

# ±17.53 Acre Multifamily Development Site

Orange Avenue, Fort Pierce, FL

# NAI Southcoast



Treasure Coast International Airport

ST LUCIE BLVD

N 41ST ST

±17.53 Acres  
Available

ORANGE AVENUE



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For Sale:

## Call For Pricing Guidance

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Orange Avenue, Fort Pierce, FL

## Property Details

- Address: Orange Avenue, Fort Pierce, FL 34947
- Zoning: PD
- Land Use: RM
- Land Size: ±17.53 Acres
- Municipality: City of Fort Pierce
- Frontage: ±1,400 feet on Orange Avenue
- AADT: 19,100
- Utilities: Available
- Parcel ID(s): 2407-134-0001-000-4  
2407-144-0001-000-5

## Property Overview

This 17.53-acre parcel of land is situated between Interstate-95 (I-95) and U.S. Highway 1 (US-1) on Orange Avenue. This location is strategically advantageous as it provides easy access to various corridors in Southeast Florida.

In 2023, the parcel underwent annexation into the City of Fort Pierce and concurrently received Planned Development (PD) zoning. This zoning designation comes with the benefit of allowing the parcel to achieve the maximum allowable density within the City of Fort Pierce, specifically at 15 units per acre (UPA).

Furthermore, access to the property is facilitated through the southern part of the parcel, connecting to Orange Ave. This designated entrance enhances its accessibility and potential for development.

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.



## Key Demographics

	Population	Average Household Income	Median Age
<b>1 Mile</b>	3,686	\$62,094	33.5
<b>3 Mile</b>	44,522	\$54,490	36.1
<b>5 Mile</b>	64,774	\$60,561	38.4

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Orange Avenue, Fort Pierce, FL

Aerial Views



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Aerial Views



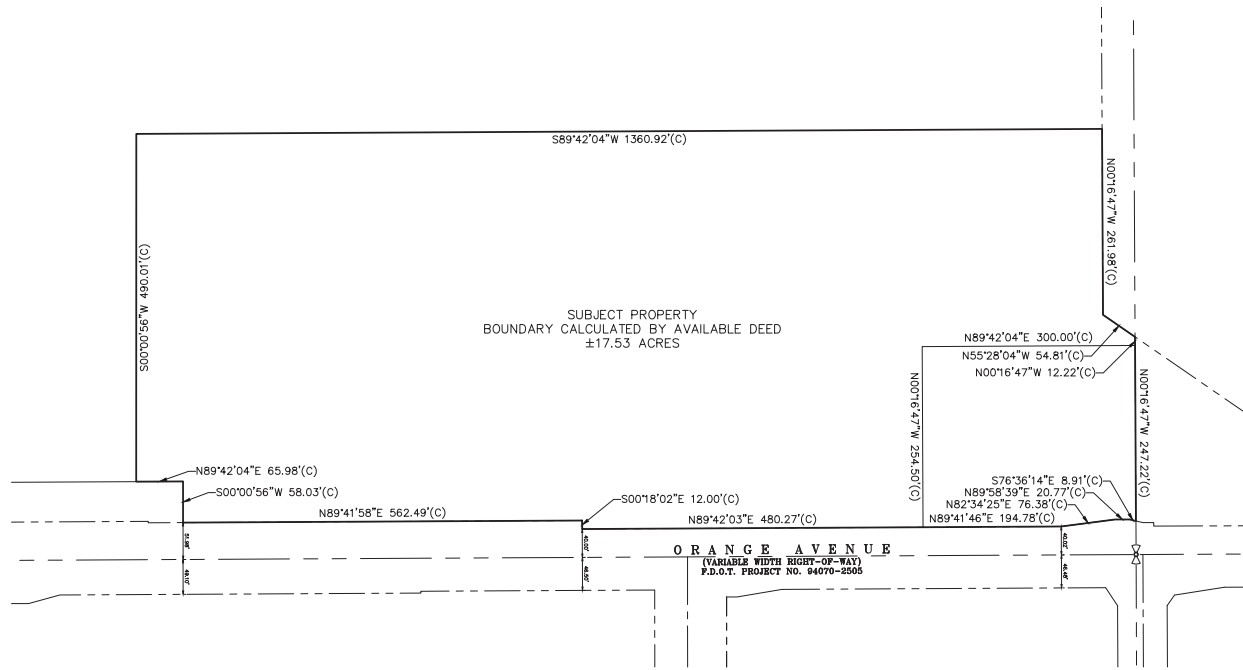
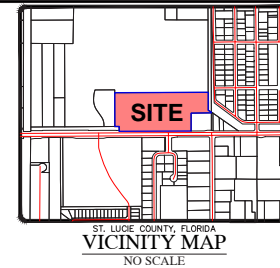
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Aerial Views

