

Up to ±3.24 Acres of Commercial Land

SW Gatlin Blvd. Port St. Lucie, FL 34953

NAI Southcoast



SW ADVENTURE LN

±3.24 Acres

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AADT: 49,500

SW GATLIN BLVD



Presented by

Douglas Legler

Principal | Broker Associate

+1 772 405 7778

douglas@naisouthcoast.com

www.naisouthcoast.com

Build to Suit / Land Lease

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New Homes Growth

Property Details

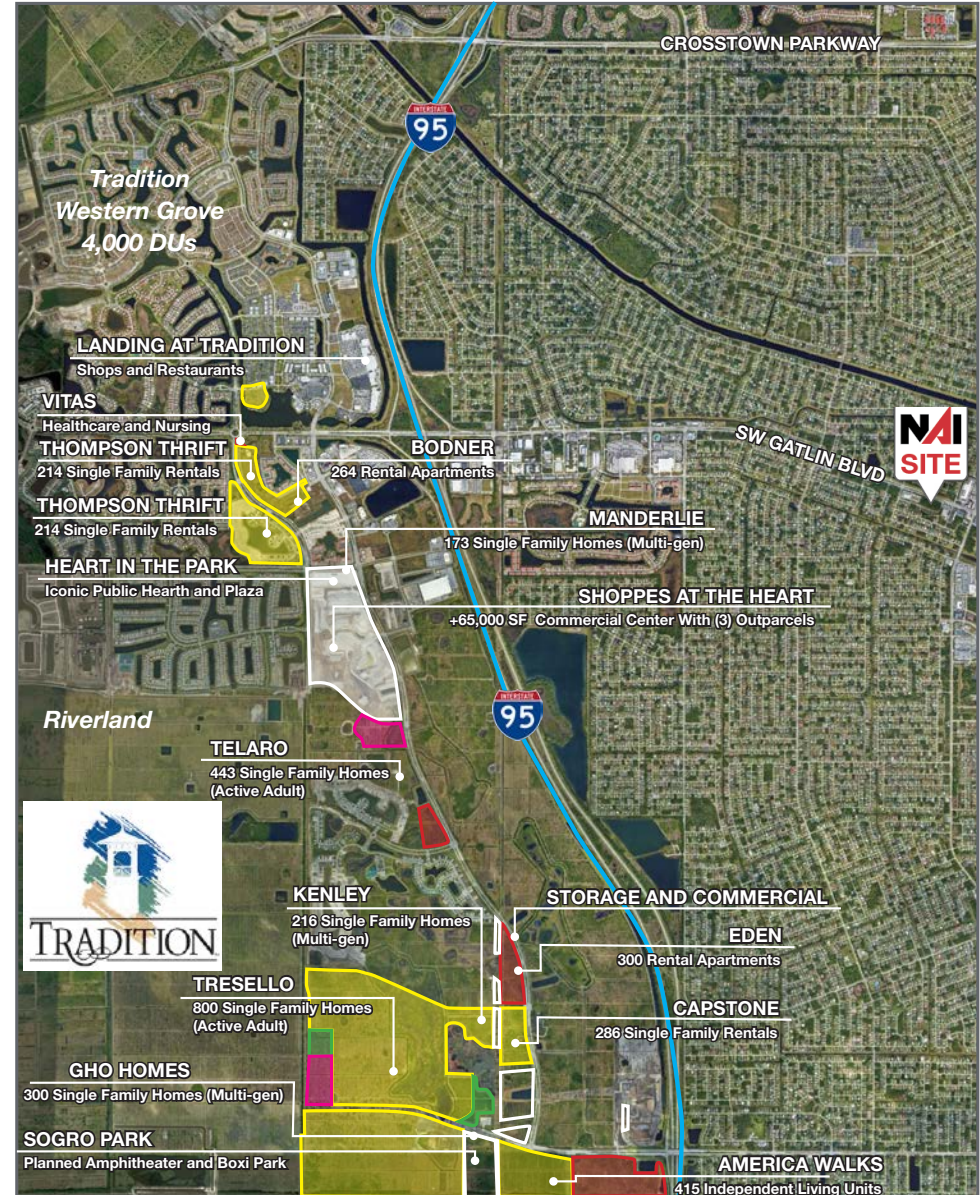
- Land Use: Retail/Office/Medical/Other
- Site Size: 1 Acre up to ±3.24 Acres
- Frontage: 572' on Gatlin Blvd
- Zoning: LMD
- Functional size and shape
- Easy access to Interstate 95 & Florida Turnpike
- Main thoroughfare to the rapidly growing Tradition
- FDOT ADT: 49,500

