

±2.16 Acre Commercial Development Site

Commerce Centre Drive, Port Saint Lucie 34986

NAI Southcoast



±2.16 Acres Available

RESERVE BLVD

COMMERCE CENTRE DRIVE



Presented by
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For Sale:

\$1,295,000

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Property Details

- Address: Commerce Centre Drive, Port Saint Lucie 34986
- Zoning: PNRD
- Future Land Use: Commercial
- Municipality: St Lucie County
- Land Size: 2.16 Acres
- Frontage: ±895 feet on Reserve Blvd
±715 feet on Commerce Centre Drive
- AADT: 12,200 AADT on St Lucie West Blvd
- Parcel ID(s): 3327-807-0002-000-4
3327-807-0003-000-1

Property Overview

This +/- 2.16-acre parcel is a prime commercial development opportunity in St. Lucie West near the entrance of PGA Village and adjacent to Tradition, the fastest growing town on the Treasure Coast.

The property has cross-access with the Hilton Garden Inn at PGA Village hotel off Commerce Centre Drive. Meritage Homes is developing Azalea, which is a 99-unit single family community, just to the south of the property. This site benefits from a prime location with unparalleled visibility on a main east/west thoroughfare with an I-95 interchange less than one mile to the east. There is a limited amount of commercial on Reserve Blvd insulating it from competitors on this key entrance to PGA Village and PGA Village Verano.



Key Demographics

| | Population | Average Household Income | Median Age |
|---------------|------------|--------------------------|------------|
| 1 Mile | 3,693 | \$114,578 | 50.7 |
| 3 Mile | 42,230 | \$98,602 | 49.2 |
| 5 Mile | 116,560 | \$92,520 | 42.1 |

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Aerial Views



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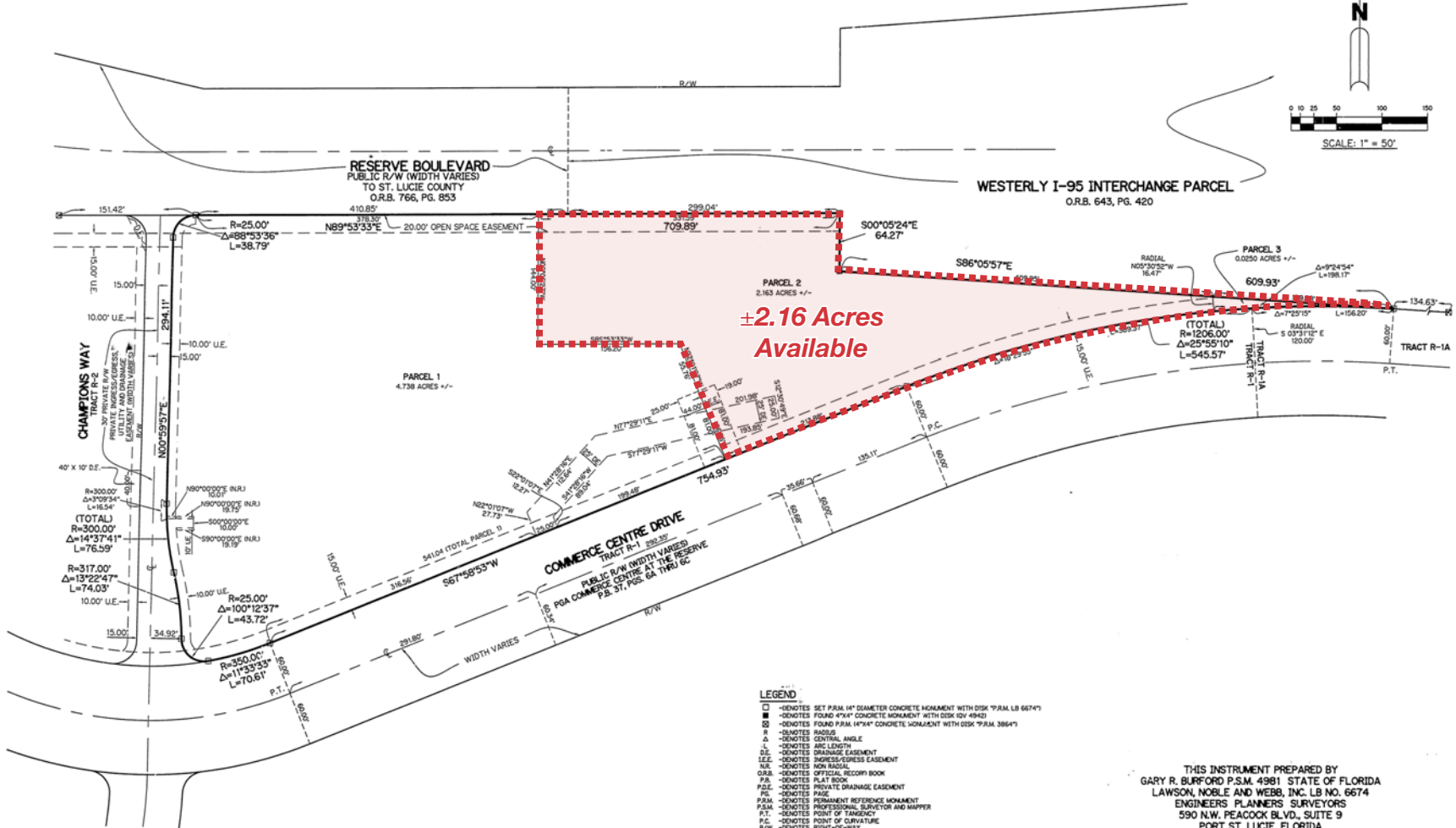
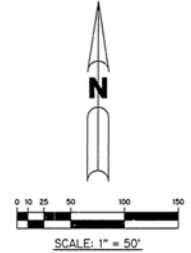
Commerce Centre Drive, Port Saint Lucie 34986

