

Eagle Bend PUD

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

NAI Southcoast



DOWNTOWN
FORT PIERCE

HUTCHINSON ISLAND

ATLANTIC OCEAN



LENNAR
at Bent Creek



Celebration Pointe

Ryan Homes Neil Farms



Westwood Academy
Construction has started,
Completion in 2025

ANGLE ROAD

ORANGE AVE.

ORANGE AVE.

FUTURE N JENKINS RD EXTENSION

ANGLE ROAD

FUTURE N JENKINS RD EXTENSION

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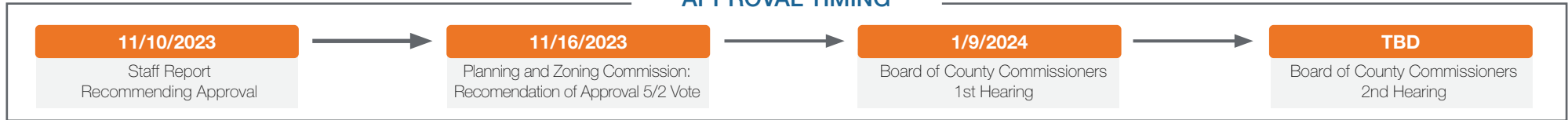
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For Sale:

Call For Pricing Guidance

Eagle Bend is a 391.26 acre PUD approved by St. Lucie County for the development of 1,713 units in five phases. **This offering is the opportunity to purchase Phases 1-4 either individually or in bulk.** The development calls for the dedication of 48.47 acres for roadways and a park. This dedication and the roadway improvements are proposed to be constructed with a CDD and Roadway Impact Fee credits, pending approval of the CDD by the Commission with the approval of the PUD and approval of a road impact fee credit agreement with the approval of the PUD. The approved PUD allows development of **Phase 1** to begin prior to significant roadway improvements. At **Phase 2**, an interim section of the Jenkins Road extension is required coming south from Angle Road. **Phases 3 and 4** call for the construction of Road G west of Jenkins. **Phase 5**, which is not part of this offering is responsible for the improvement of the east section of Road G and Jenkins Road south of Road G.

APPROVAL TIMING



DEVELOPMENT PHASES

Phase 1

Size (Ac): 126.6 Acres

Lots: 370 Single Family Units

Phase 1 can be developed with up to 370 units, presently site planned for 40' lots and 50' lots. The development agreement calls for turn lane improvements on Angle Road as part of this phase. Development of Phase 1 requires submittal of a Final Site Plan and approval by one hearing of the St. Lucie County Board of Commissioners.

Phase 2

Size (Ac): 98.6 Acres

Lots: 315 Single Family and 84 Townhome Lots

Phase 2 of Eagle Bend calls for the extension of Jenkins Road south from Angle to the entry to Phase 2. This improvement consists of approximately 1,500 Linear Feet of the Interim Jenkins Road Section called out on Page 4 of this offering. Density in this phase is a maximum of 399 units.

Phase 3

Size (Ac): 41.6 Acres

Units: 320 Townhome Units

Phase 3 is proposed as a townhome community consisting of a maximum of 320 units. This phase requires the extension of Jenkins Road south from the entry to Phase 2 and west to the entry of Phase 3.

Phase 4

Size (Ac): 55 Acres

Lots: 270 Single Family Units

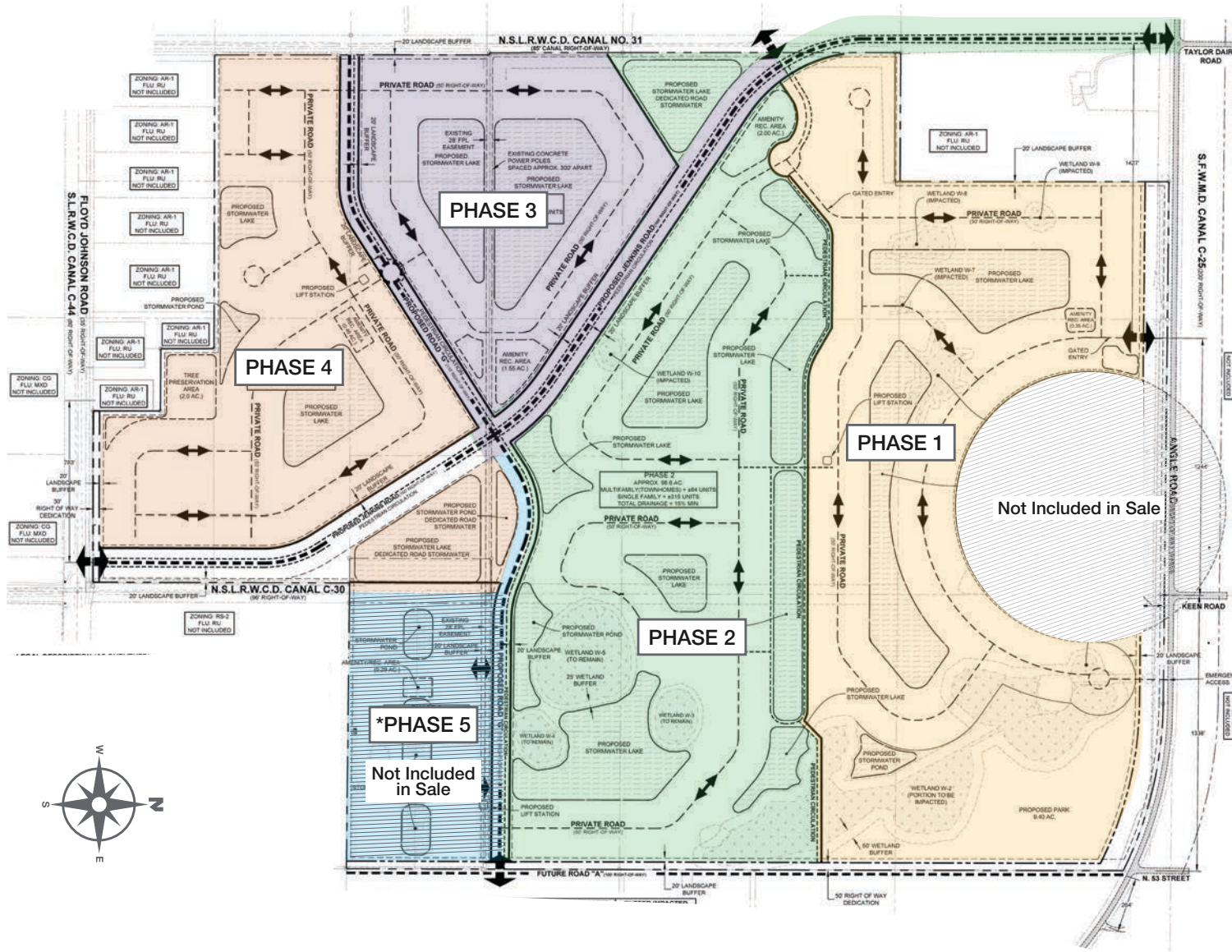
This phase is slated as single family lots, with the lots backing up to homes along Floyd Johnson Road to be a minimum of 50' wide lots. The phase requires the extension of Road G west to the western boundary of Eagle Bend.

Phase 5 (Not Included in Sale Offering)

Size (Ac): 21 Acres

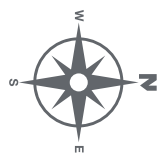
Units: 354 units

Phase 5 is reserved for the development of a multi-family development. The site will allow up to 354 units and up to 4 stories.



PHASING TABLE:

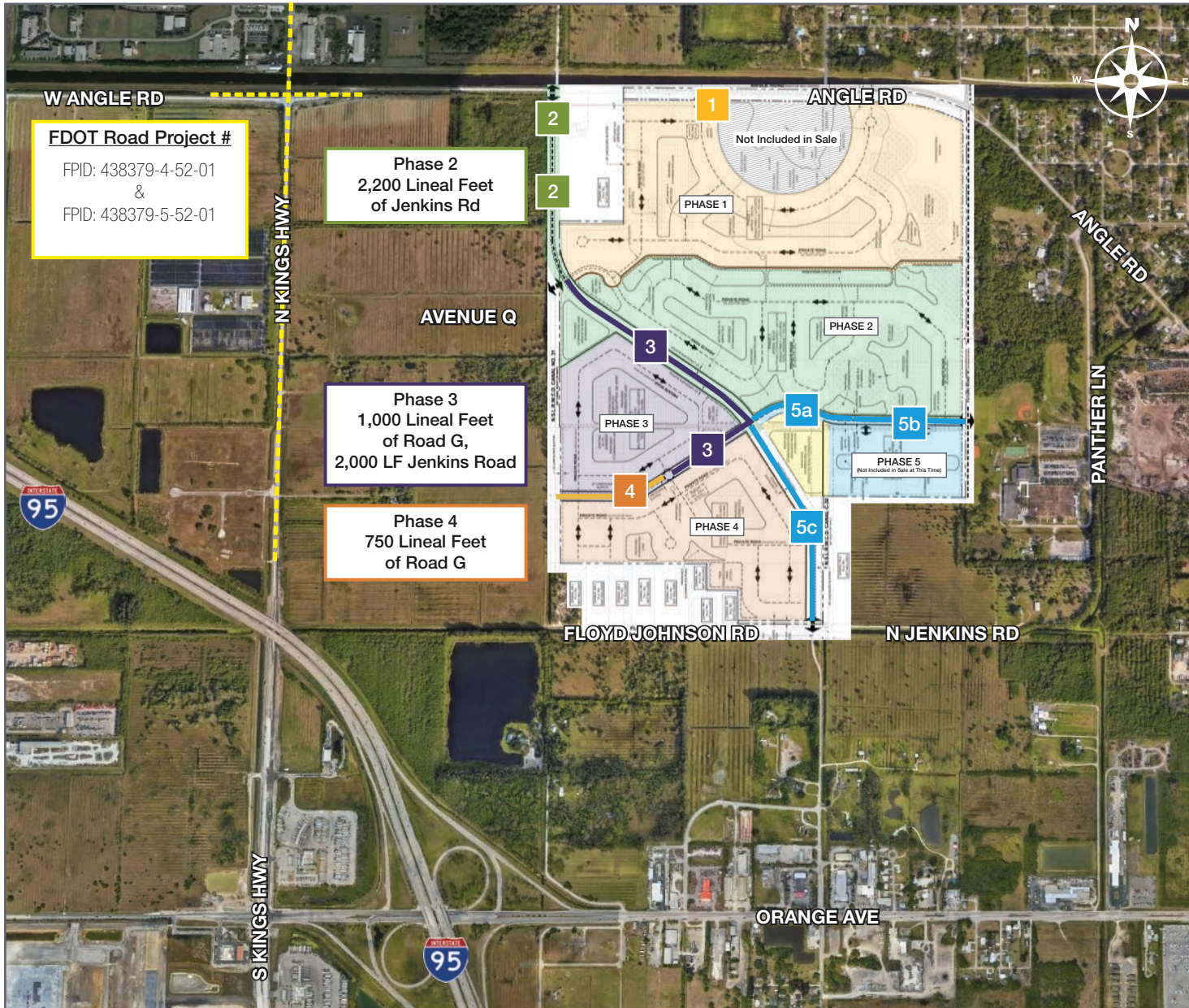
	PHASE 1 (APPROX. 126.6 AC.) SINGLE FAMILY ±370 UNITS
	PHASE 2 (APPROX. 98.6 AC.) MULTIFAMILY(TOWNHOMES) ±84 UNITS SINGLE FAMILY ±315 UNITS
	PHASE 3 (APPROX. 41.6 AC.) MULTIFAMILY(TOWNHOMES) ±320 UNITS
	PHASE 4 (APPROX. 55 AC.) SINGLE FAMILY ±270 UNITS
	PHASE 5 (APPROX. 21 AC.) MULTIFAMILY(APARTMENTS) ±354 UNITS (*PHASE 5 IS NOT INCLUDED IN SALE AT THIS TIME)