Property Overview

3.24 Acres of high, dry, commercial land ready to be developed. LMD zoning allows for retail, office, and medical opportunities. Down the street from Sam's Club, Walmart, Home Depot, and many other national retailers.

Port Saint Lucie has drawn national attention over the past few years as a fast growing and highly desirable place to live. It has been ranked the #1 spot for millennials buying their first home. Forbes magazine named it a top place to live or do business and one of the 25 Best Places to Retire based on the city's low crime rate, cost of living, housing and other factors.

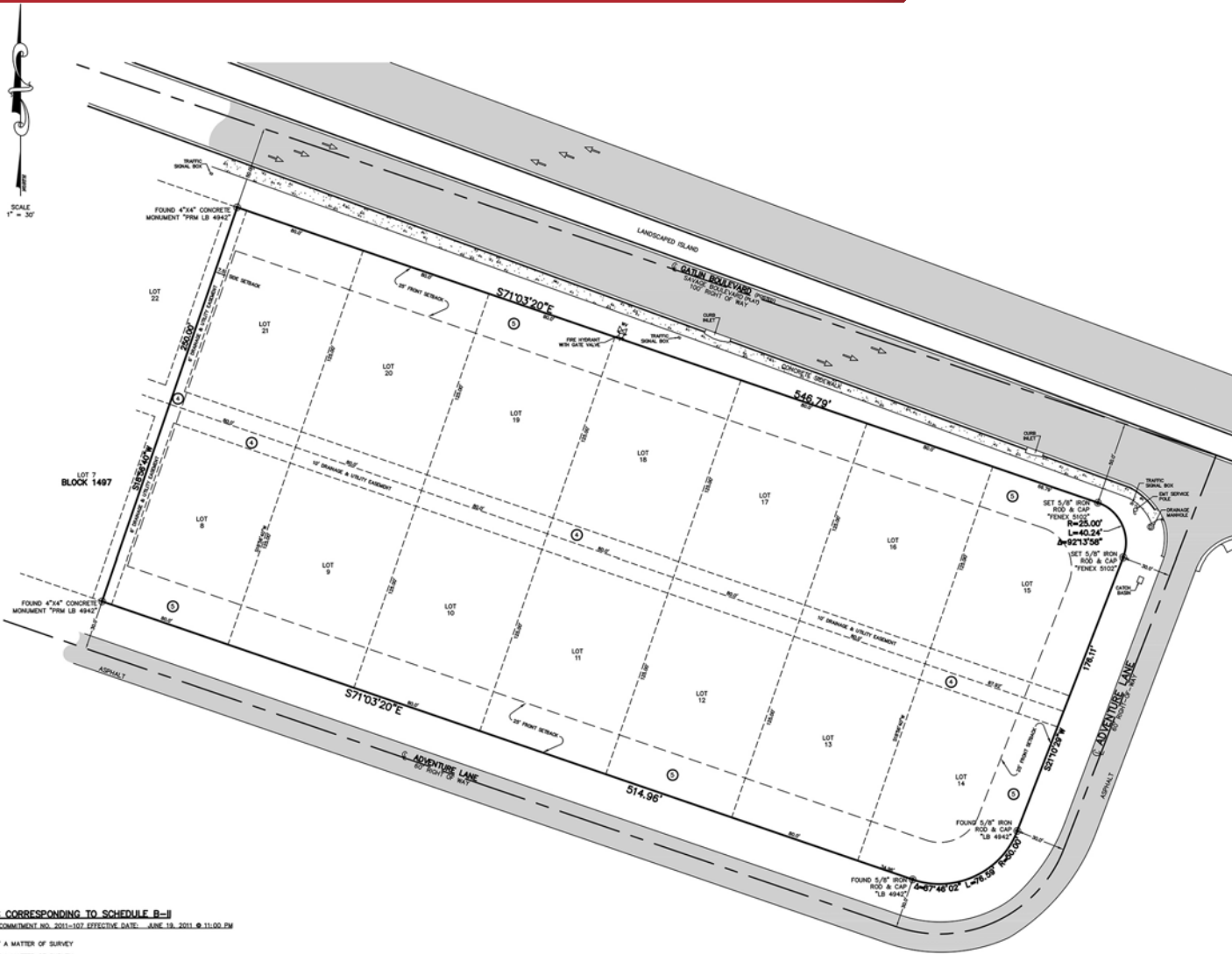
Over 20,000 proposed homes directly west of the property at Tradition make this city, property, and opportunity one not to be missed!



