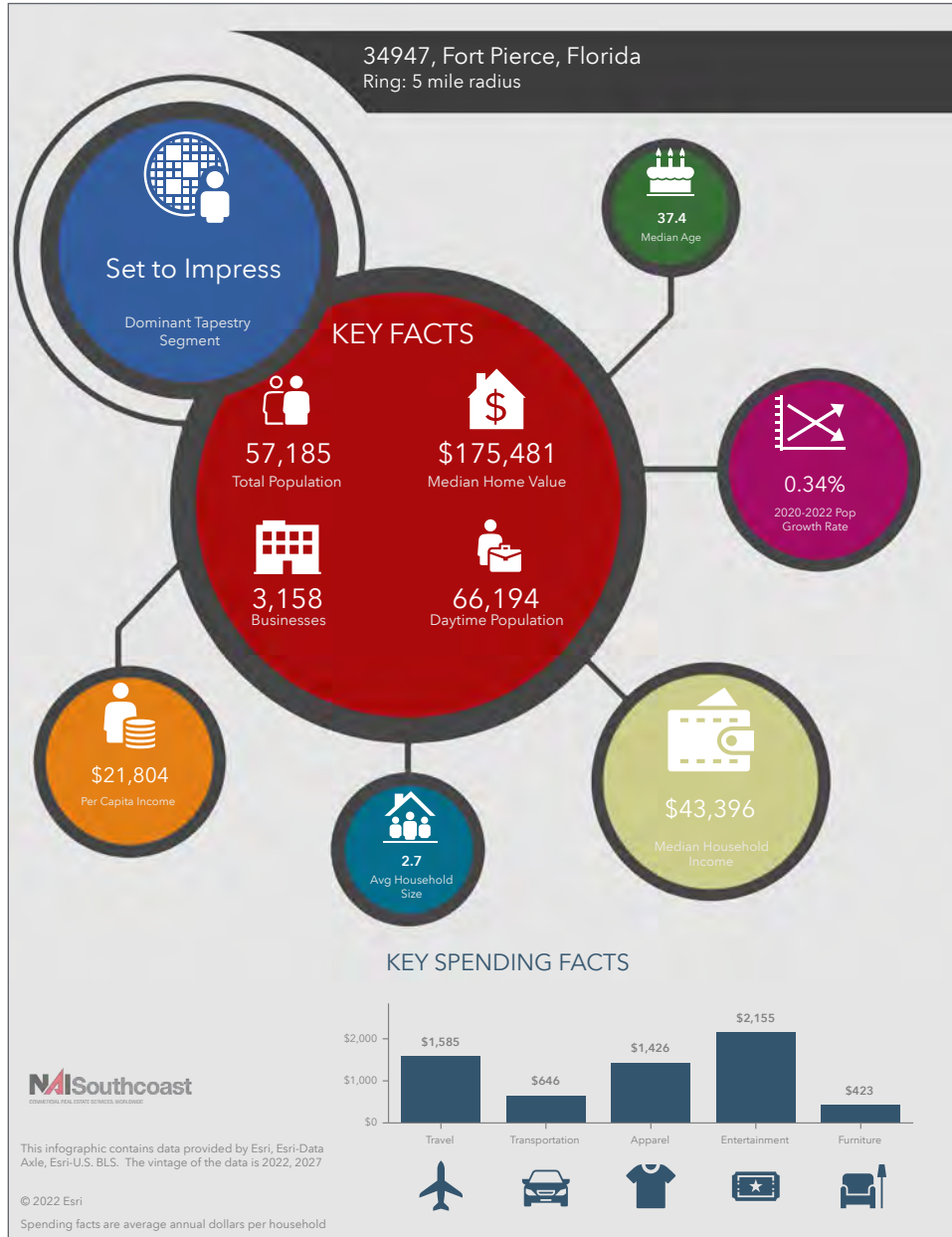
Calendar Year 2021							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2021 Total Employment	Facility Square Footage
Amazon first-mile fulfillment center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	0	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	0	8,000
Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	380	0	0	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	0	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	NR	32	NR	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	22	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	90	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	67,193
Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	0	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	0	32,000
				2,631	632	112	3,873,568

* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = median square feet per worker at 1,500

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2022 Demographics



Population

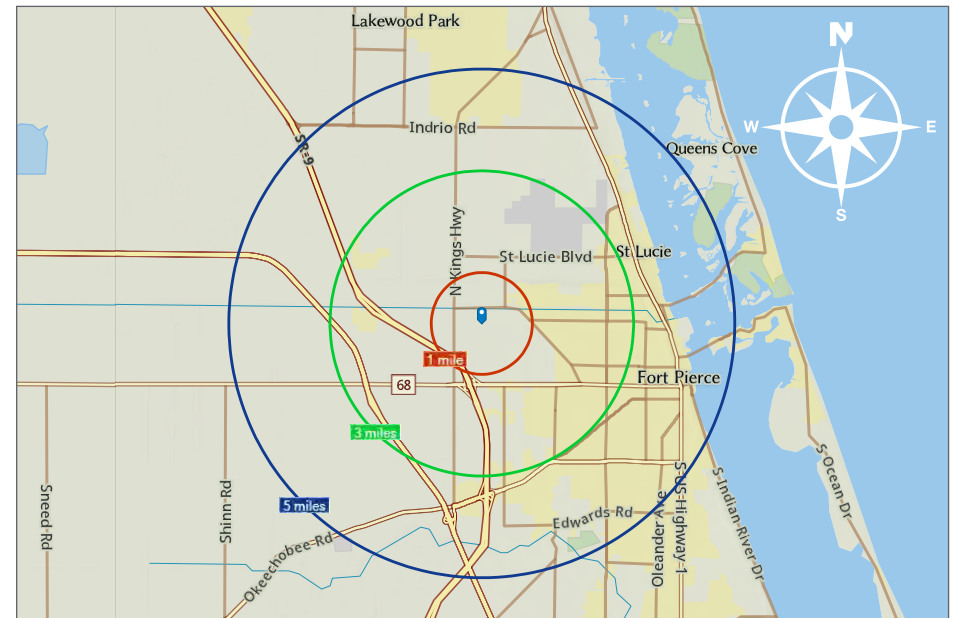
- 1 Mile: 203
- 3 Mile: 22,795
- 5 Mile: 57,185