Eagle Bend PUD

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

Transportation Development Plan



Transportation Update Key:

- 1** Construct Left- and Right-turn lanes at the Angle Road Driveway
- 2**
 - a.** Construct Angle Road & Jenkins Road Westbound Left-turn Lane, Eastbound Right-turn Lane, Northbound Left-turn Lane, Northbound Through/Right-turn Lane
 - b.** Construct Jenkins Road - 2-Lane Road - Angle Road to Avenue Q
 - c.** Monitor Jenkins Road & Angle for Signalization
- 3** Construct Jenkins Road (Avenue Q to Road G) & Road G (Phase 3/4 Entrance to Jenkins Road) - 2 Lane Roads
- 4** Construct Road G - 2-Lane Road - Western Property Boundary to Phase 3/4 Entrance
- 5**
 - a.** Construct Road G - 2-Lane Road - Jenkins Road to 1st Phase 5 Entrance
 - b.** Construct Road G - 2-Lane Road 1st Phase 5 Entrance to 2nd Phase 5 Entrance
 - c.** Construct Jenkins - 2-Lane Road (2-Lane Rural Road) - Road G to South Side of Canal

Eagle Bend PUD

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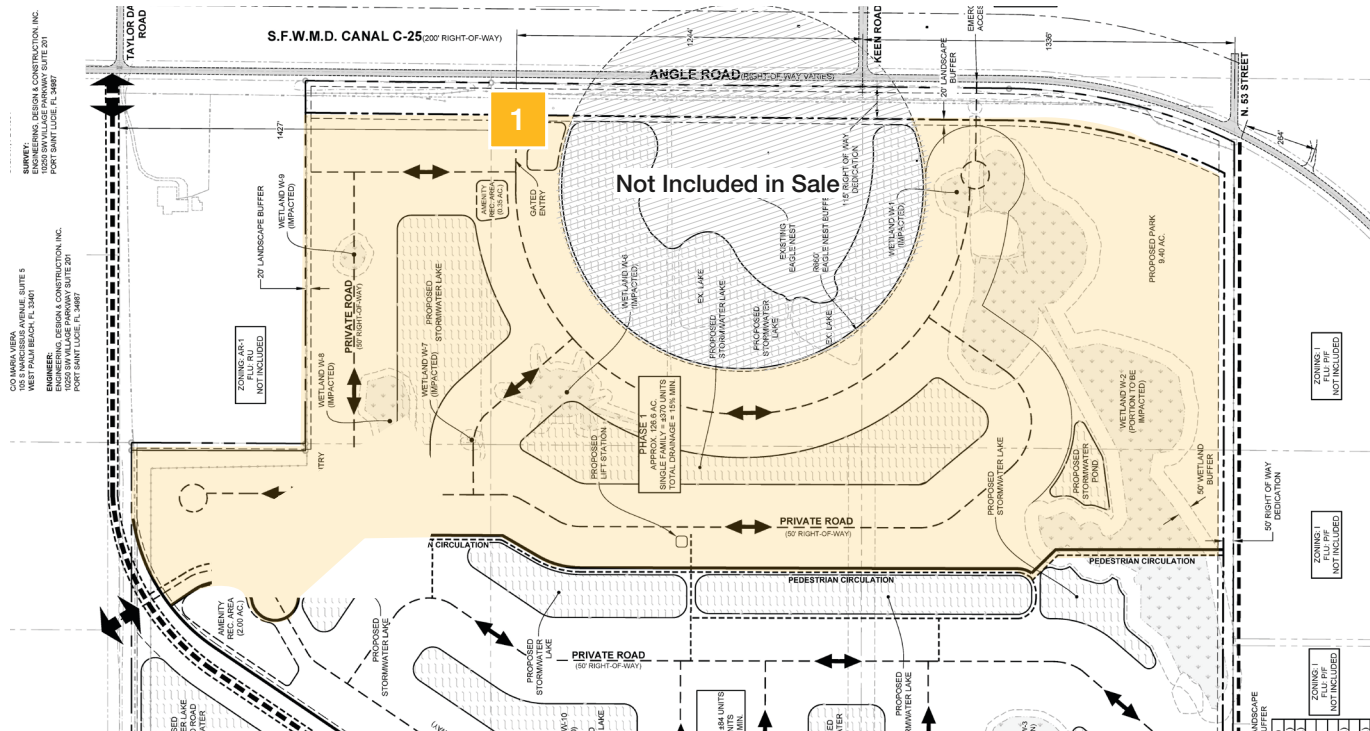
Phase 1

Eagle Bend

Size (Ac): 126.6 Acres; **Lots:** 370 max

Offsite Obligations: Construct left and right turn lanes at the Angle Road Driveway, see page XX (offsite illustration page)

Phase 1 of Eagle Bend is strategically located at the north end of the project to capitalize on direct access from Angle Road, in an area of rural character giving the project a warm welcome, but also providing for a lower up front development cost. FPUA has a 12" water main on Angle Road at the Phase and an 8" forcemain on Angle Road at this phase allowing this phase of up to 370 single family homes to be brought online without the burden of significant offsite improvements.