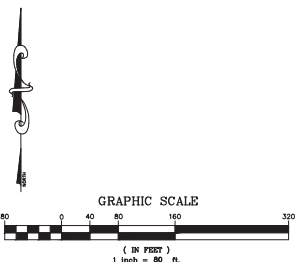


## CALCULATED BOUNDARY EXHIBIT FOR: SUCHMAN REAL ESTATE GROUP



### SYMBOL & ABBREVIATION LEGEND:

○ AIR RELEASE VALVE	○ CONCRETE SIGNAL LIGHT POLE	○ FIBER OPTIC RISER	○ IRON ROD	○ OFFICIAL RECORDS	○ REGISTERED LAND	○ X 0.0 TOPOGRAPHIC DATA (DOTTED SHADING)
AL AIR LIMITS	○ CORRUGATED METAL ROOF	○ FIELD MEASURED	○ IRON ROD AND CAP	○ OUR HEAD IMPRES	○ REINFORCED CONCRETE PIPE	○ X 0.0 TOPOGRAPHIC DATA (DOTTED SHADING)
APN AERIAL PHOTOGRAPHIC NUMBER	○ CORRUGATED METAL ROOF	○ FIELD MEASURED	○ IRON ROD AND CAP	○ OUR HEAD IMPRES	○ REINFORCED CONCRETE PIPE	○ X 0.0 TOPOGRAPHIC DATA (DOTTED SHADING)
BFP BACKFLOW PREVENTER	○ CORRUGATED METAL ROOF	○ FIELD MEASURED	○ IRON ROD AND CAP	○ OUR HEAD IMPRES	○ REINFORCED CONCRETE PIPE	○ X 0.0 TOPOGRAPHIC DATA (DOTTED SHADING)
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**THIS IS NOT A  
BOUNDARY SURVEY**



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Orange Avenue, Fort Pierce, FL

312 Unit Mixed Use  
Concept Plan



## MULTIFAMILY AREA

**Acres:** 16.33

**Total number of Units:** 312

**Total Number of Parking Spaces:** 427

(approx. 1.5 spaces per unit)

### Buildings A - M

24 Units Each

### UNIT SIZES

1 Bed/1 Bath: 700 SF

2 Bed/ 2 Bath: 1064 SF

3 bed/ 3 Bath: 1,234 SF

## COMMERCIAL AREA

**Acres:** 2.6

**Total Square Feet:** 18,675

**Total Parking Spaces:** 80

(approx. 4 spaces per 1 K/SF)

