

# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

# NAI Southcoast



Presented By

Douglas Legler

Principal | Broker Associate

+1 772 405 7778

douglas@naisouthcoast.com

J. Jeffery Allman, Jr.

Sales Associate

+1 772 283 1555

jeff@naisouthcoast.com

Casey Combs

Sales Associate

+1 772 285 8769

ccombs@naisouthcoast.com



# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

North View



Office Building under construction



ALDI anchored retail plaza



SW VILLAGE PKWY



SW DISCOVERY WAY

1 Acre  
1 Acre



SW TOM MACKIE BLVD



# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

East View



1 Acre 1 Acre

SW TOM MACKIE BLVD

SW TOM MACKIE BLVD



Office Building under construction



SW DISCOVERY WAY

SW VILLAGE PKWY

SW VILLAGE PKWY

# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

## Property Details

- Address: SE Corner of SW Discovery Way & SW Tom Mackie Boulevard, Port St. Lucie, Florida 34987
- Pricing: 2 Acres: \$2,400,000  
1 Acre (Outlined in Magenta): \$1,300,000  
1 Acre (Outlined in Blue): \$1,100,000
- Permitted Uses: Medical/Office/Retail/Institutional
- Proposed Unit Count: Up to ±45,000 square feet
- Land Size: 1 - 2 acres
- Frontage: 210 feet on SW Discovery Way  
415 feet on SW Tom Mackie Boulevard
- Zoning: MPUD, Tradition DRI, City of Port St. Lucie

## Property Overview

± 40,000 residential units planned and existing within the immediate area!

Nearby to major medical centers and employers such as Cleveland Clinic, Tradition Surgery Center, Florida International University, Keiser University, FedEx, Cheney Brothers, Amazon and more.

Major connectivity roads such as Gatlin Blvd, I-95, Crosstown Pkwy and many others that create ease of mobility for customers throughout Port St. Lucie and the greater Treasure Coast area!

Located in the fastest growing region in Florida!

## Property Highlights

- Permitted for up to ±45,000 square feet of Medical/Office/Retail/Institutional
- 3,152 homes in development within Tradition from 2020- 2021
- Across from Cleveland Clinic and nearby to many other major medical centers
- Average Household Income within a 1-mile radius over \$105,000