Aerial Views



FOURTH REPLAT IN PGA COMMERCE CENTRE AT THE RESERVE

BEING A REPLAT OF ALL OF THE THIRD REPLAT IN PGA COMMERCE CENTRE AT THE RESERVE, RECORDED IN PLAT BOOK 47, PAGES 7 AND 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
 JULY, 2005 SHEET 2 OF 3



THIS INSTRUMENT PREPARED BY
 GARY R. BURFORD P.S.M. 4981 STATE OF FLORIDA
 LAWSON, NOBLE AND WEBB, INC. LB NO. 6674
 ENGINEERS PLANNERS SURVEYORS
 590 N.W. PEACOCK BLVD., SUITE 9
 PORT ST. LUCIE, FLORIDA

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Satellite Image



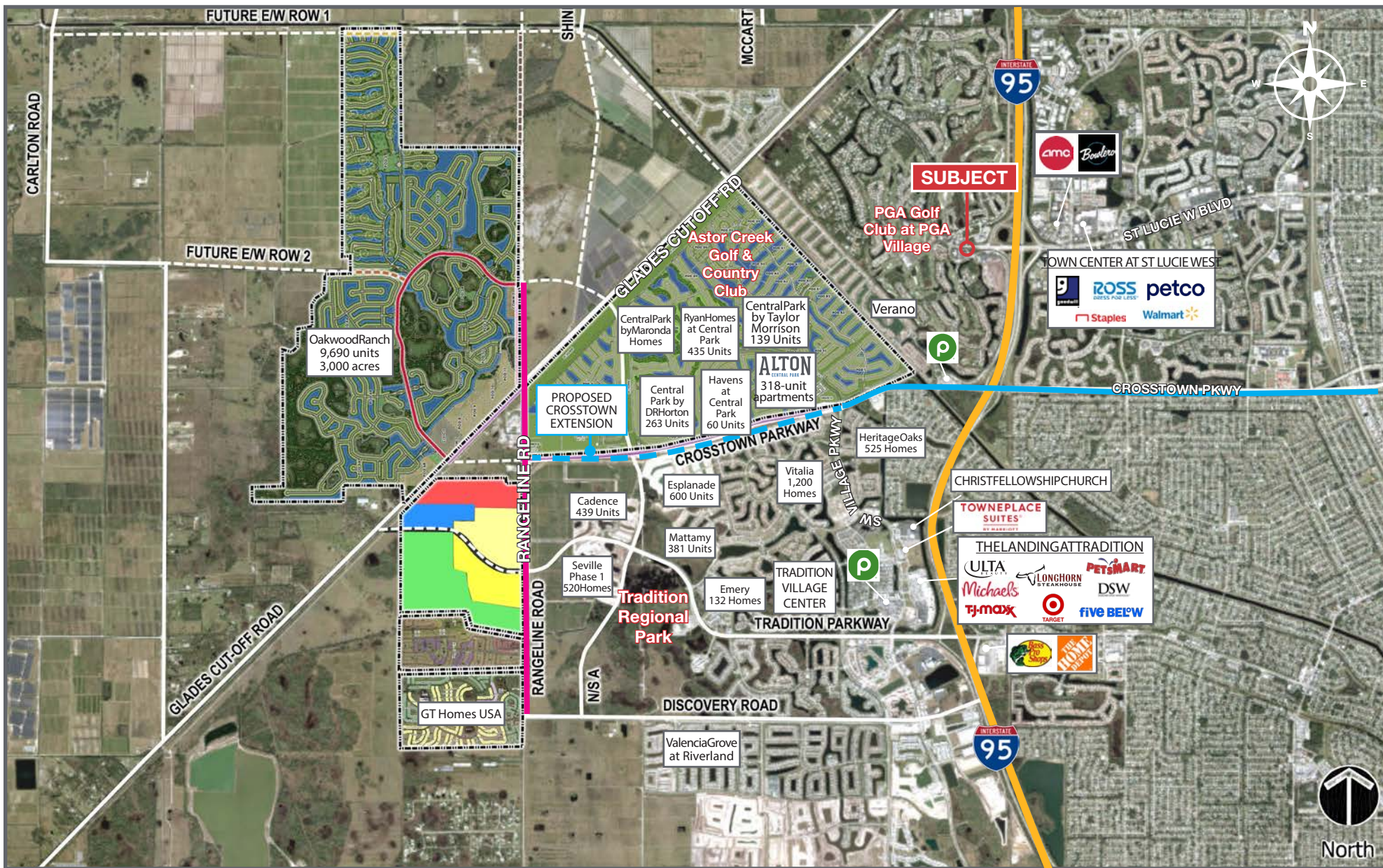
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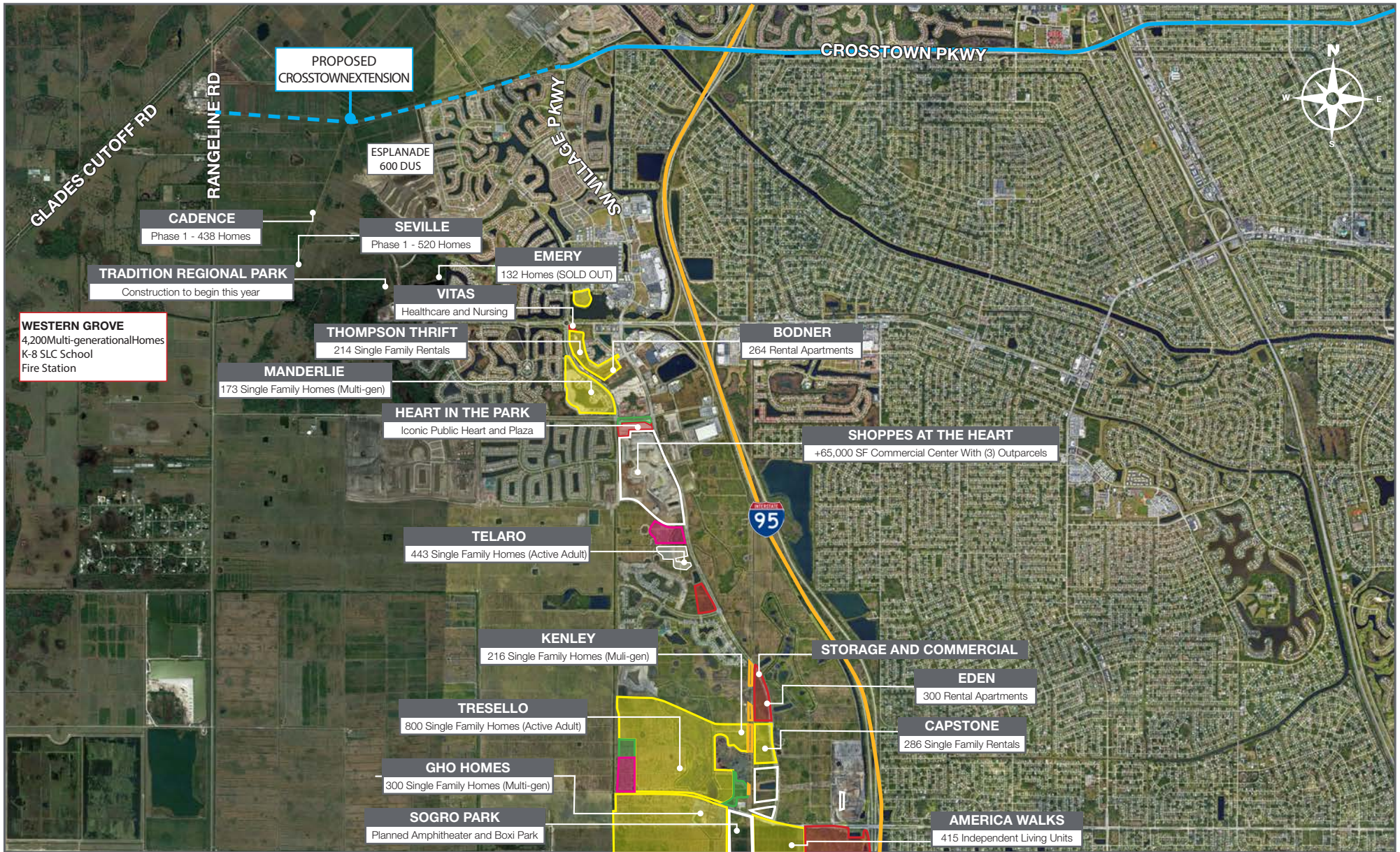
Commerce Centre Drive, Port Saint Lucie 34986