### Building I

7,650 SF

### Building II

11,025 SF

### Building III

xx

### OPEN SPACES

5,800 SF

5,000 SF

3,500 SF

3,500 SF

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HUTCHINSON ISLAND

ATLANTIC OCEAN

Treasure Coast International Airport

ST LUCIE BLVD



ORANGE AVENUE

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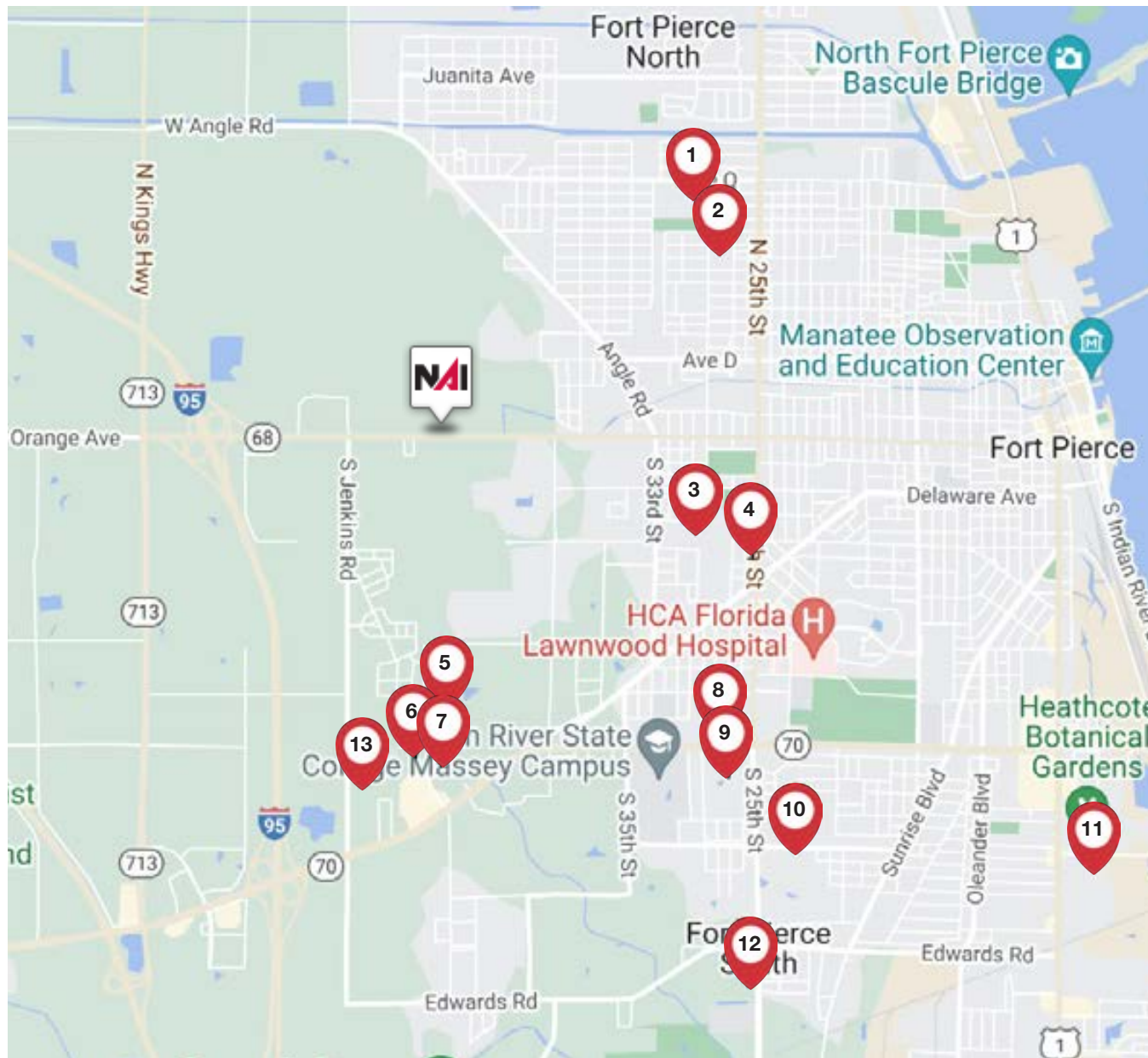
Satellite Image



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## Competing Multifamily Analysis