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Survey



VICINITY MAP



LEGAL DESCRIPTION

LOTS 8 THROUGH 21, BLOCK 1497, PORT ST. LUCIE SECTION SIXTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AREA DATA:

PROPERTY CONTAINS 3.24 ACRES (141,343 SQUARE FEET).

SURVEYOR'S NOTES:

1. BEARINGS REFER TO THE NEXT LINE OF CENTERLINE OF SAVAGE (GATLIN) BOULEVARD, HAVING A BEARING OF S71°03'20"E, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION SIXTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. (P) = PLAT MEASUREMENT; (M) = FIELD MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE "C" FEMA MAP #211000275 F, 8-19-91.
4. UNDERGROUND UTILITIES NOT LOCATED FOR THIS SURVEY.
5. P.C.T. = PERMANENT CONTROL POINT.
6. P.R.M. = PERMANENT REFERENCE MONUMENT.
7. C. = CENTERLINE OF ROAD; R.W. = RIGHT-OF-WAY
8. P.O. = POWER POLE; G.U. = GUY WIRE
9. O.M. = OVERHEAD UTILITIES
10. M. = METER MANHOLE
11. U. = UTILITY BOX
12. W. = WATER METER/VALVE
13. S. = SEWER METER/VALVE

NOTES CORRESPONDING TO SCHEDULE B-II

AS PER COMMITMENT NO. 2011-107 EFFECTIVE DATE: JUNE 19, 2011 @ 11:00 AM

- ① NOT A MATTER OF SURVEY
- ② NOT A MATTER OF SURVEY
- ③ NOT A MATTER OF SURVEY
- ④ PLOTTED AS SHOWN (IF ANY)
- ⑤ PLOTTED AS SHOWN (IF ANY)
- ⑥ NOT A MATTER OF SURVEY
- ⑦ NOT A MATTER OF SURVEY
- ⑧ MATTERS OF PLAT, PLOTTED AS SHOWN
- ⑨ PLOTTED AS SHOWN
- ⑩ NOT A MATTER OF SURVEY
- ⑪ NOT A MATTER OF SURVEY
- ⑫ NOT A MATTER OF SURVEY

CERTIFIED TO:

LEWIS SAVAGE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CHRISTIAN FENEX AND ASSOCIATES, LLC

PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL & CONSULTING
3801 SW 75th Ave., Palm City, Florida
P.O. Box 2533, Palm City, FL 34991
PH: (772) 286-2917 FAX: (772) 286-2979
LICENSED BUSINESS # 6858



FIELD SURVEY DATE: 11/14/2011
F.S. 13, PG. 22
F.P. 13-22-11-1497.dwg

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SW PORT ST LUCIE BLVD

AA DT: 49,500



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SW GATLIN BLVD

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**BUILD TO SUIT
LAND LEASE
WILL DIVIDE**