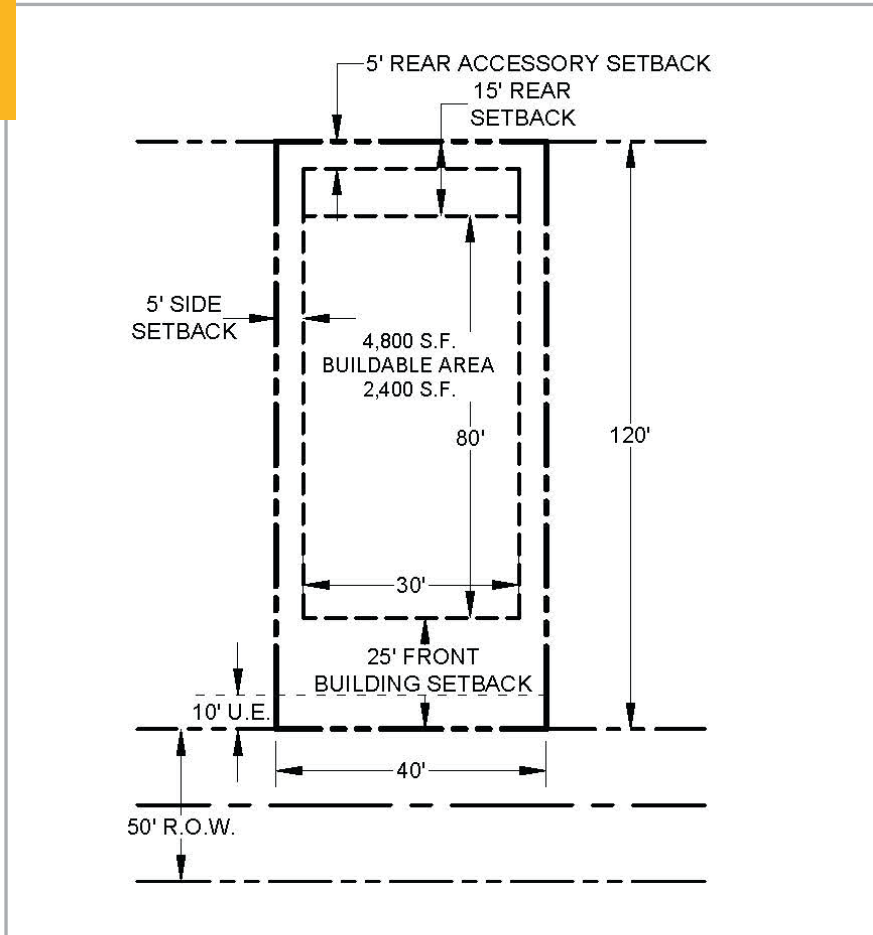


1 Construct Left- and Right-turn lanes at the Angle Road Driveway

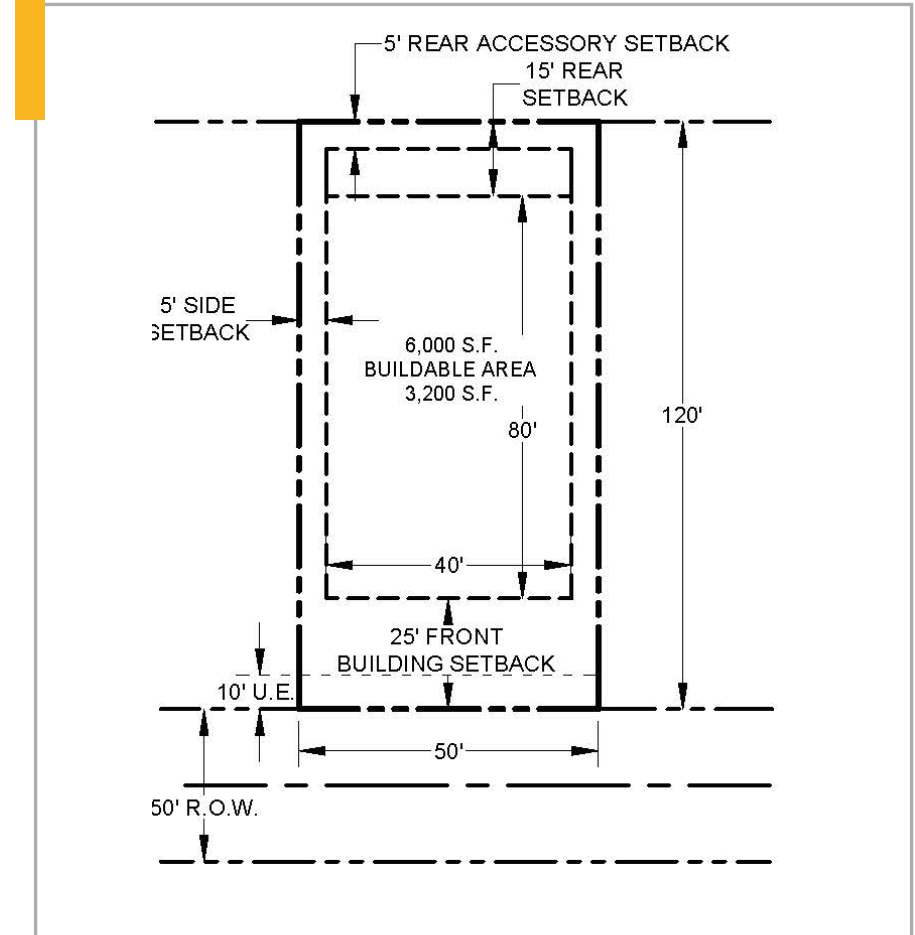


Phase 1
126.6 Acres

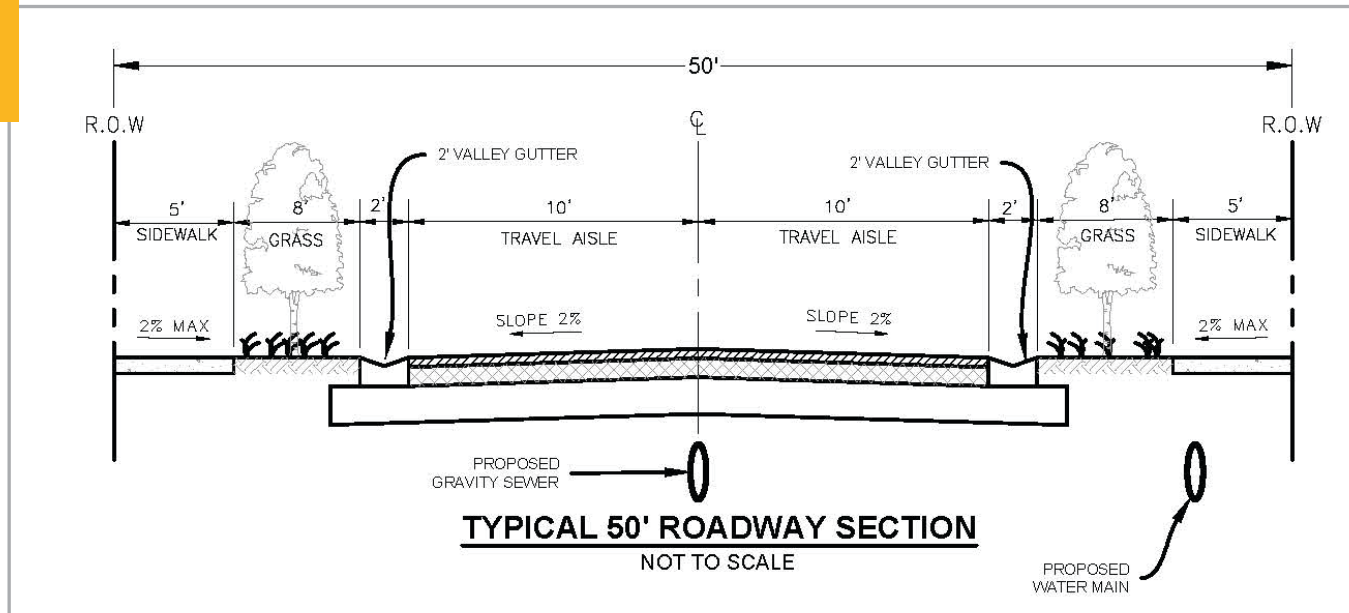
Typical 40' Wide Lot Layout



50' Typical Lot



50' Typical Roadway Section



Eagle Bend PUD

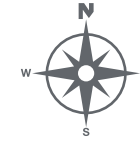
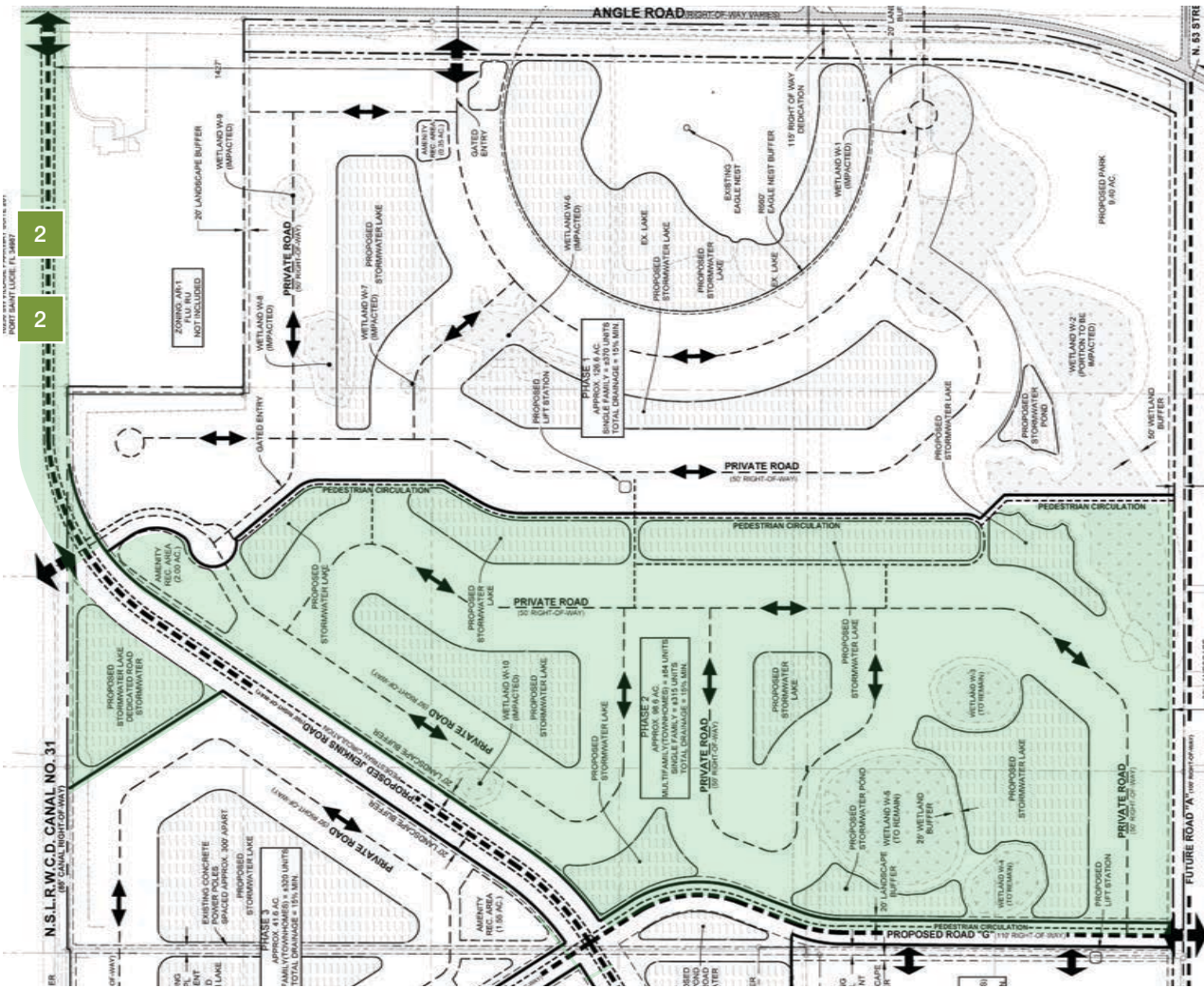
East of I-95 and Florida Turnpike, Fort Pierce, FL

Phase 2 Eagle Bend

Size (Ac): 98.6 Acres; **Lots:** 399 units (84 townhomes/315 single family)

Offsite Obligations: 2,200 Linear feet of Jenkins Road Interim Road Section (2 lane with 12' multi-use path)

Phase 2 of Eagle Bend begins to tackle some of the offsite improvements, but also affords the development the opportunity to provide an upgraded marketing window. The first section of Jenkins Road is a modification to the 160' 4-lane divided roadway called for in the Jenkins Road Overlay, replacing that requirement with a 2-lane section. This phase also begins to introduce townhome units to the product mix.



Phase 2
98.6 Acres

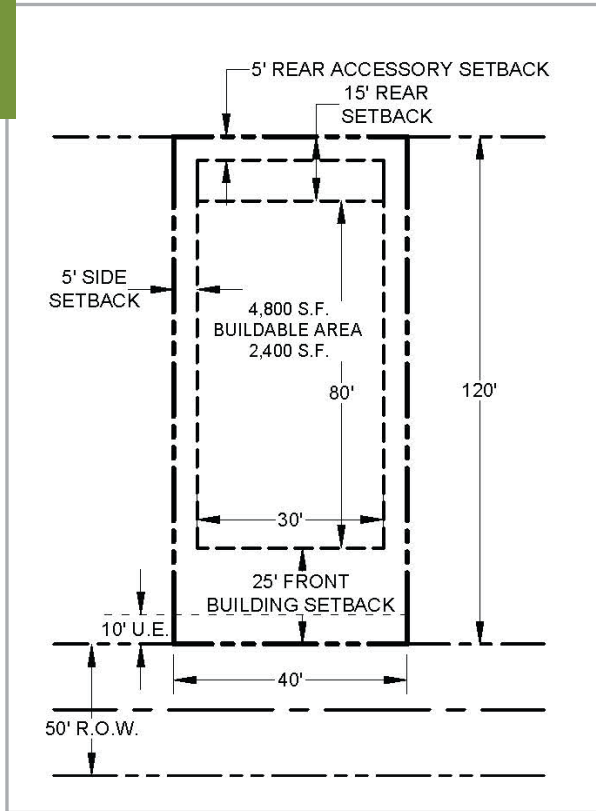
- 2**
- Construct Angle Road & Jenkins Road Westbound Left-turn Lane, Eastbound Right-turn Lane, Northbound Left-turn Lane, Northbound Through/Right-turn Lane
 - Construct Jenkins Road - 2-Lane Road - Angle Road to Avenue Q
 - Monitor Jenkins Road & Angle for Signalization

Eagle Bend PUD

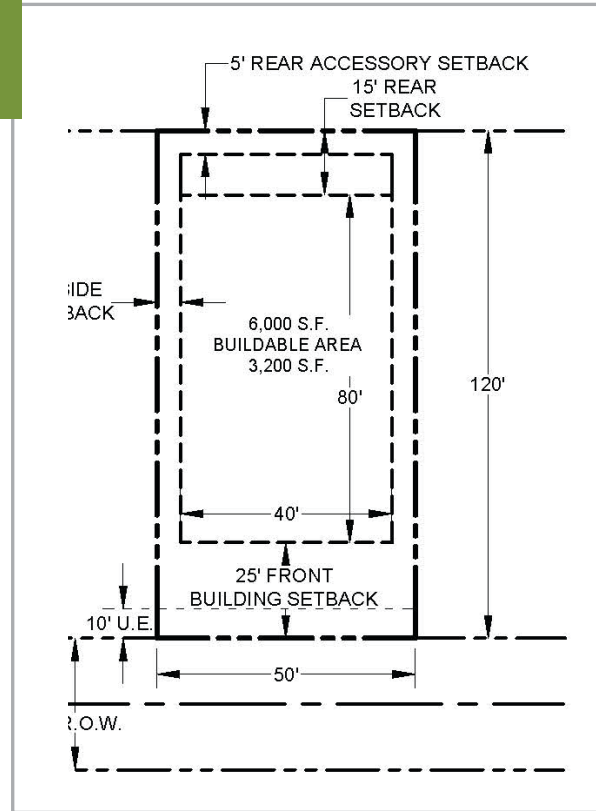
East of I-95 and Florida Turnpike, Fort Pierce, FL