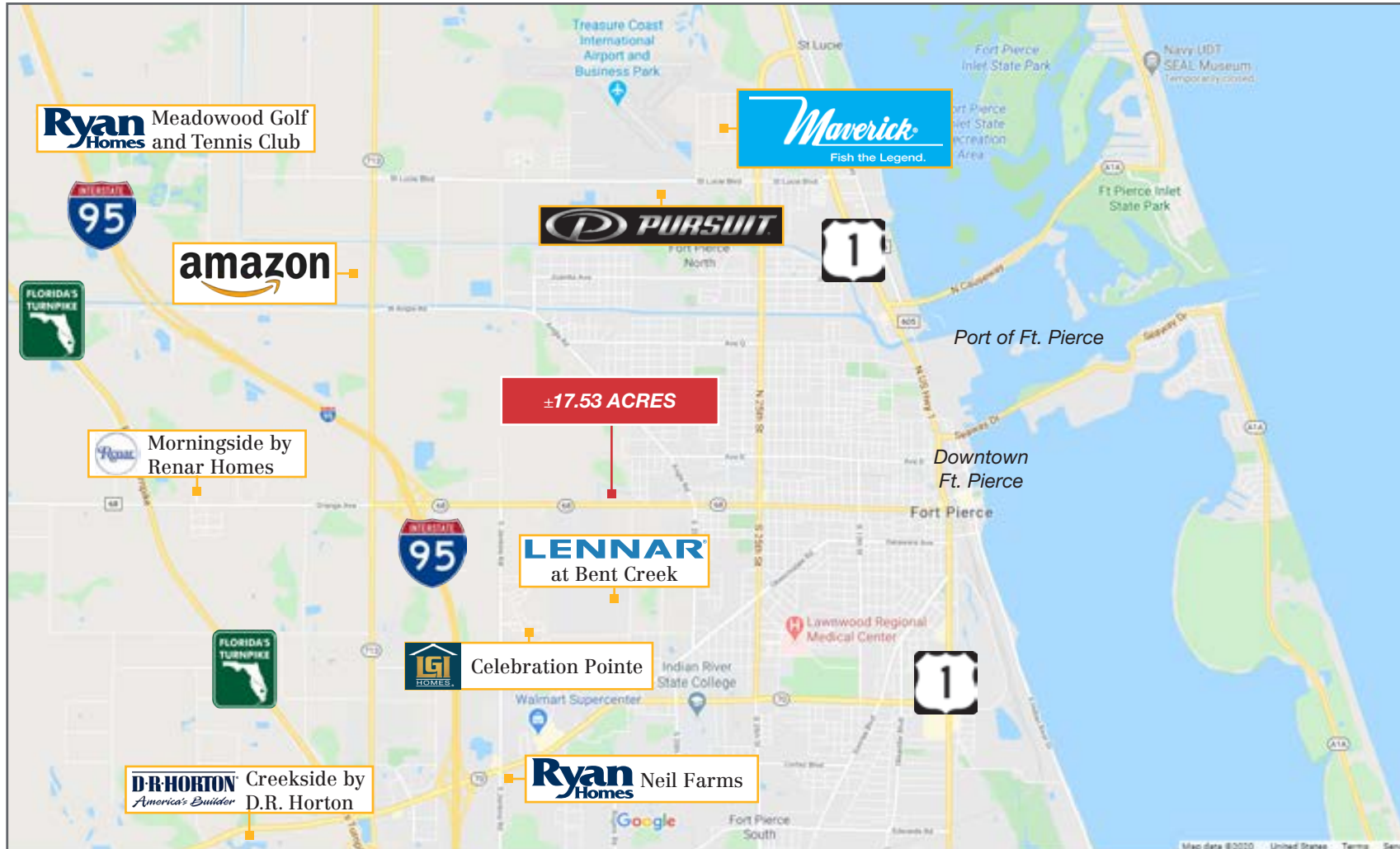
### MAP KEY

#	Development	Rent Range
1	Madison Cay Apartments (55+)	\$260-\$1,450
2	Pine Creek Village	\$1,685-\$2,000
3	Orangewood Villas	\$1,266-\$1,500
4	Live Oak Villas	\$819-\$1,274
5	Sabal Chase Apartments	\$880-\$1,222
6	Blue Sky Landing	\$400-\$1,000
7	Portofino Landings	\$1,511-\$2,244
8	Virginia Park Apartments	\$1,650-\$2,650
9	Atlantis Cove	\$1,486-\$1,658
10	Cortez Village	\$1,600-\$1,875
11	The Sands at St Lucie Apartments	\$1,071-\$1,240
12	Edwards Landing	\$1,650
13	Treasure Cay Apartments	\$1,475-\$1,975