Average Household Income

- 1 Mile: \$73,564
- 3 Mile: \$57,363
- 5 Mile: \$60,348

Median Age

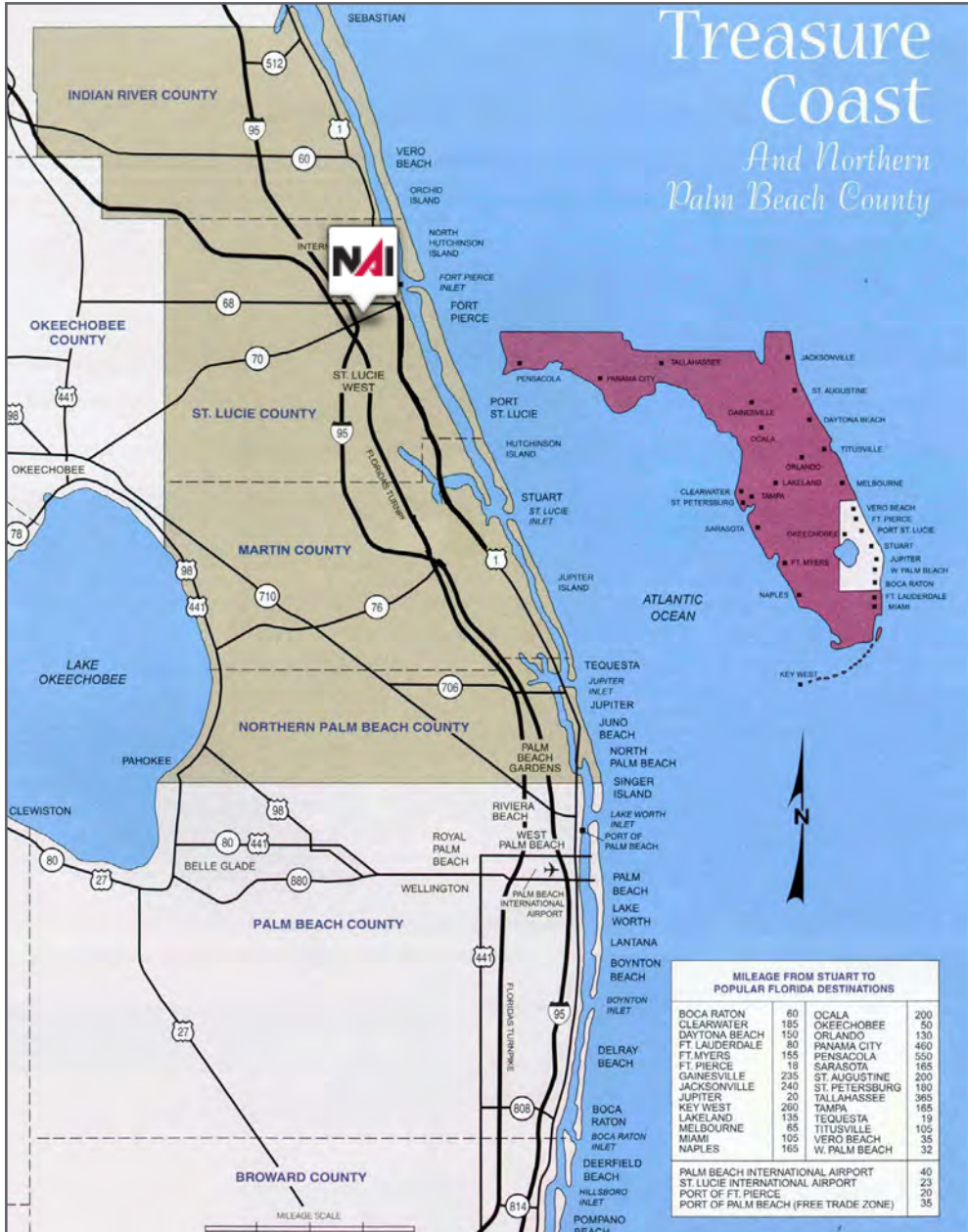
- 1 Mile: 41.1
- 3 Mile: 35.6
- 5 Mile: 37.4



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Area Maps



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 328,000 and has experienced growth of over 18% since 2010. 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 Clover Park 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 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) 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 (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.





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