Phase 2
Eagle Bend

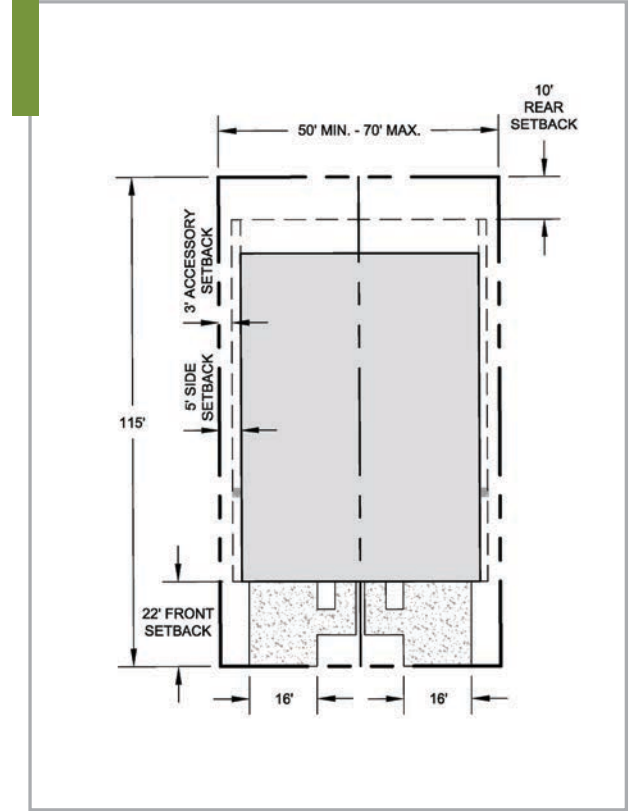
40' Typical Lot



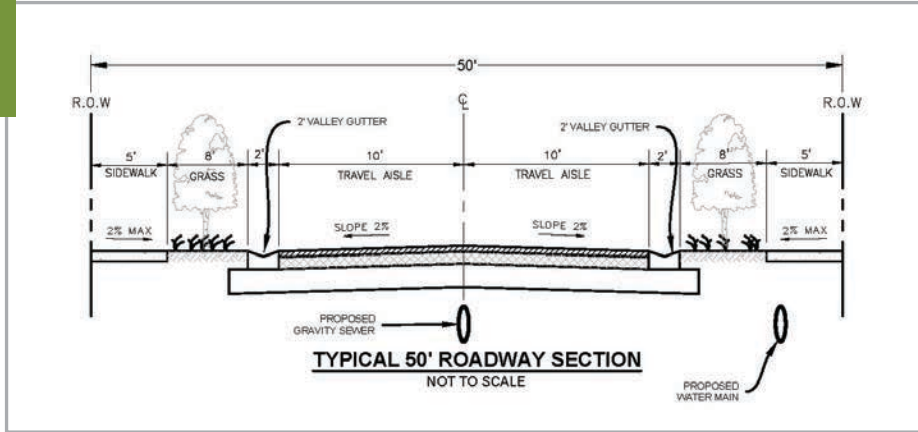
50' Typical Lot



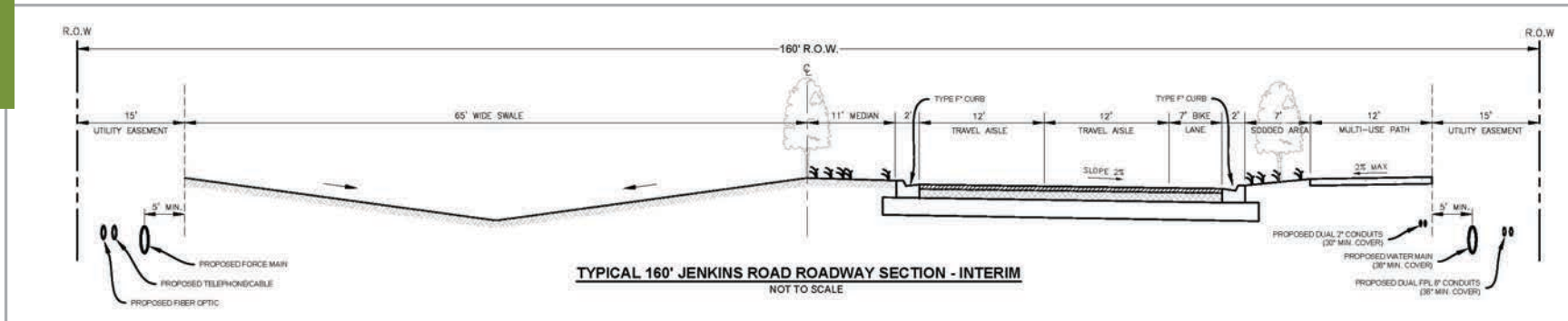
Townhome Typical Lot



50' Roadway Section



Typical 160' Jenkins Road Roadway Section – Interim



Eagle Bend PUD

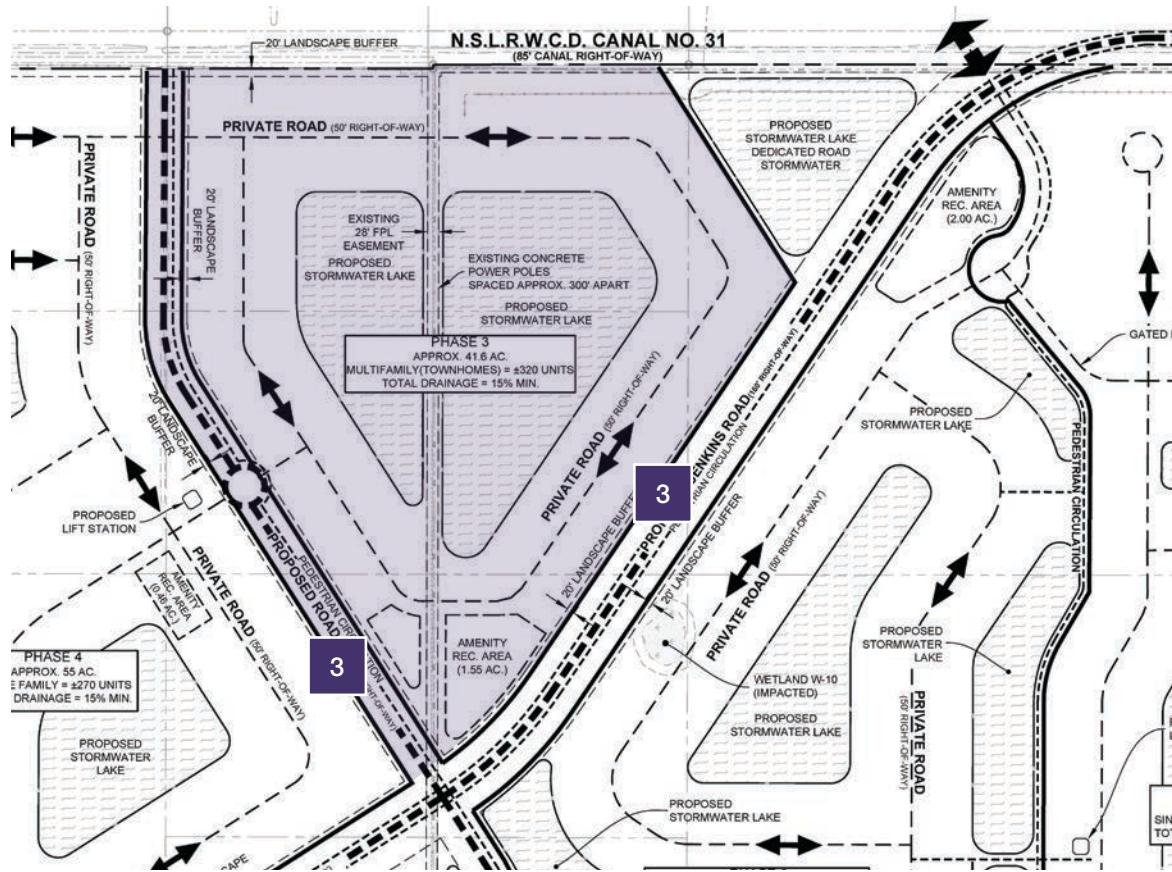
East of I-95 and Florida Turnpike, Fort Pierce, FL

Phase 3 Eagle Bend

Size (Ac): 41.6 Acres; **Lots:** 320 Townhomes

Offsite Obligations: 2,000 Linear Feet of Jenkins Road Interim Section and 1,000' of Road G West from Jenkins.

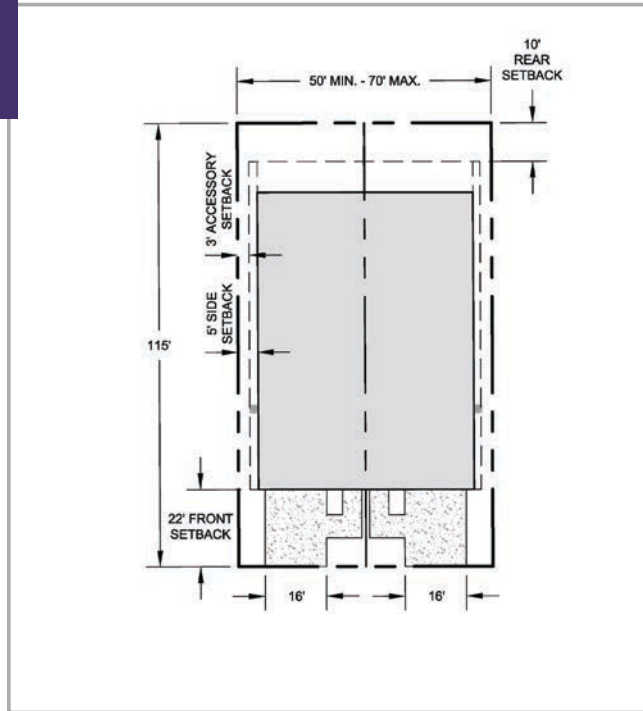
Phase 3 of Eagle Bend is a townhome phase with 320 units. The phase could be a partial built to rent community or be entirely developed with for sale product.