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## Ft. Pierce Area Map



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Orange Avenue, Fort Pierce, FL

Westwood Academy

*“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.”*



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Orange Avenue, 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
				<b>1,015</b>	<b>770</b>	<b>1,218</b>	<b>707,000</b>

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
				<b>3,701</b>	<b>79</b>	<b>664</b>	<b>5,089,780</b>

\* 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 Bots	Manufacturing	Port St. Lucie	NEW	8	0	14	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	5	8,000
Cherney 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	67,983
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	886*	0	0	1,300,000
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	12	32,000
				<b>2,611</b>	<b>664</b>	<b>885</b>	<b>3,872,168</b>

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
				<b>2,884</b>	<b>804</b>	<b>854</b>	<b>3,284,924</b>

\* 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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Orange Avenue, Fort Pierce, FL

Quarterly Market Detail  
St. Lucie County

## Key Statistics

Median Sales Price: 1.1% Increase

### 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%

## Key Statistics

Median Sales Price: 15.7% Increase

### Townhomes

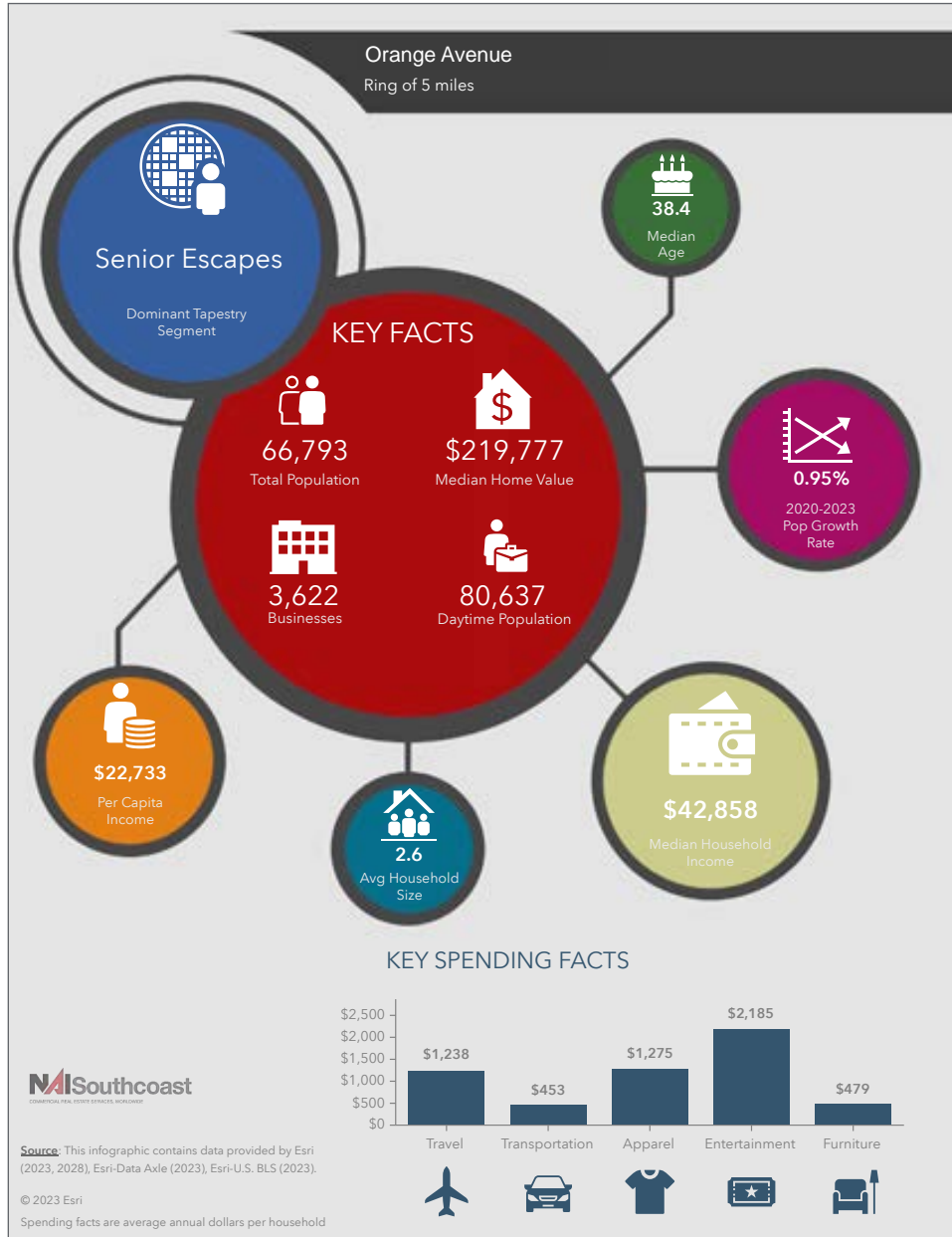
Summary Statistics	Q3 2023	Q3 2022	Percent Change Year-over-Year
Closed Sales	278	253	9.9%
Paid in Cash	151	125	20.8%
Median Sale Price	\$315,362	\$272,500	15.7%
Average Sale Price	\$362,536	\$334,329	8.4%
Dollar Volume	\$100.8 Million	\$84.6 Million	19.2%
Median Percent of Original List Price Received	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%