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Tradition Residential



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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 | 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 |

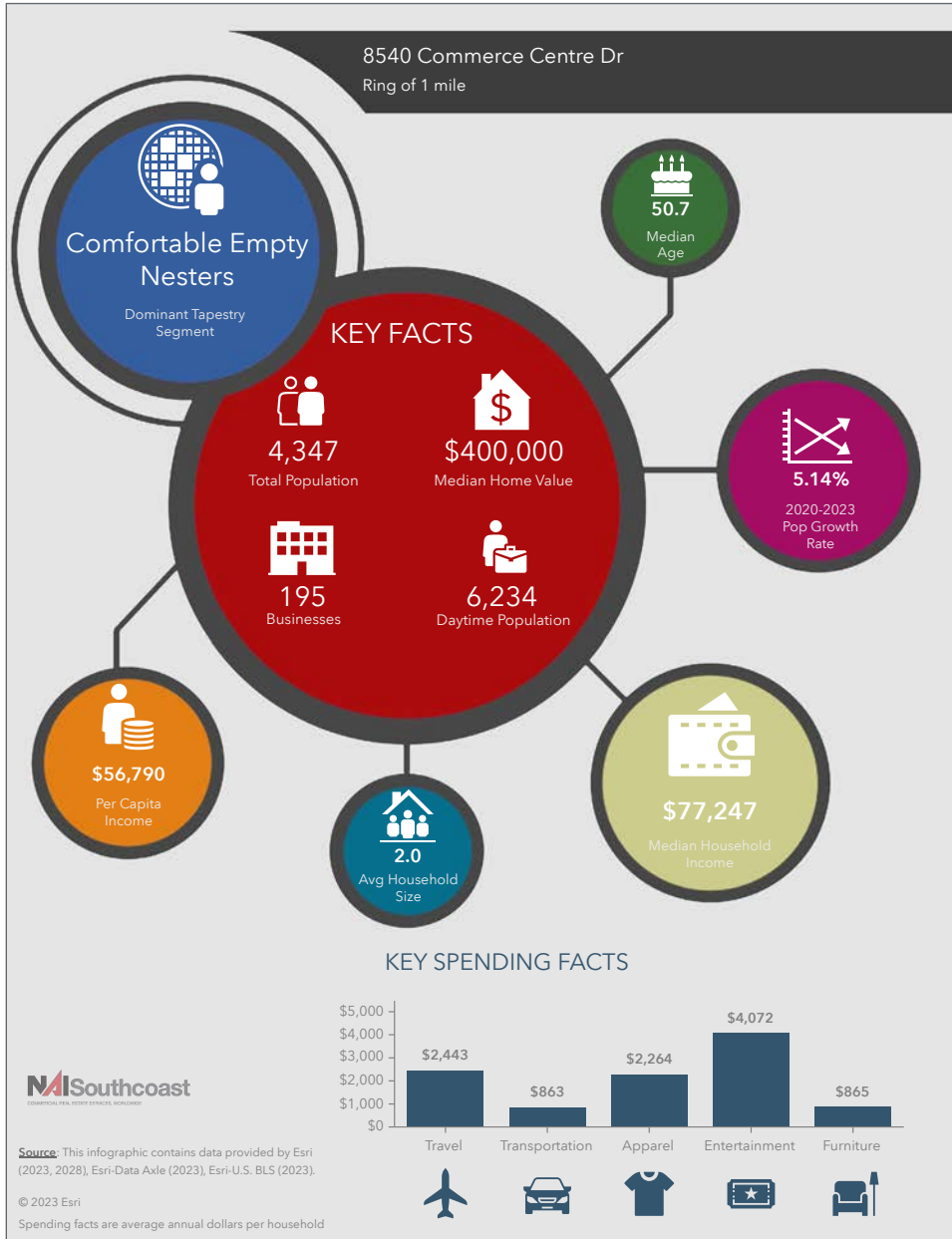
| Calendar Year 2022 | | | | | | | |
|---------------------------------|------------------------|------------------|---------------|--------------------|---------------------|-----------------------|-------------------------|
| Company | Industry | Location | Project Scope | Projected New Jobs | Baseline 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 | 864 | 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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2023 Demographics