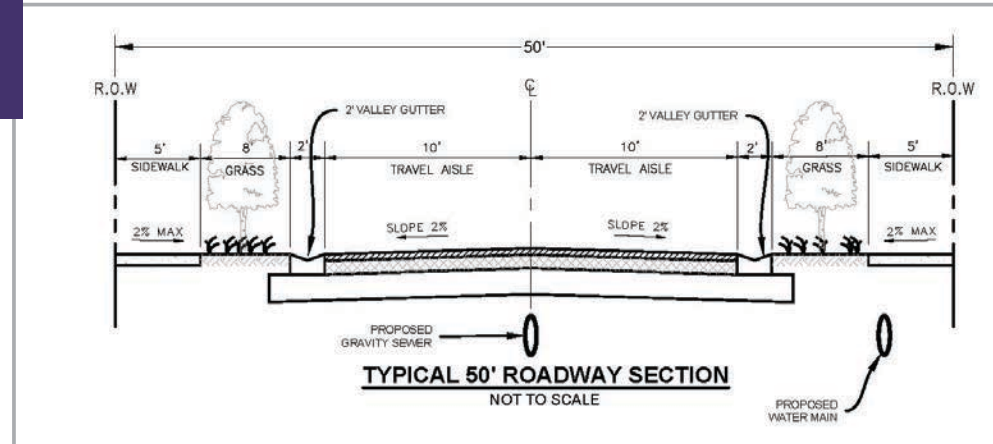
3 Construct Jenkins Road (Avenue Q to Road G) & Road G (Phase 3/4 Entrance to Jenkins Road) - 2 Lane Roads

Phase 3
41.6 Acres

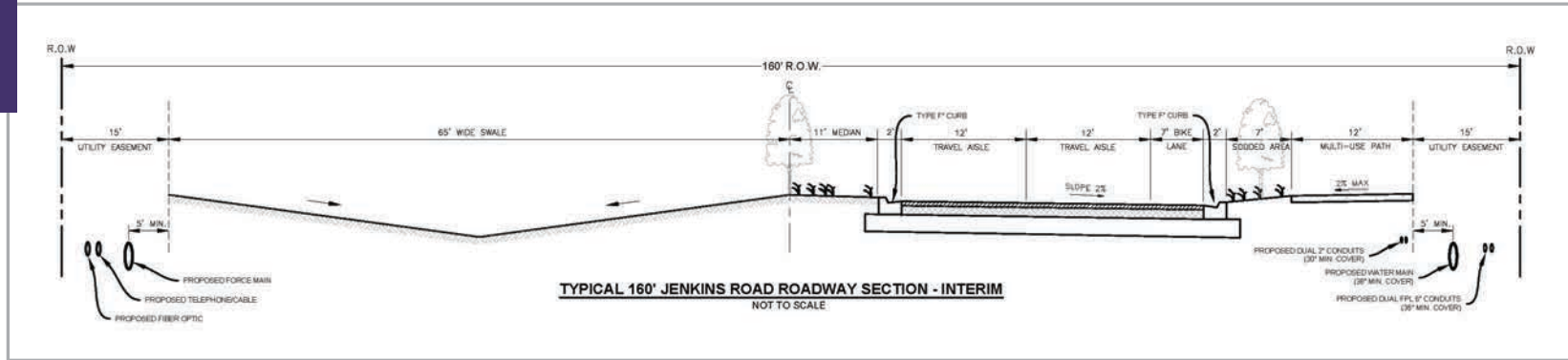
Typical Townhome Layout



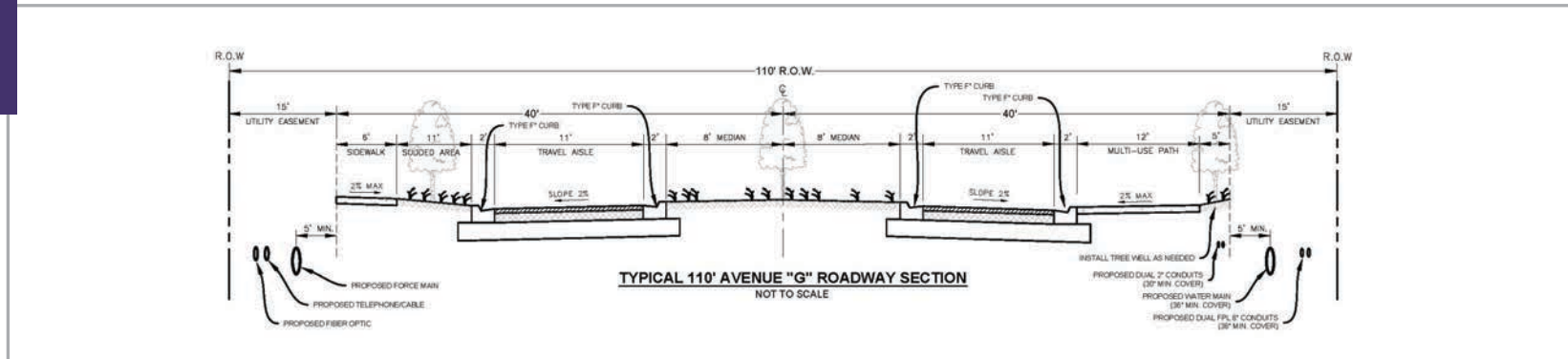
Typical 50' Roadway Section



Typical 160' Jenkins Road Roadway Section – Interim



Typical 110' Avenue G Roadway Section



Eagle Bend PUD

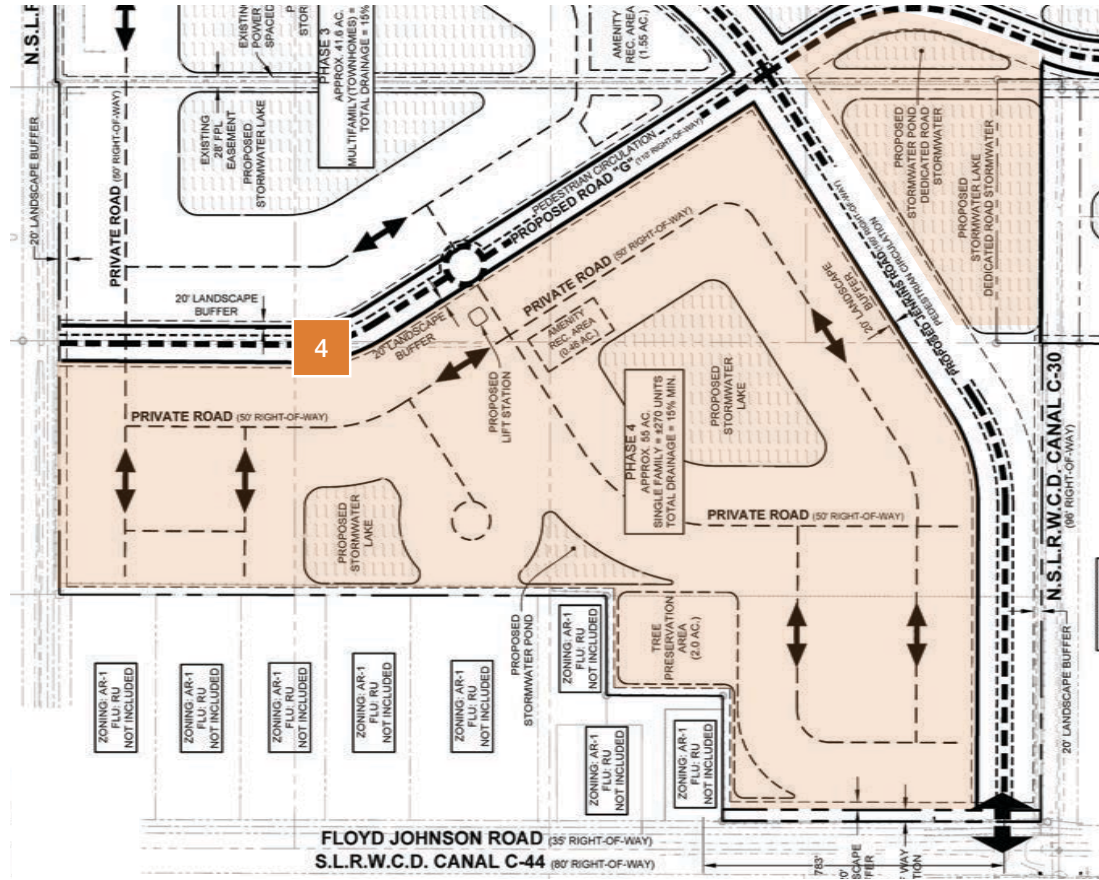
East of I-95 and Florida Turnpike, Fort Pierce, FL

Phase 4 Eagle Bend

Size (Ac): 55 **Lots:** 270

Offsite Obligations: 750' of Road G

Phase 4 of Eagle Bend is a single family phase, the PUD requires 50' lots along the southern end of the phase buffering the new single family homes from the larger lot ranchettes to the South.