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## 2023 Demographics



### Population

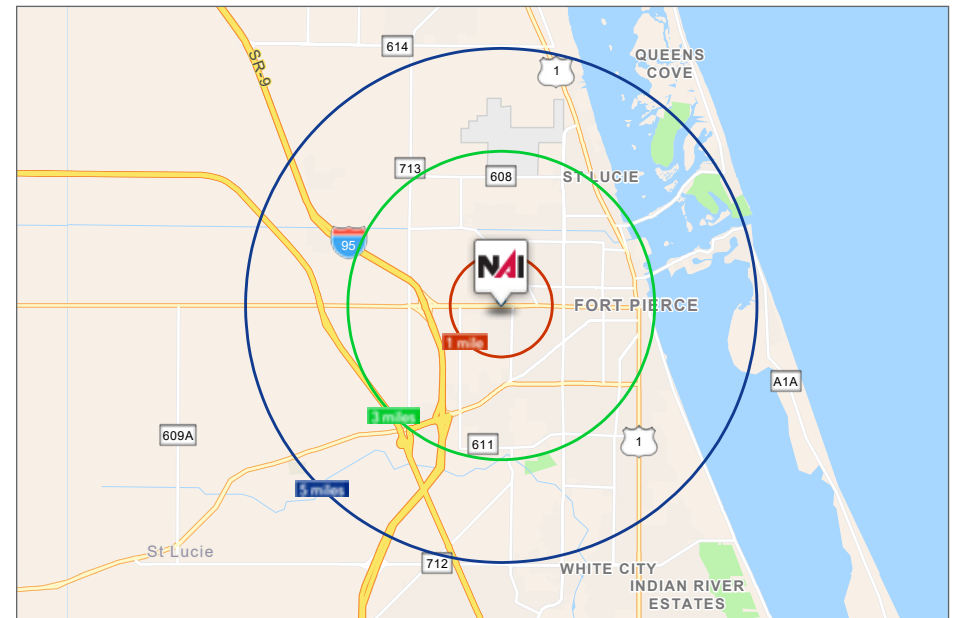
- 1 Mile: 3,686
- 3 Mile: 44,522
- 5 Mile: 64,774