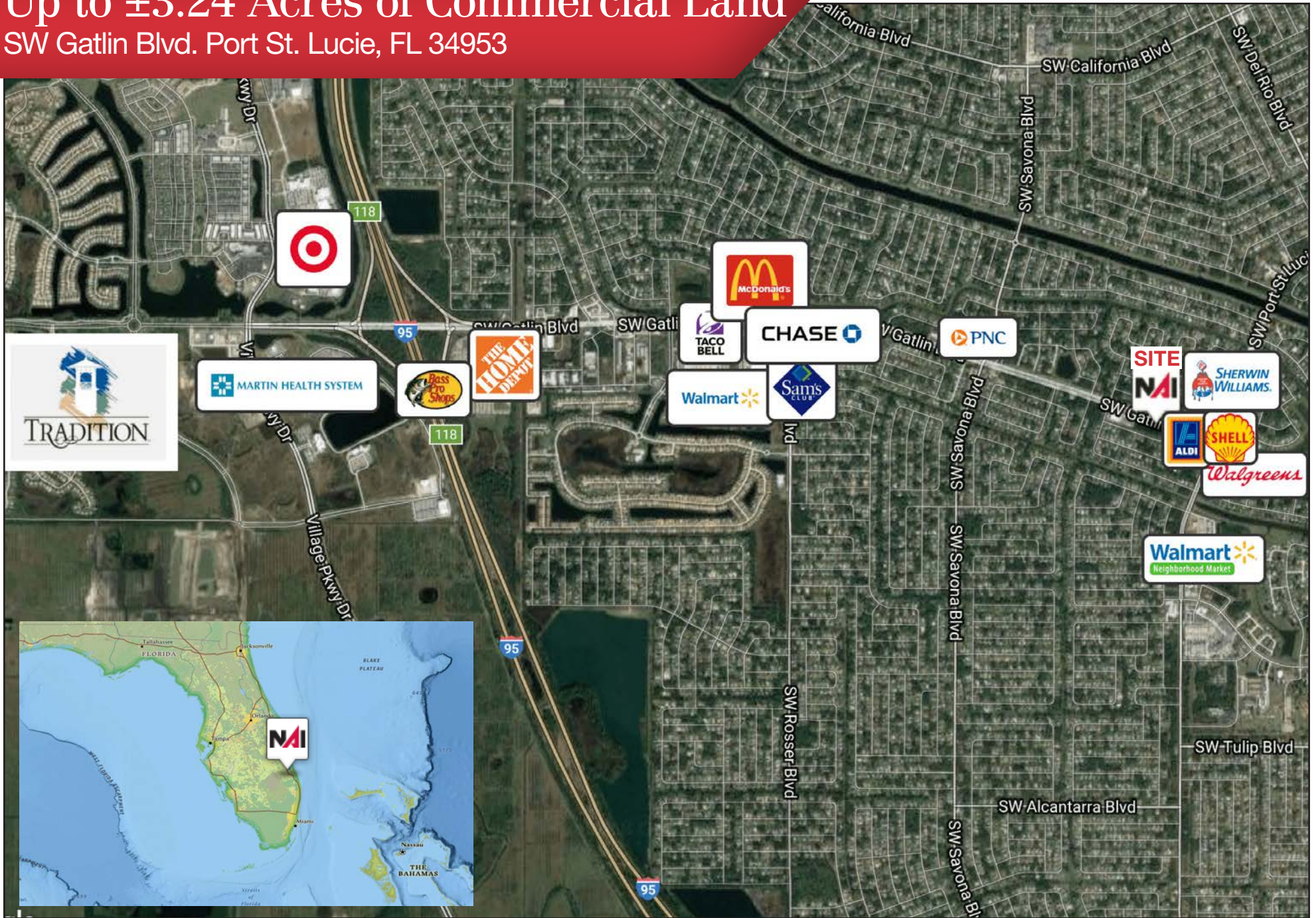
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