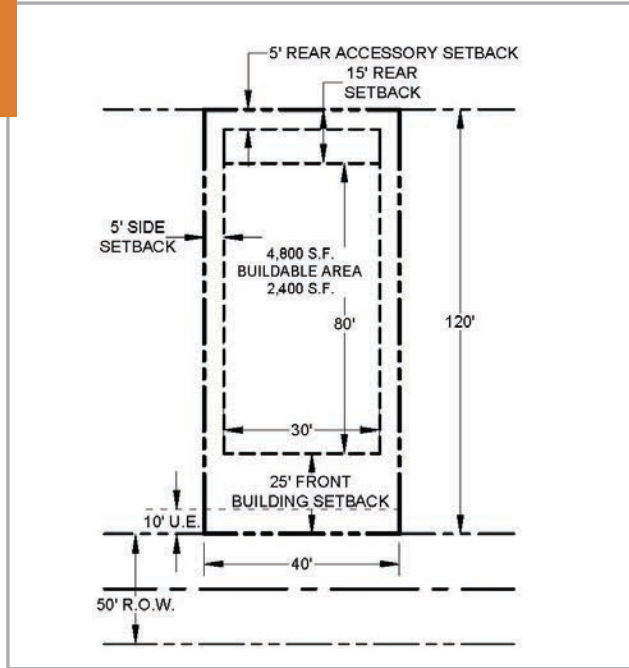


4 Construct Road G - 2-Lane Road - Western Property Boundary to Phase 3/4 Entrance

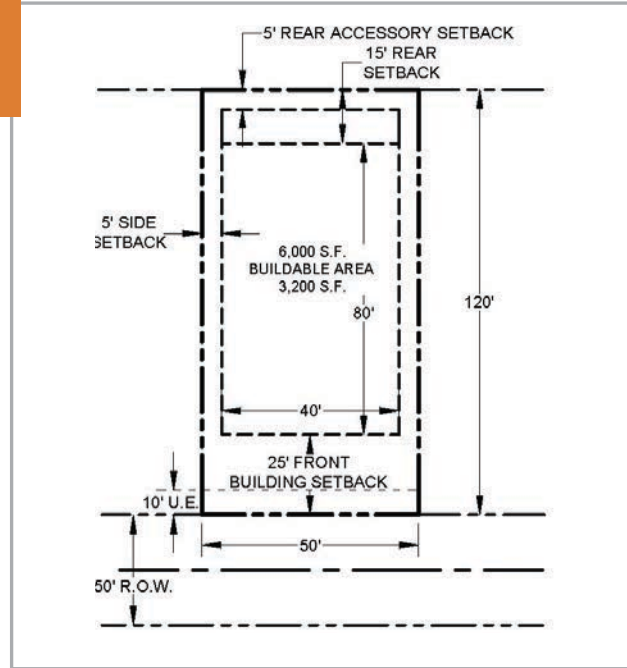


Phase 4
55 Acres

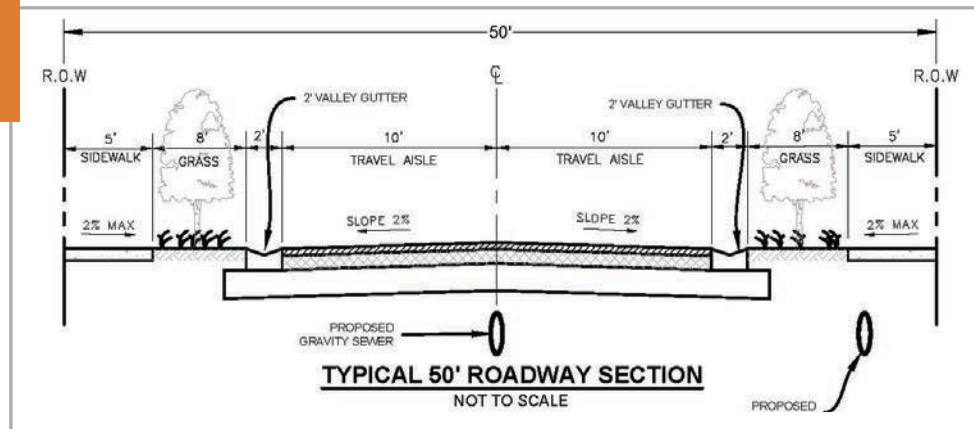
Typical 40' Wide Lot Layout



Typical 50' Wide Lot Layout



Typical 50' Roadway Section

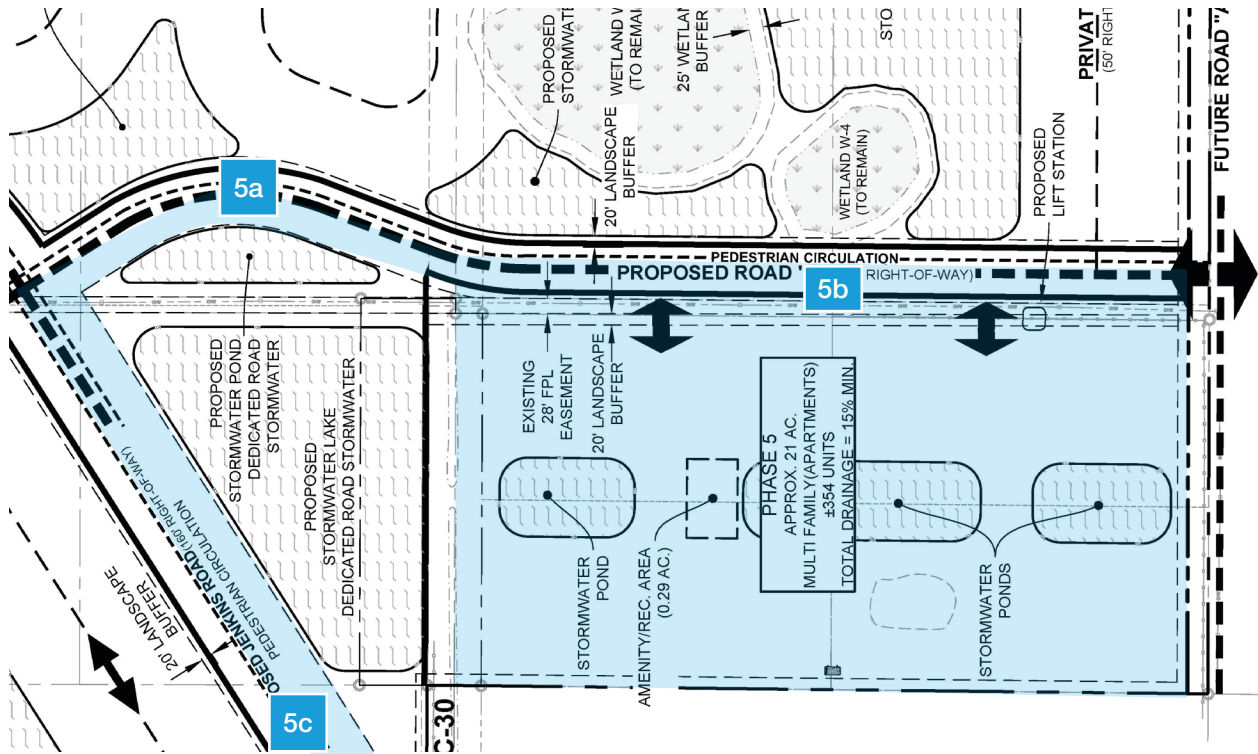


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Phase 5
(Not Included in Sale at this Time)

Size (Ac): 21 Units: 354



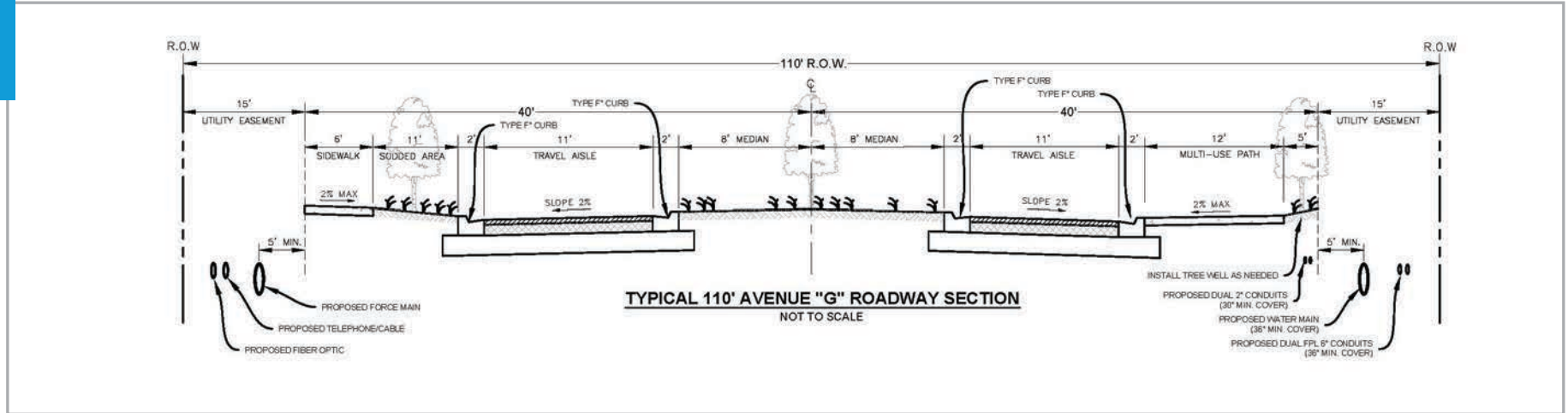
- 5**
- a. Construct Road G - 2-Lane Road - Jenkins Road to 1st Phase 5 Entrance
 - b. Construct Road G - 2-Lane Road 1st Phase 5 Entrance to 2nd Phase 5 Entrance
 - c. Construct Jenkins - 2-Lane Road (2-Lane Rural Road) - Road G to South Side of Canal



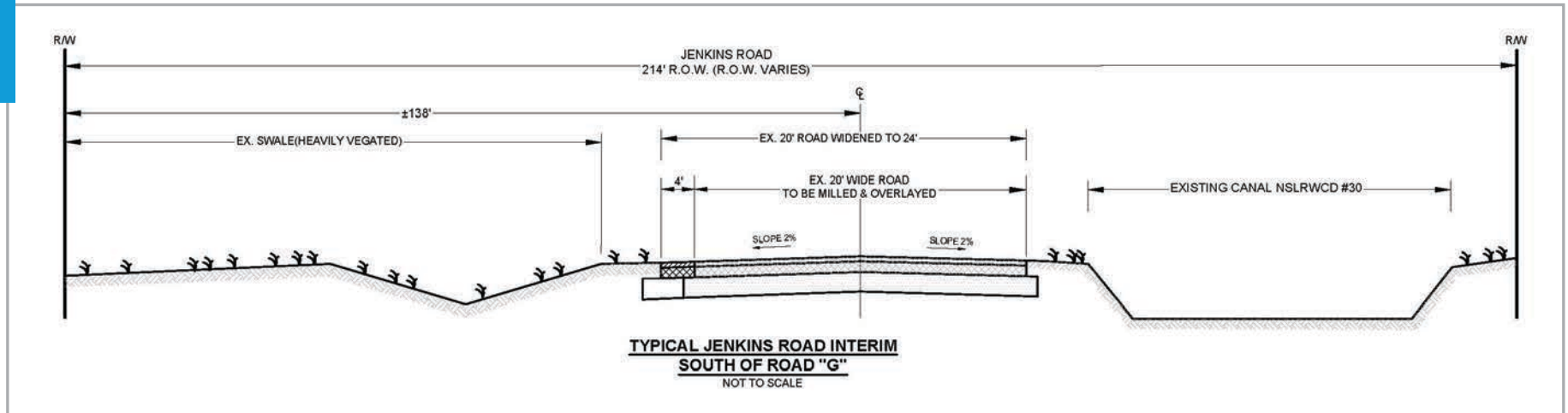
Phase 5*
21 Acres

* Not Included in Sale at this Time

Road G Road Section



Typical Jenkins Road Interim South of Road G



Eagle Bend PUD

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

Strong Economic Expansion
2019-Present

Economic Expansion by Year

Calendar Year 2019							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
A-1 Industries of Florida	Manufacturing	St. Lucie County	EXPANSION	28	257	290	60,000
ACCEL International	Manufacturing	Port St. Lucie	NEW	125	0	0	150,000
Aerex	Manufacturing	St. Lucie County	EXPANSION	10	25	31	10,000
Amazon	Distribution	St. Lucie County	NEW	500	0	**	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	87	60,000
Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	38	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	27	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	684	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
				1,015	770	1,218	707,000

Calendar Year 2020							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 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	543	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	2,376*‡	0	‡	3,600,000‡
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	15	30,000
				3,701	79	664	5,089,780

* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 ** Jobs transferred to Port St. Lucie facility in 2022. Projected new jobs and facility square footage net of announced projects within the park.

Calendar Year 2021							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 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	14	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	5	8,000
Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	0	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	84	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	85	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	22	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	83	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	580	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	12	32,000
				2,611	664	885	3,873,568

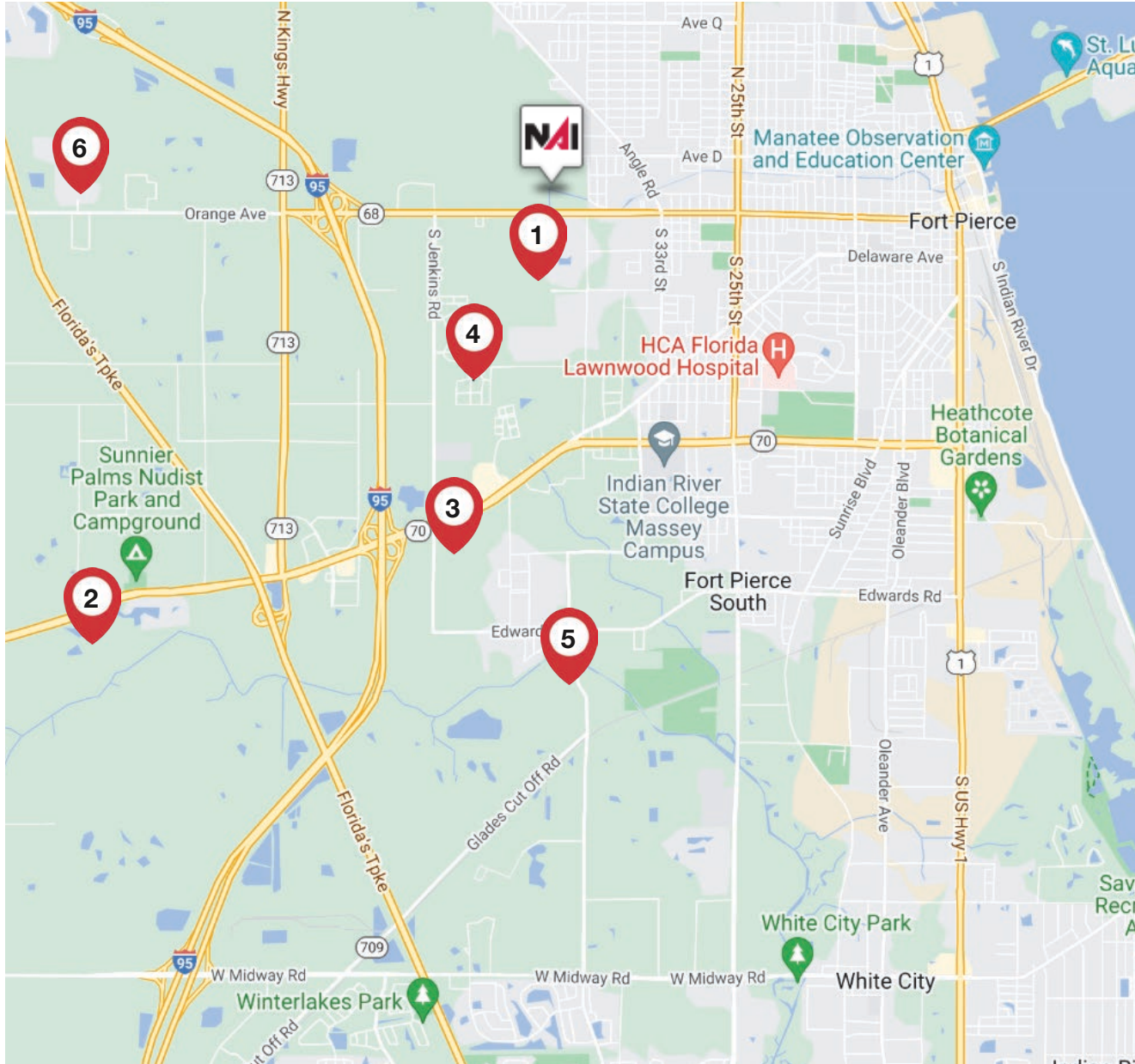
Calendar Year 2022							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	170	220,000
Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	0	89,000
Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
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	0	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	0	688,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	684	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
				2,864	804	854	3,384,924

* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = median square feet per worker at 1,500 ** New facility in 2022, jobs transferred from 2029 project. Includes full-time, part-time and per diem workers

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Competing Subdivision Analysis



MAP KEY

#	Development	Price Range
1	Bent Creek (Final Phase) LENNAR	\$346,990 - \$457,390+
2	Creekside D-R-HORTON <i>America's Builder</i>	\$307,990+
3	Avalon Crossing Ryan Homes	\$319,990 - \$387,990+
4	Celebration Pointe (Built Out) LSI HOMES	\$281,900 - \$379,900
5	Carriage Pointe (Built Out) Ryan Homes	\$349,990+
6	Morningside Renar HOMES	\$340,000 - \$380,000

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PHASE 3 (APPROX. 41.6 AC.)
MULTIFAMILY(TOWNHOMES) ±320 UNITS

PHASE 1 (APPROX. 126.6 AC.)
SINGLE FAMILY ±370 UNITS

PHASE 2 (APPROX. 98.6 AC.)
MULTIFAMILY(TOWNHOMES) ±84 UNITS
SINGLE FAMILY ±315 UNITS

PHASE 4 (APPROX. 55 AC.)
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PHASE 5 (APPROX. 21 AC.)
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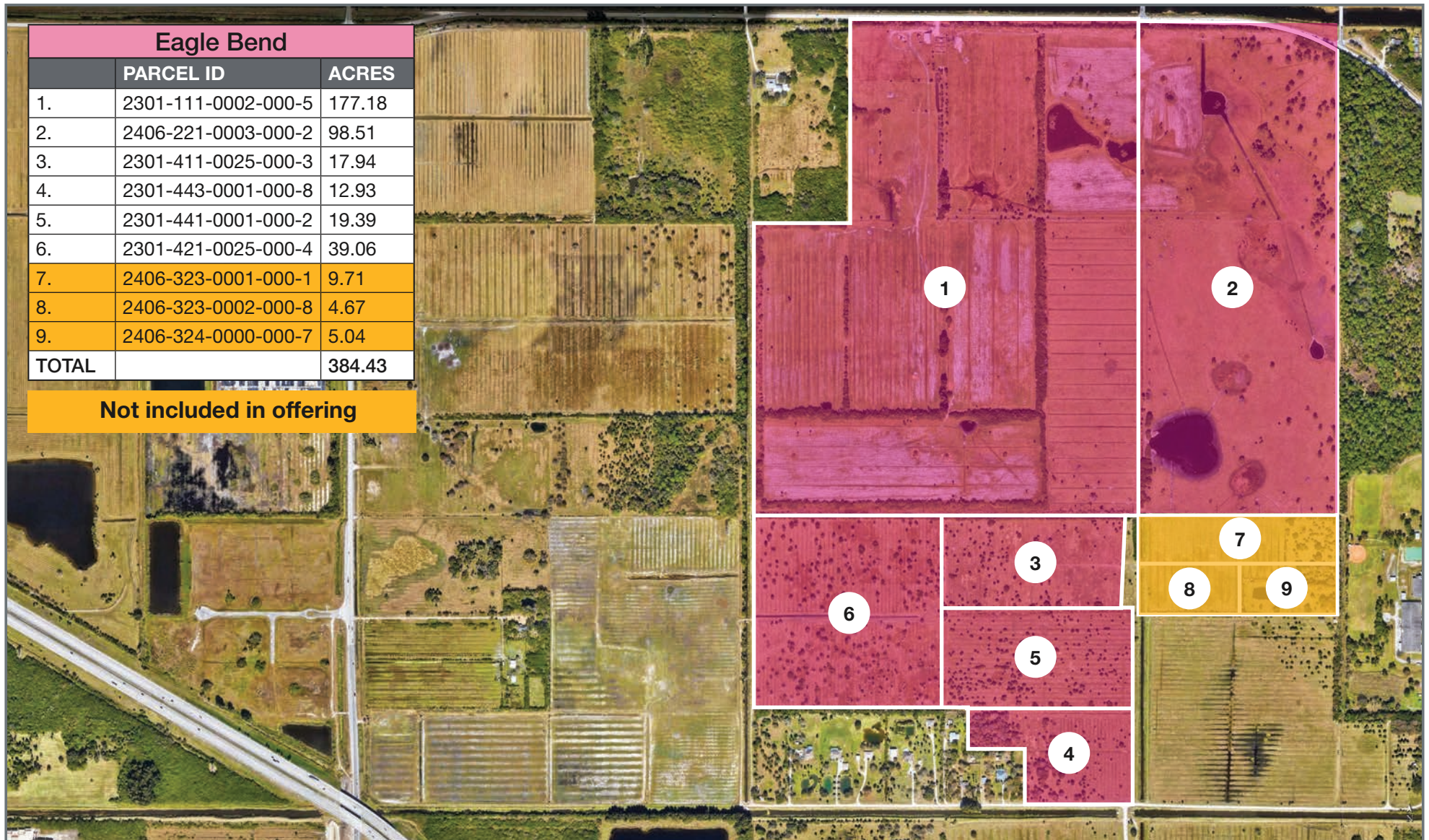
Satelite Image



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

Parcel Map



Eagle Bend PUD

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

Ft. Pierce Area Map



“Westwood Academy is budgeted and on track to be completely rebuilt in 2025/2026 with a modern facility on par with other recently rebuilt schools in St. Lucie County such as Central. This will border the eastern edge of Eagle Bend and bring a state of the art schooling facility to the West Ft Pierce neighborhood. Westwood academy is the only STEAM magnet High School on the Treasure Coast.”



Single Family Homes

Summary Statistics	Q3 2023	Q3 2022	Percent Change Year-over-Year
Closed Sales	1,483	1,599	-7.3%
Paid in Cash	359	402	-10.7%
Median Sale Price	\$394,725	\$390,520	1.1%
Average Sale Price	\$419,500	\$418,580	0.2%
Dollar Volume	\$622.1 Million	\$669.3 Million	-7.1%
Median Percent of Original List Price Received	97.7%	99.4%	-1.7%
Median Time to Contract	28 Days	16 Days	75.0%
Median Time to Sale	72 Days	62 Days	16.1%
New Pending Sales	1,521	1,612	-5.6%
New Listings	1,849	2,326	-20.5%
Pending Inventory	756	834	-9.4%
Inventory (Active Listings)	1,408	1,681	-16.2%
Months Supply of Inventory	3.0	2.8	7.1%

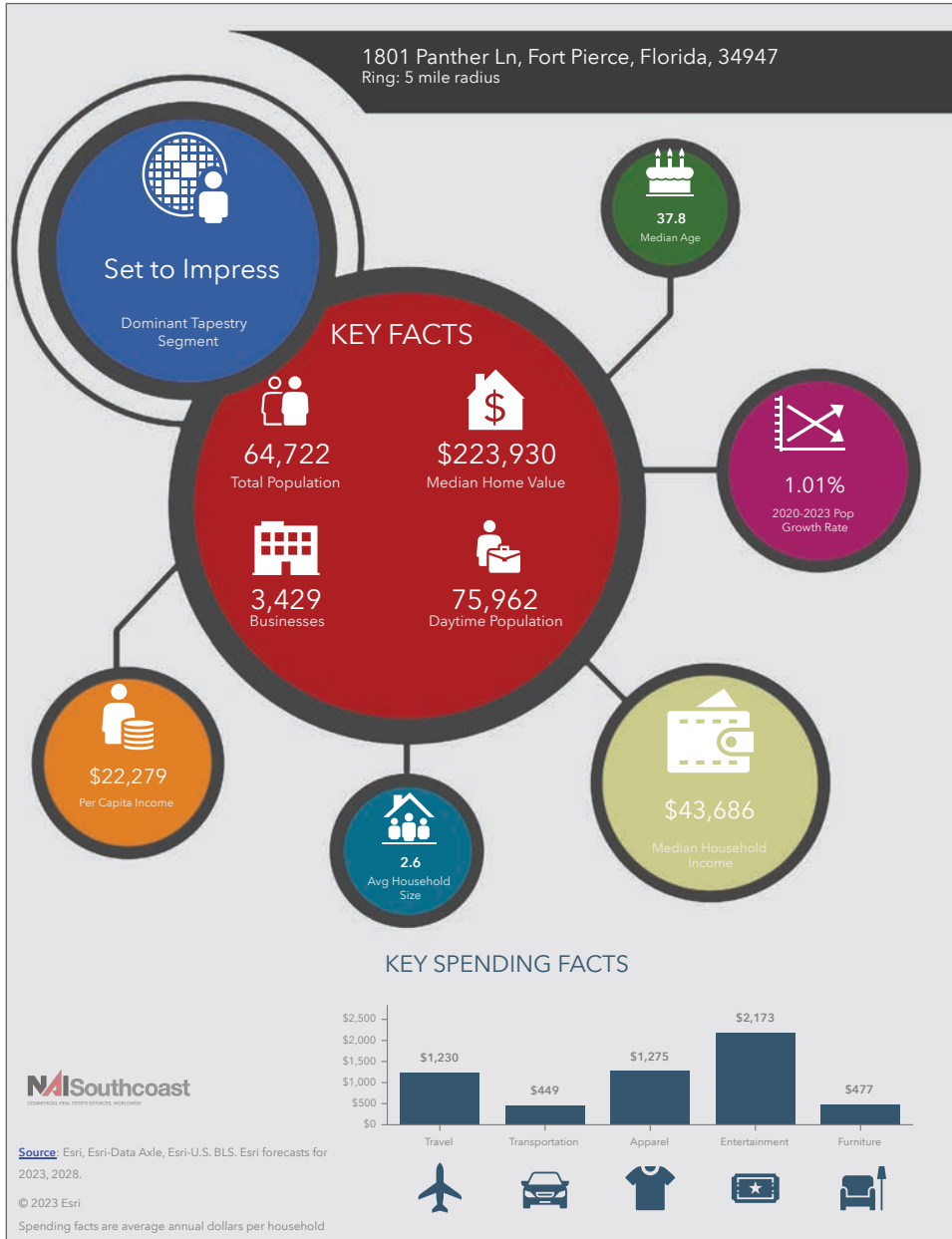
Townhomes

Summary Statistics	Q3 2023	Q3 2022	Percent Change Year-over-Year
Closed Sales	278	253	9.9%
Paid in Cash	151	125	20.8%
Median Sale Price	\$315,362	\$272,500	15.7%
Average Sale Price	\$362,536	\$334,329	8.4%
Dollar Volume	\$100.8 Million	\$84.6 Million	19.2%
Median Percent of Original List Price Received	95.7%	97.0%	-1.3%
Median Time to Contract	40 Days	20 Days	100.0%
Median Time to Sale	77 Days	53 Days	45.3%
New Pending Sales	306	264	15.9%
New Listings	372	351	6.0%
Pending Inventory	128	110	16.4%
Inventory (Active Listings)	405	240	68.8%
Months Supply of Inventory	4.8	2.2	118.2%

