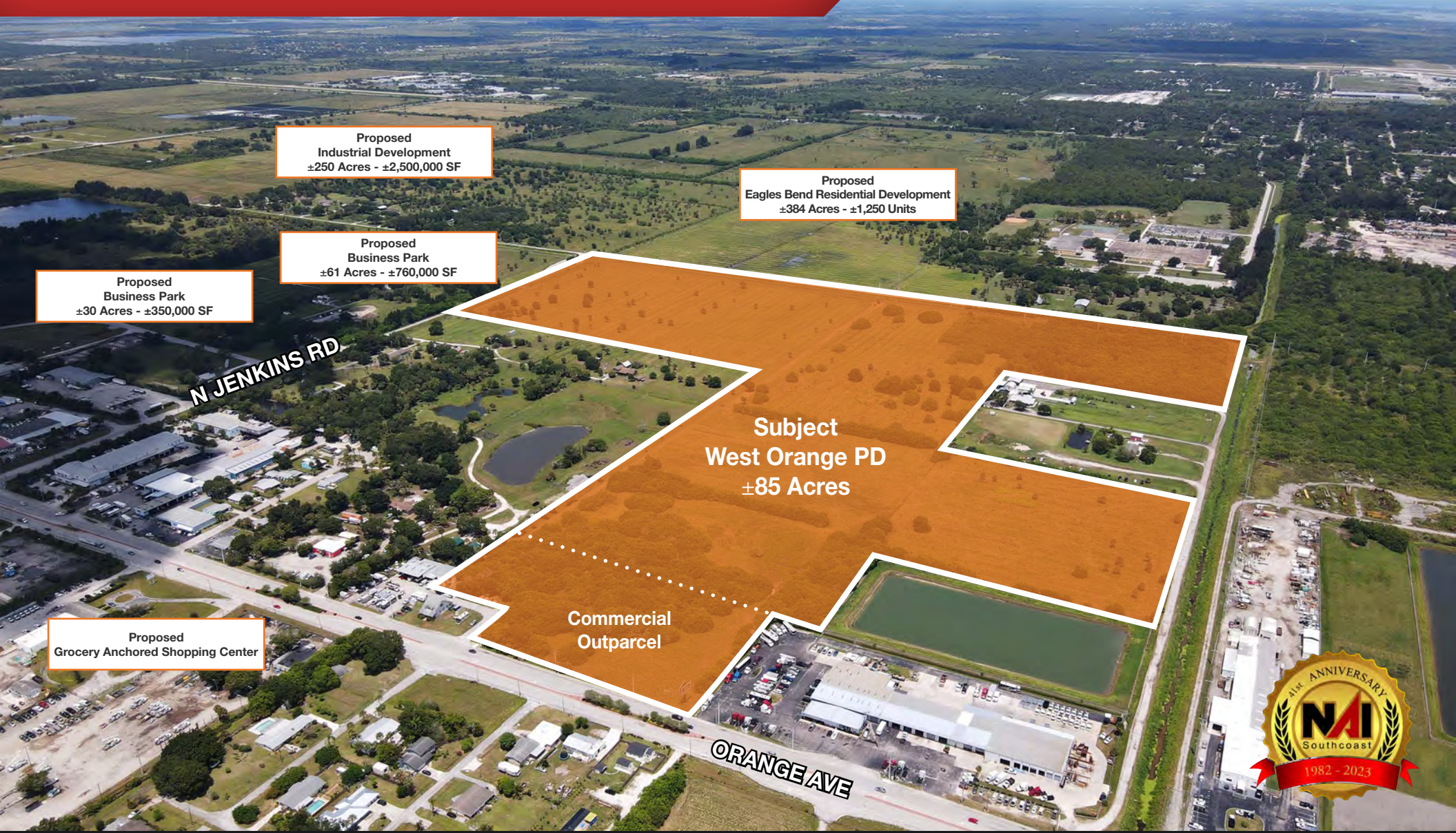


West Orange PD ±85 Acres

Orange Avenue, Fort Pierce, FL 34947

NAI Southcoast



Presented by

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FOR SALE:

Call for Pricing Guidance

West Orange PD ±85 Acres

West Orange: Fort Pierce, FL 34947

Looking East



Indian River Lagoon Hutchinson Island

**Proposed
Eagles Bend Residential Development**
±384 Acres - ±1,250 Units

**Subject
West Orange PD**
±85 Acres

444
Multifamily Units Proposed

Commercial
Outparcel

**Proposed
Business Park**
±61 Acres - ±760,000 SF

**Proposed
Grocery Anchored Shopping Center**

**Proposed
Business Park**
±30 Acres - ±350,000 SF

N JENKINS RD

ORANGE AVE

West Orange PD ±85 Acres

West Orange: Fort Pierce, FL 34947

Looking West



Proposed Business Park
±30 Acres - ±350,000 SF

Proposed Business Park
±61 Acres - ±760,000 SF

Proposed Industrial Development
±250 Acres - ±2,500,000 SF

Proposed Whispering Oaks
±67 Acres - ±374 Units

Proposed Grocery Anchored Shopping Center

N JENKINS RD

ORANGE AVE

Subject West Orange PD
±85 Acres

Commercial Outparcel

444
Multifamily Units Proposed

West Orange PD ±85 Acres

Orange Avenue, Fort Pierce, FL 34947



Property Details:

- Location: NEC of Orange Avenue and Jenkins Road, Fort Pierce, St. Lucie County, Florida
- Site Size: ±85 Acres Mixed Use
Pod 1 ±3.5 Acres Commercial
Pod 2 ±25 Acres
Pod 3 ±34 Acres
Pod 4 ±21 Acres
- Parcel IDs: 2407-221-0001-000-1
2407-212-0001-000-3
2407-211-0001-000-0
2407-241-0001-000-3
2407-231-0000-000-5
- Uses: **For Sale/Build-to-Rent/Multifamily/Senior Living**



Overview:

±85 Acres of mixed use development zoned Planned Development with Master Plan Approval for up to ±1,440 Units and ±3.5 Acres of Commercial/Retail Land. Available for all residential product types for Sale or Build to Rent including multifamily, cluster homes, bungalows, townhomes, duplex & single family homes.

Highlights:

The project will enjoy full median access and signage on both Orange Avenue and Jenkins Road. Less than ½ mile to I-95 exit and less than 4 miles to Downtown Fort Pierce and Marina.

Development Entitlements:

The Suchman Real Estate Group is in the process of annexing the Subject Parcels into the City of Fort Pierce and rezoning the properties to Planned Development (PD) with “Master Plan / Bubble Plan” Preliminary Planned Development Approval (PPDA).

Contracts to provide for a closing upon Final Planned Development Approval (FPDA).