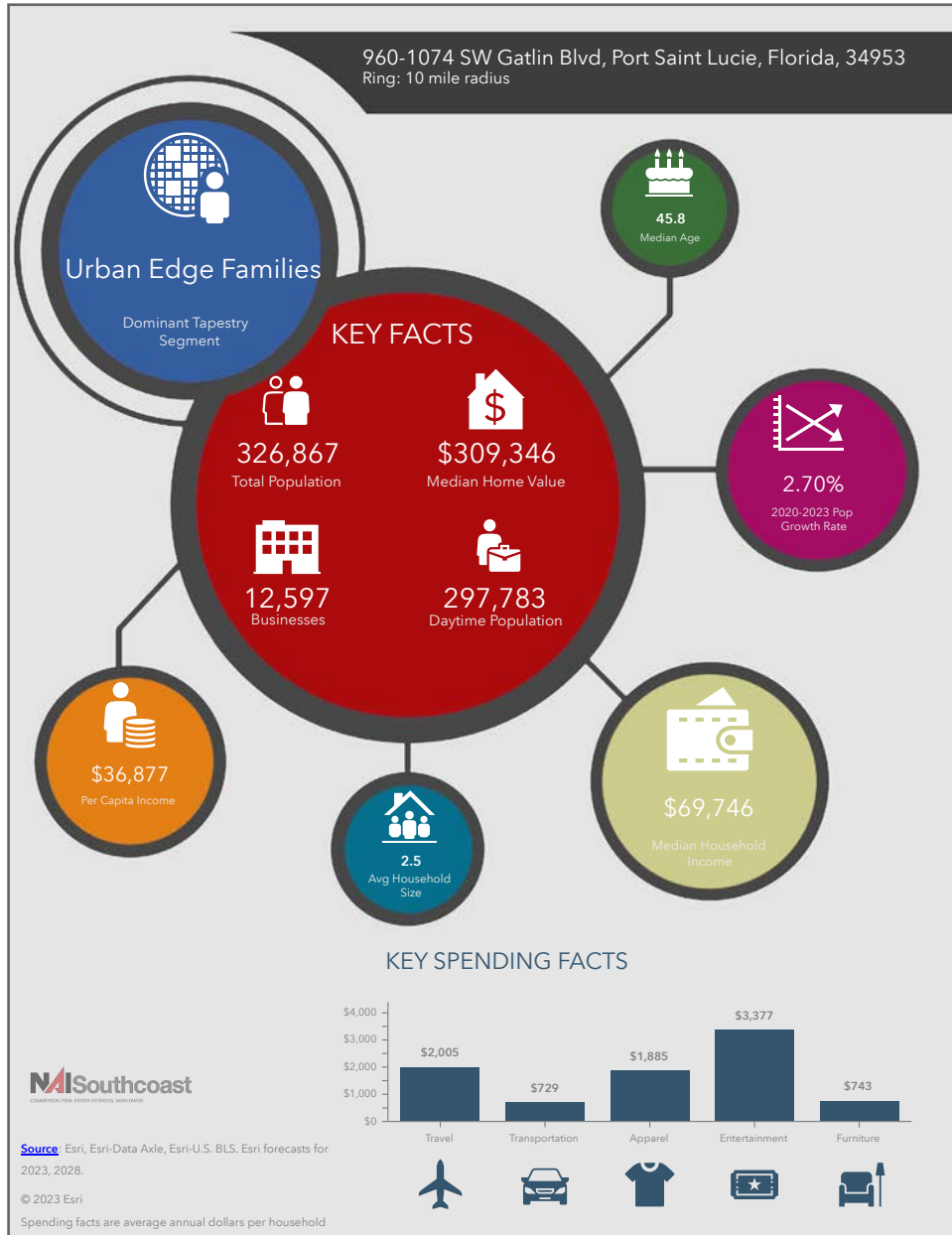
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2023 Demographics