### Average Household Income

- 1 Mile: \$62,094
- 3 Mile: \$54,490
- 5 Mile: \$60,561

### Median Age

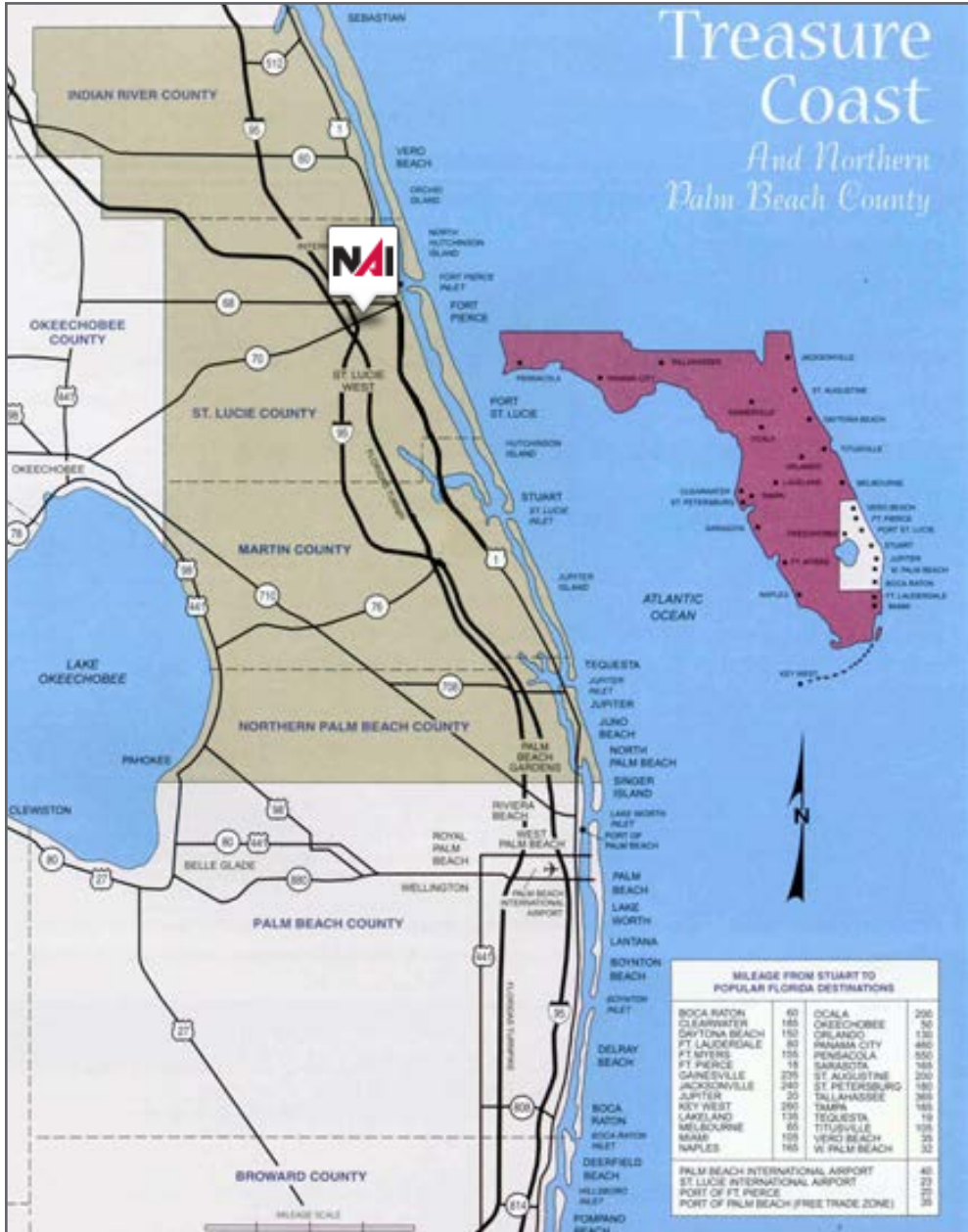
- 1 Mile: 34.2
- 3 Mile: 37.3
- 5 Mile: 39.4



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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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## Call For Pricing Guidance



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