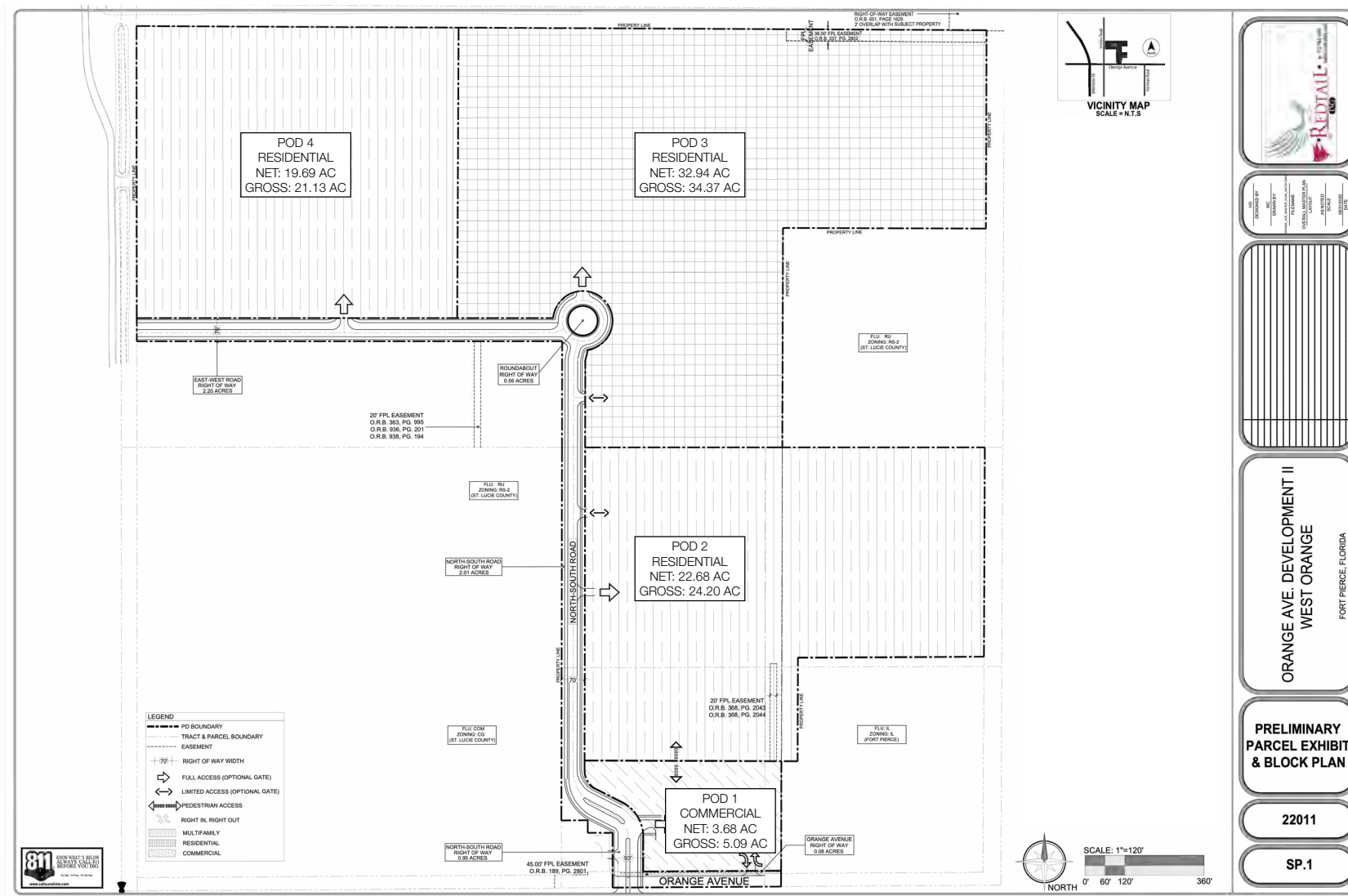
Offers can be made on All or Part of the Properties.