Eagle Bend PUD

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

2023 Demographics



Population

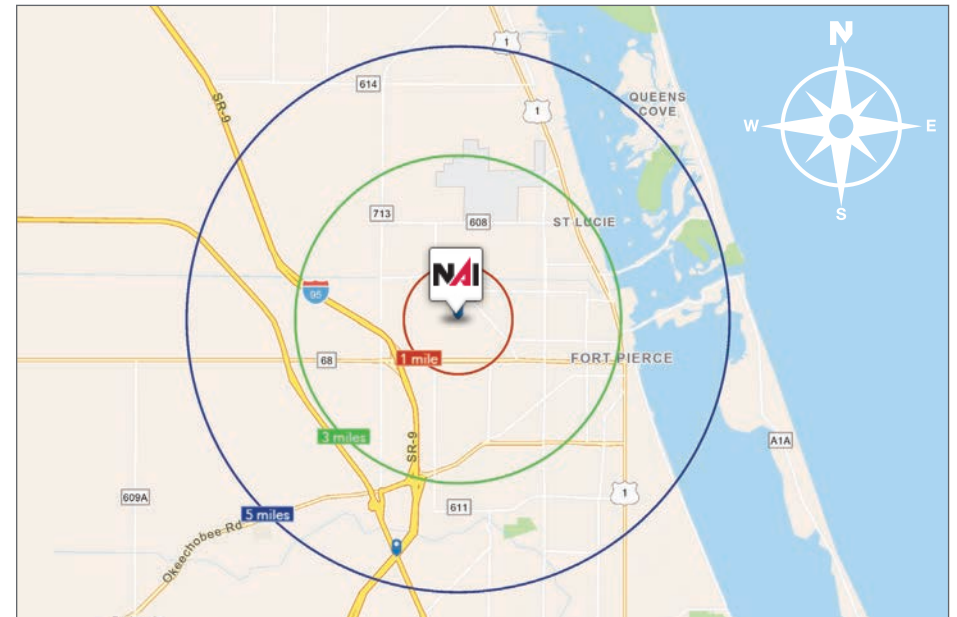
- 1 Mile: 2,440
- 3 Mile: 36,011
- 5 Mile: 62,647

Average Household Income

- 1 Mile: \$72,226
- 3 Mile: \$51,239
- 5 Mile: \$60,271

Median Age

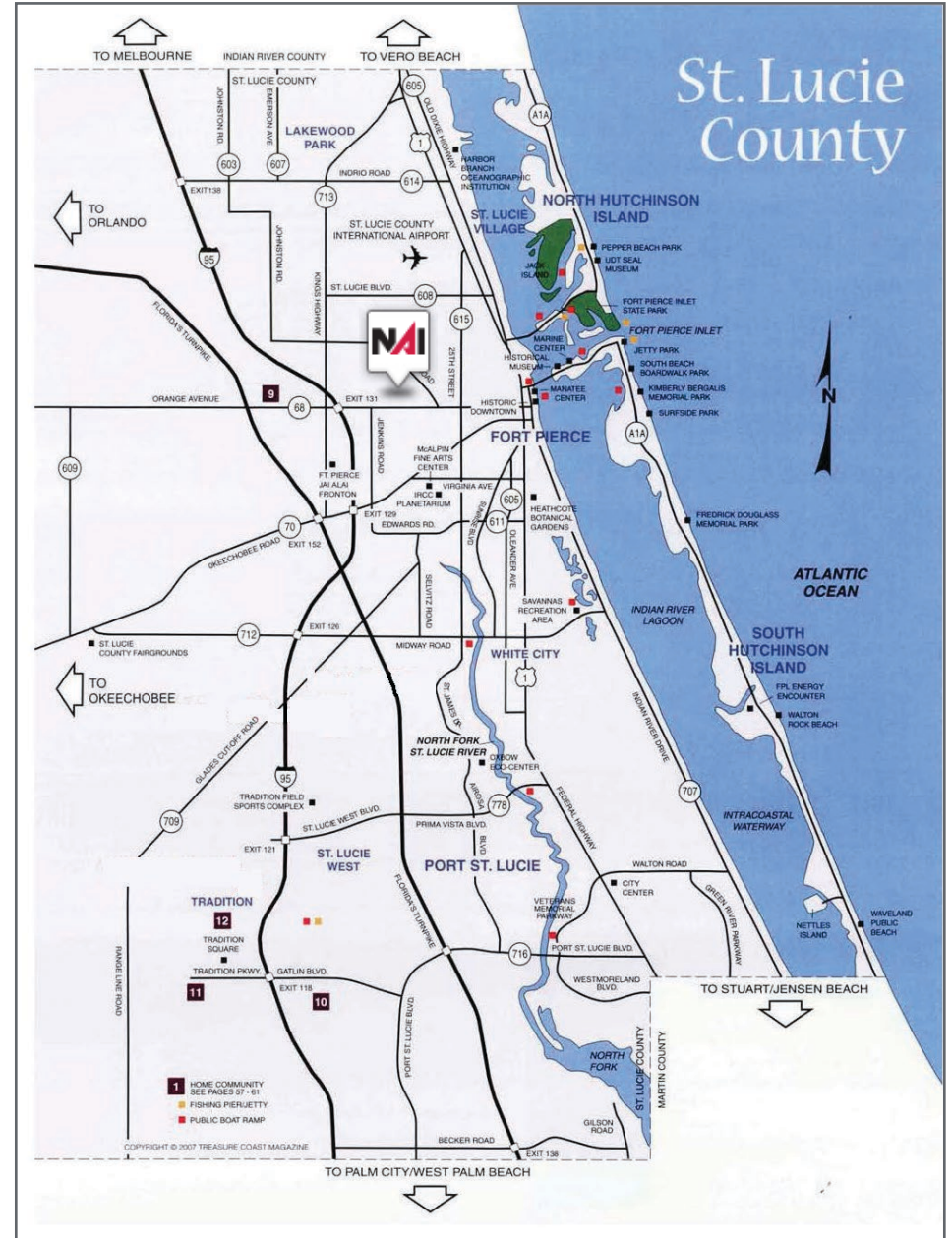
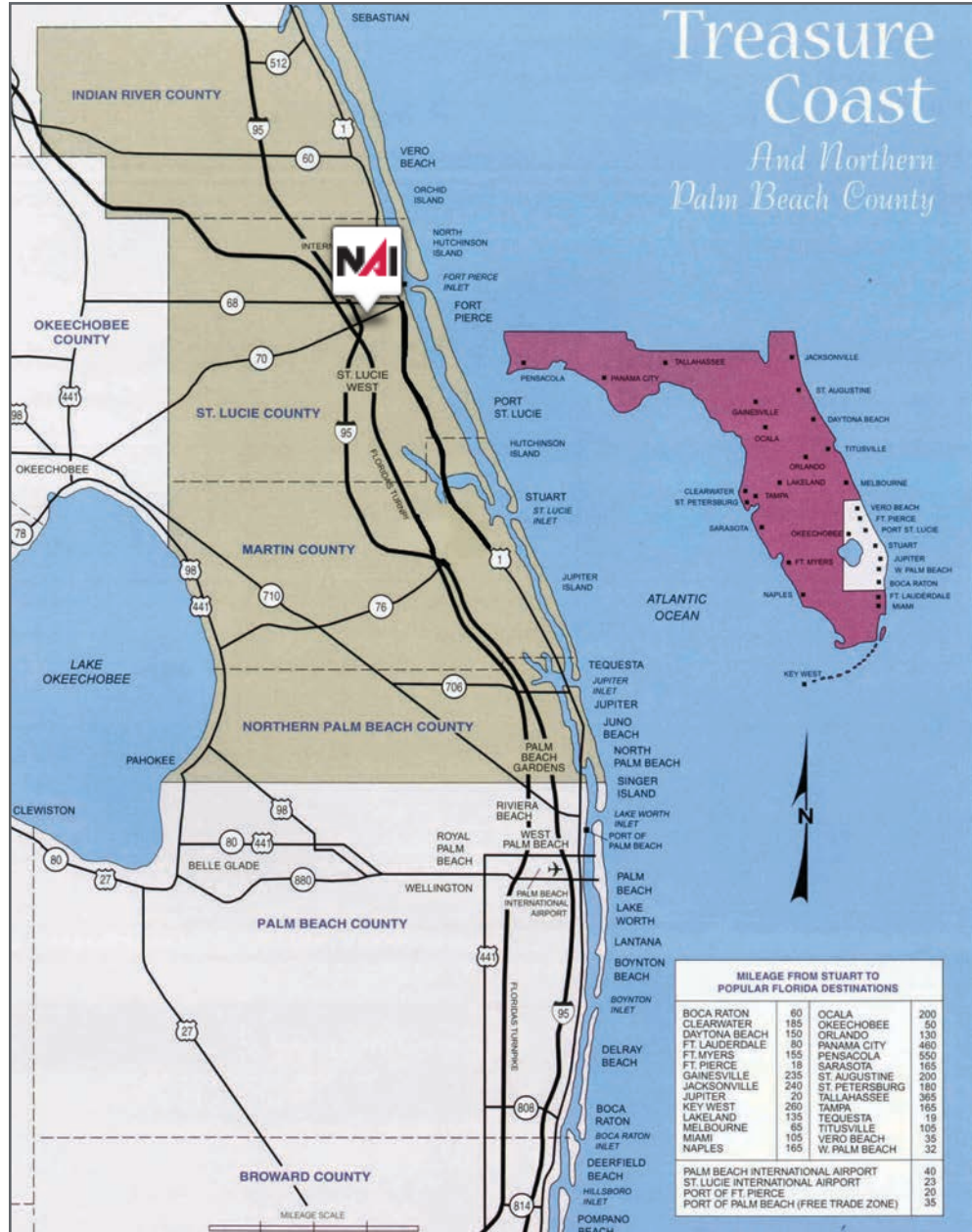
- 1 Mile: 38.4
- 3 Mile: 36.2
- 5 Mile: 37.8



Eagle Bend PUD

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

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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