Population

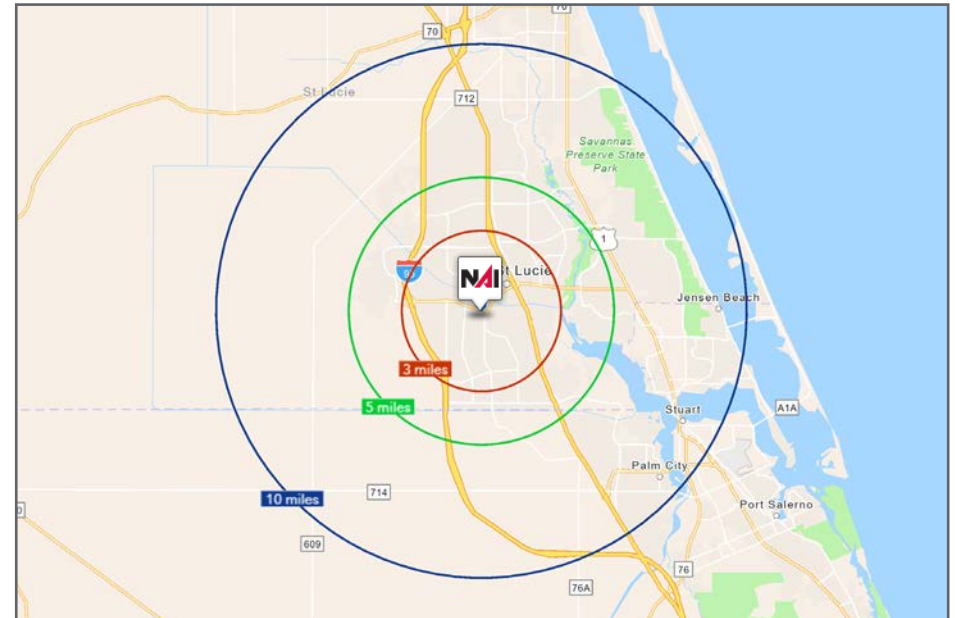
- 3 Mile: 90,901
- 5 Mile: 177,515
- 10 Mile: 326,867

Average Household Income

- 3 Mile: \$92,999
- 5 Mile: \$95,072
- 10 Mile: \$94,281

Median Age

- 3 Mile: 37.8
- 5 Mile: 42.1
- 10 Mile: 45.8



The population of the Treasure Coast's largest city more than doubled since 2000, making it one of the fastest-growing cities in America.

Port St. Lucie grew from 88,769 to 178,778, or 101.4%, according to 24/7 Wall Street, a financial news and opinion website.

Recently, the city also was named one of the safest cities in the U.S. and one of the best places to retire.

"(Mayor Greg Oravec) often says we are lucky to have many compelling narratives in Port St. Lucie," said city spokesperson Sarah Prohaska.

The cost of living in Port St. Lucie is 3% less than the national average, according to 24/7 Wall Street, which also could be a factor in the city's high rate of homeownership, Prohaska added.

"All of this is happening, but we still haven't lost our hometown feel," she said.

The city's strategic plan, which is updated every year based on feedback from residents, focuses on safety and prosperity, Prohaska said. Positive changes such as the recent opening of the Crosstown Parkway Bridge and other neighborhood improvements reflect that, she said.

"People are seeing that positive momentum and want to be a part of it," she said.

The nation's fastest-growing city, McKinney, Texas, more than tripled in population, growing from 54,369 to 164,760. Only two other Florida cities ranked in the top 25: Cape Coral at No. 18 and Miramar at No 11.



TREASURE COAST NEWSPAPERS | November 15, 2019

Here are the 10 fastest-growing cities in the U.S., according to 24/7 Wall Street:

McKinney, Texas

Elk Grove, California

Louisville, Kentucky

Gilbert, Arizona

North Las Vegas, Nevada

Port St. Lucie, Florida

Renton, Washington

Temecula, California

Round Rock, Texas

Victorville, California

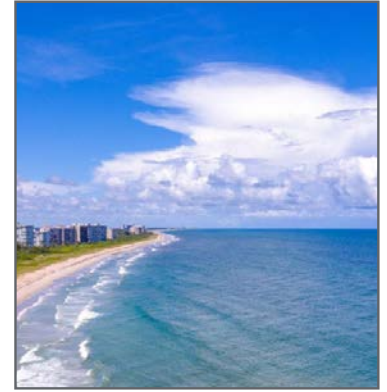
County Overview

St. Lucie County, Florida

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.



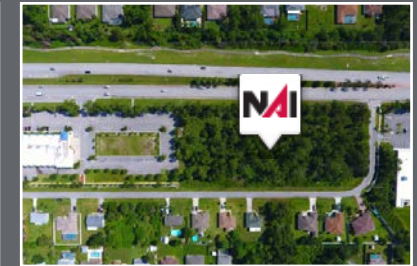
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