Population

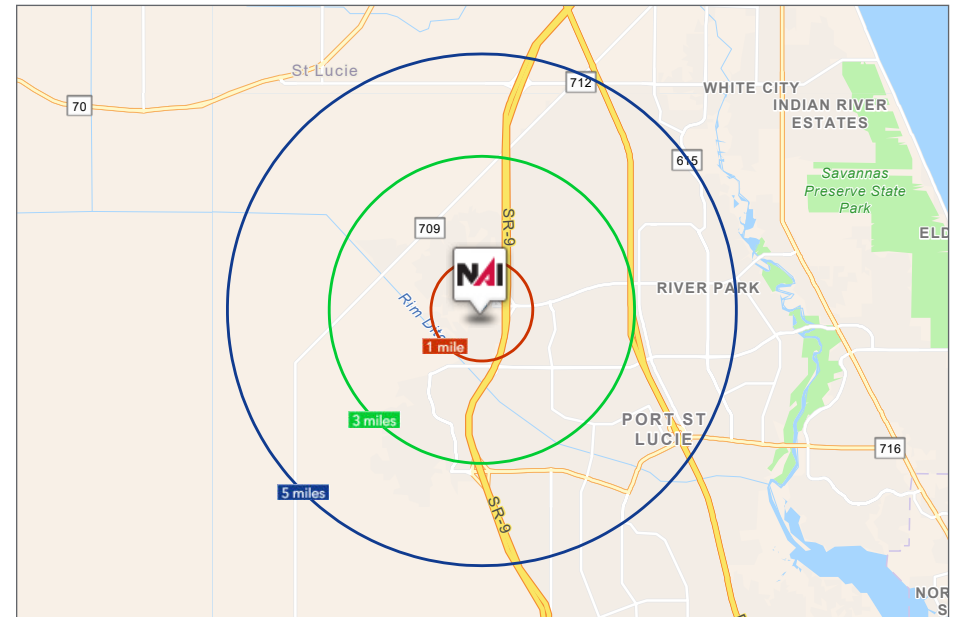
- 1 Mile: 3,693
- 3 Mile: 42,230
- 5 Mile: 116,560