West Orange PD ±85 Acres

Orange Avenue, Fort Pierce, FL 34947

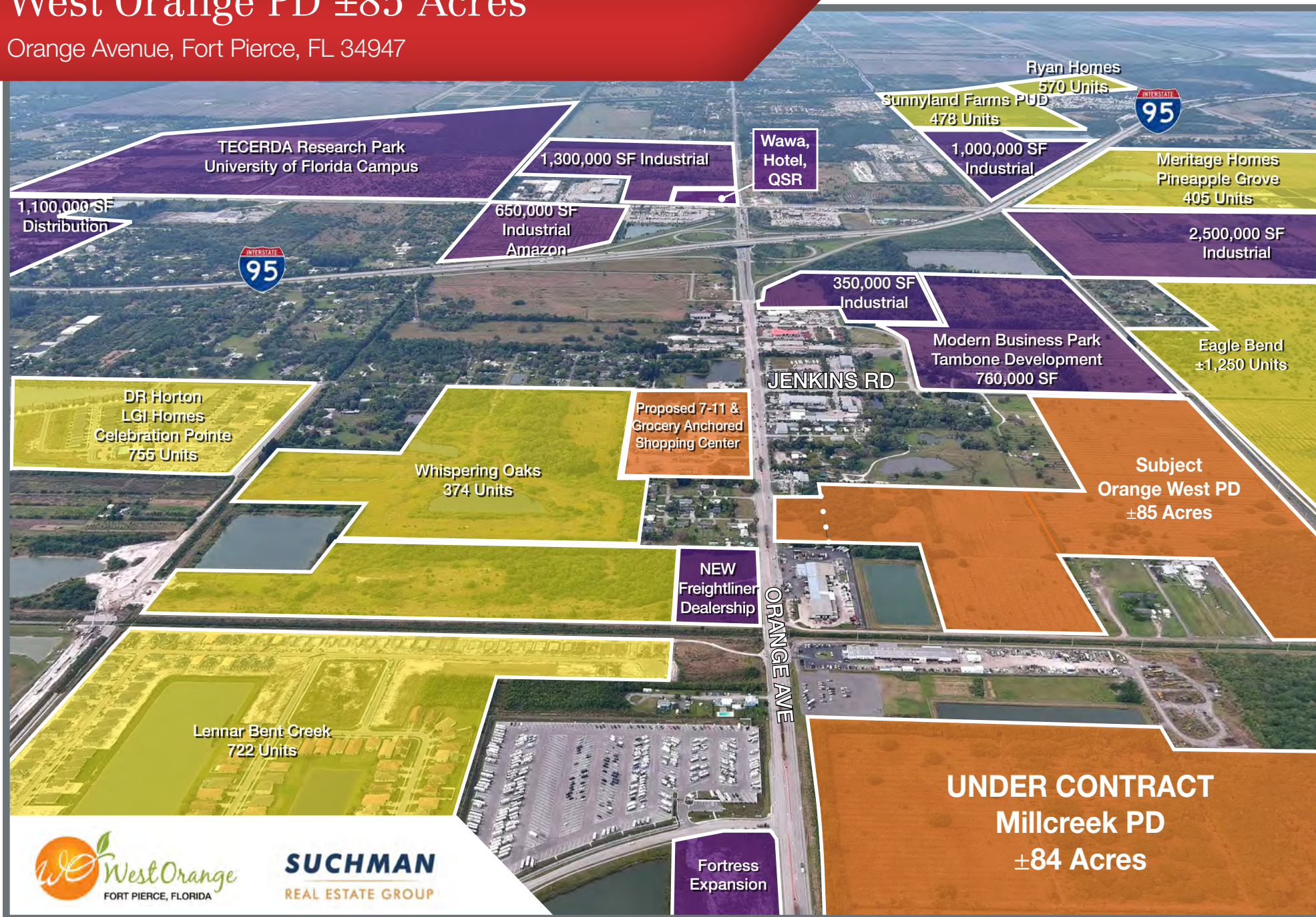


Proposed Master Plan / Bubble Plan



West Orange PD ±85 Acres

Orange Avenue, Fort Pierce, FL 34947



West Orange PD ±85 Acres

Orange Avenue, Fort Pierce, FL 34947



3 Mile Radius - Active Developments Totals

3,519 Residential Units

7,280,000 SF Commercial/Industrial

West Orange PD

±85 Acres

For Sale/Build-to-Rent/Multifamily/Senior Living

Millcreek PD

UNDER CONTRACT

±84 Acres

For Sale/Build-to-Rent/Multifamily/Senior Living

Proposed Grocery Anchored Site

UNDER CONTRACT

±18 Acres (Also available for sale, lease, or build-to-suit)



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West Orange PD ±85 Acres

Orange Avenue, Fort Pierce, FL 34947



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