Average Household Income

- 1 Mile: \$114,578
- 3 Mile: \$98,602
- 5 Mile: \$92,520

Median Age

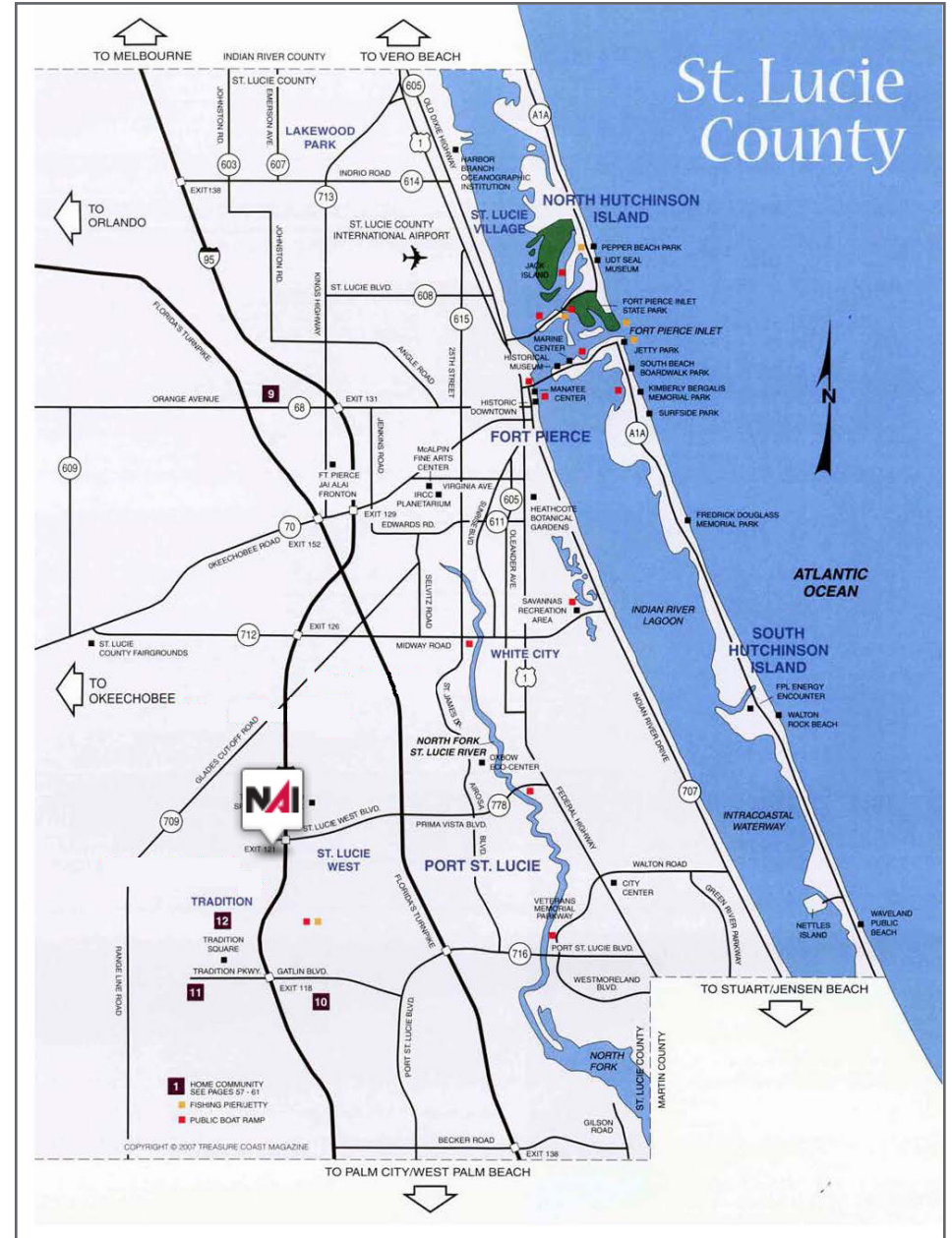
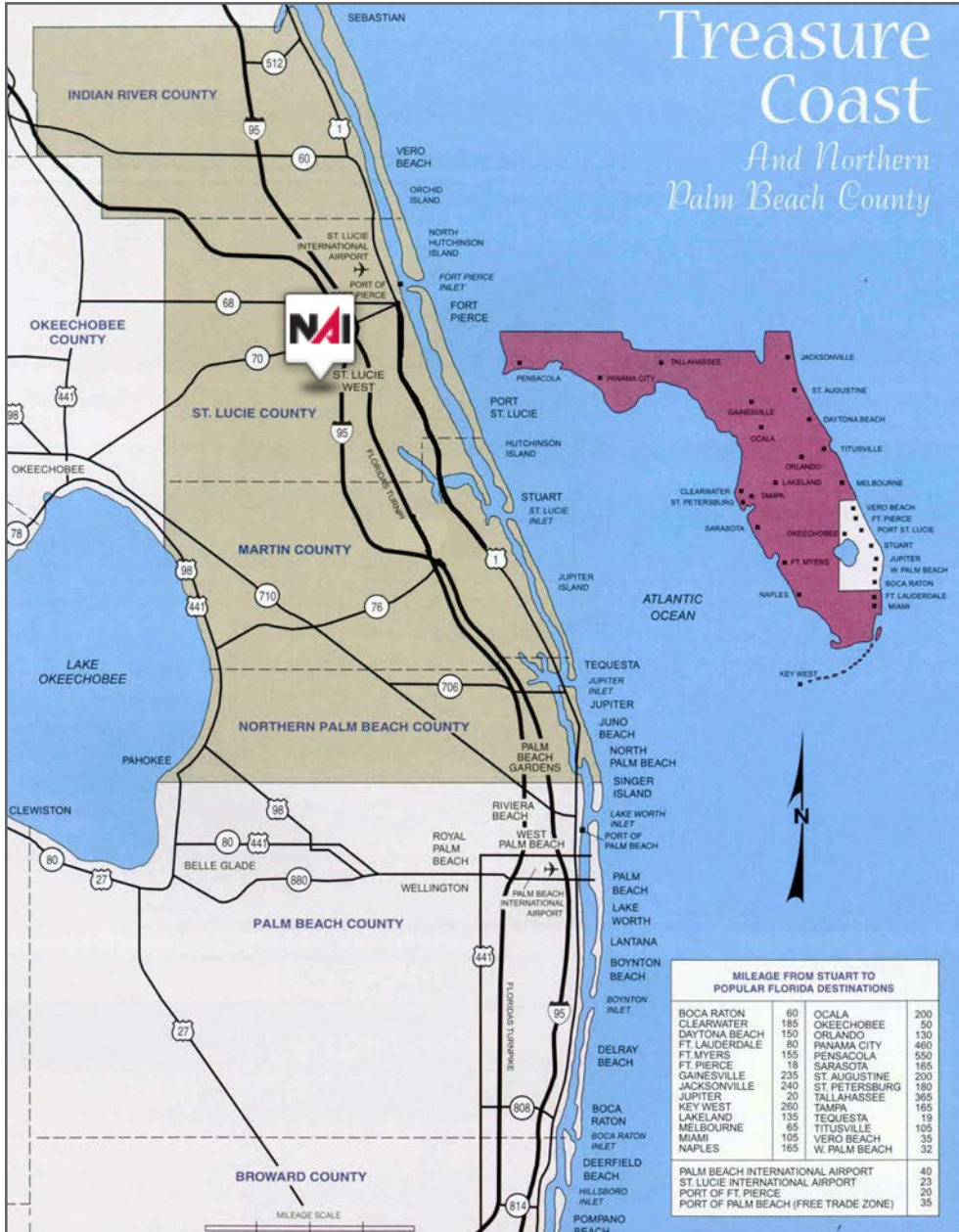
- 1 Mile: 50.7
- 3 Mile: 49.2
- 5 Mile: 42.1



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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.

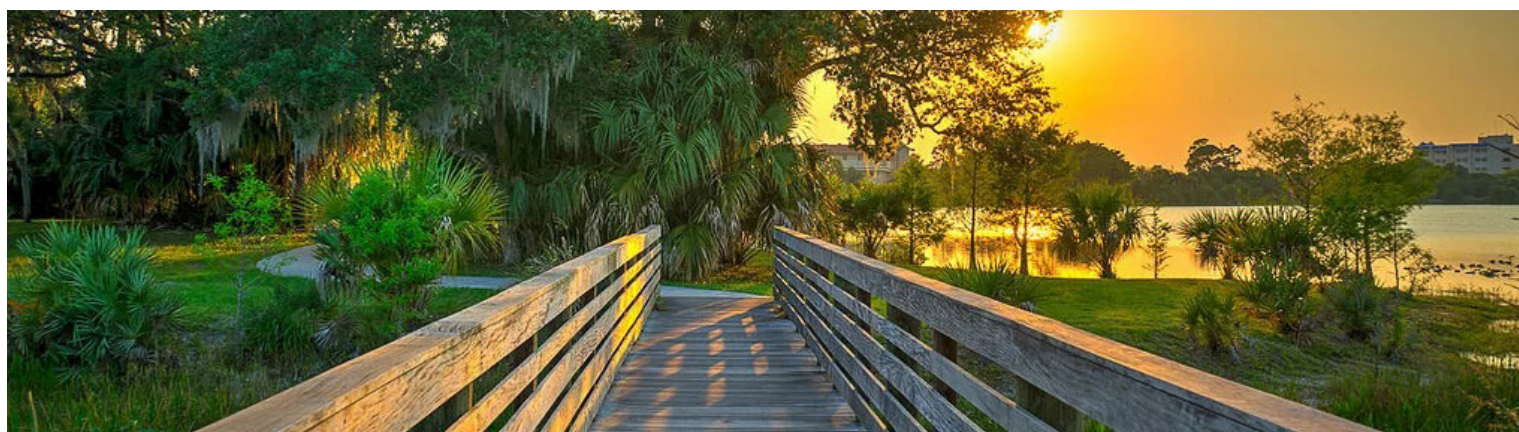
Regional Overview

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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For Sale:

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