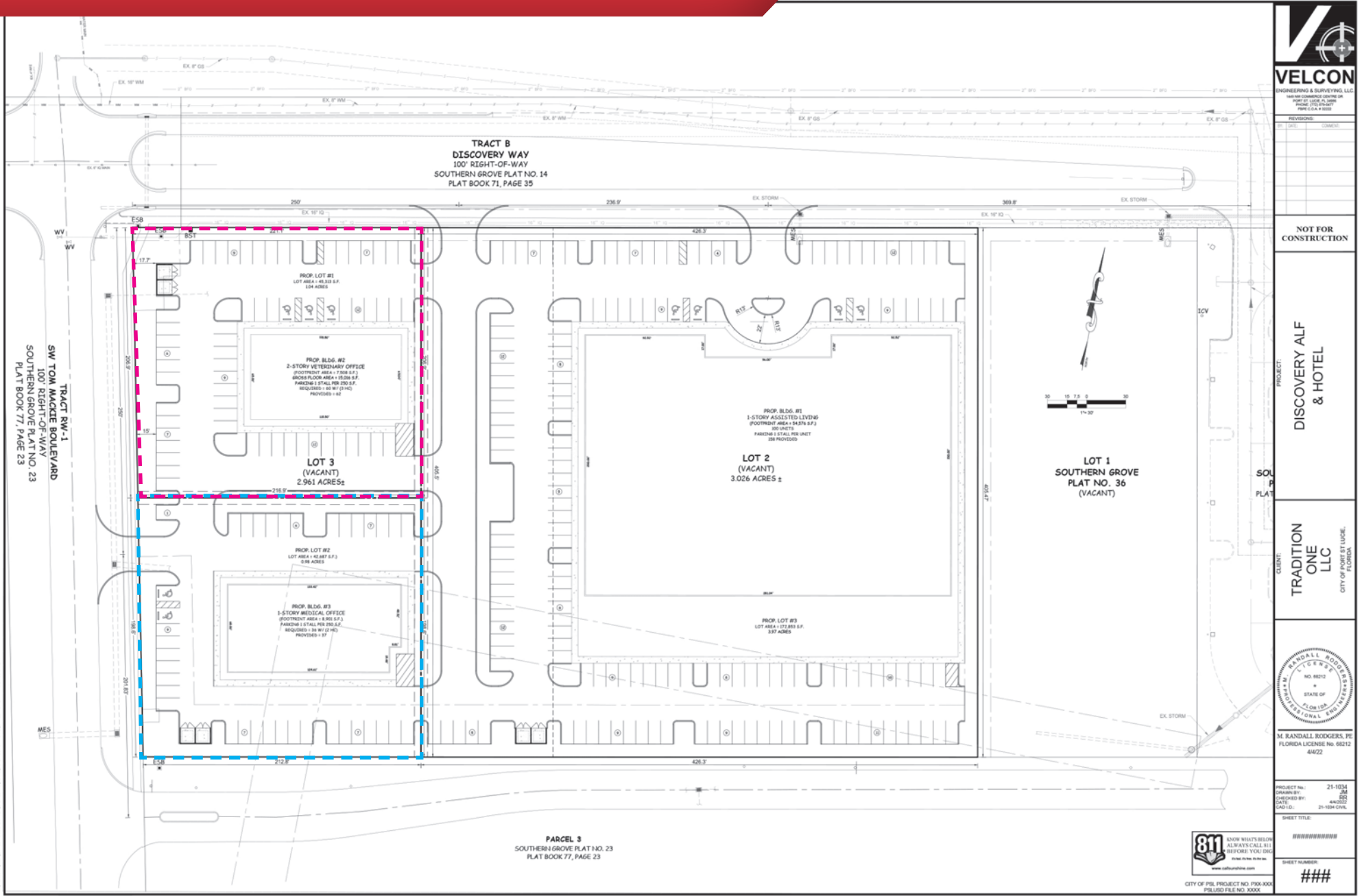


	Average Household Income	Median Age
1 Mile	\$105,109	40.9
3 Miles	\$96,459	40.3
5 Miles	\$96,852	40.4

# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

# Conceptual Site Plan



REVISIONS:  
NO. DATE COMMENTS

NOT FOR CONSTRUCTION

PROJECT:  
**DISCOVERY ALF & HOTEL**

CLIENT:  
**TRADITION ONE LLC**  
CITY OF PORT ST. LUCIE, FLORIDA



M. RANDALL RODGERS, PE  
FLORIDA LICENSE NO. 66212  
4/4/22

PROJECT No. 21-1034  
DRAWN BY: JM  
CHECKED BY: RSG  
DATE: 4/20/22  
SCALE: 21-1034 CIVIL

SHEET TITLE:  
#####

SHEET NUMBER:  
###



CITY OF PSL PROJECT NO. P100-0000  
PSL/SD FILE NO. 0000

# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

West View



mattamyHOMES



ALDI anchored retail plaza

ATLANTIC PACIFIC COMPANIES

FIU

ahs RESIDENTIAL DEVELOP • BUILD • MANAGE

OCULUS SURGICAL

tru by HILTON

Cleveland Clinic Tradition Hospital

SW TOM MACKIE BLVD

1 Acre 1 Acre

Cleveland Clinic Tradition Hospital

TAMCO

SW DISCOVERY WAY

WATER'S EDGE DERMATOLOGY

SOUTH FLORIDA ORTHOPAEDICS & SPORTS MEDICINE

KEISER UNIVERSITY

INTERSTATE 95

INTERSTATE 95

# Tradition Outparcel Available

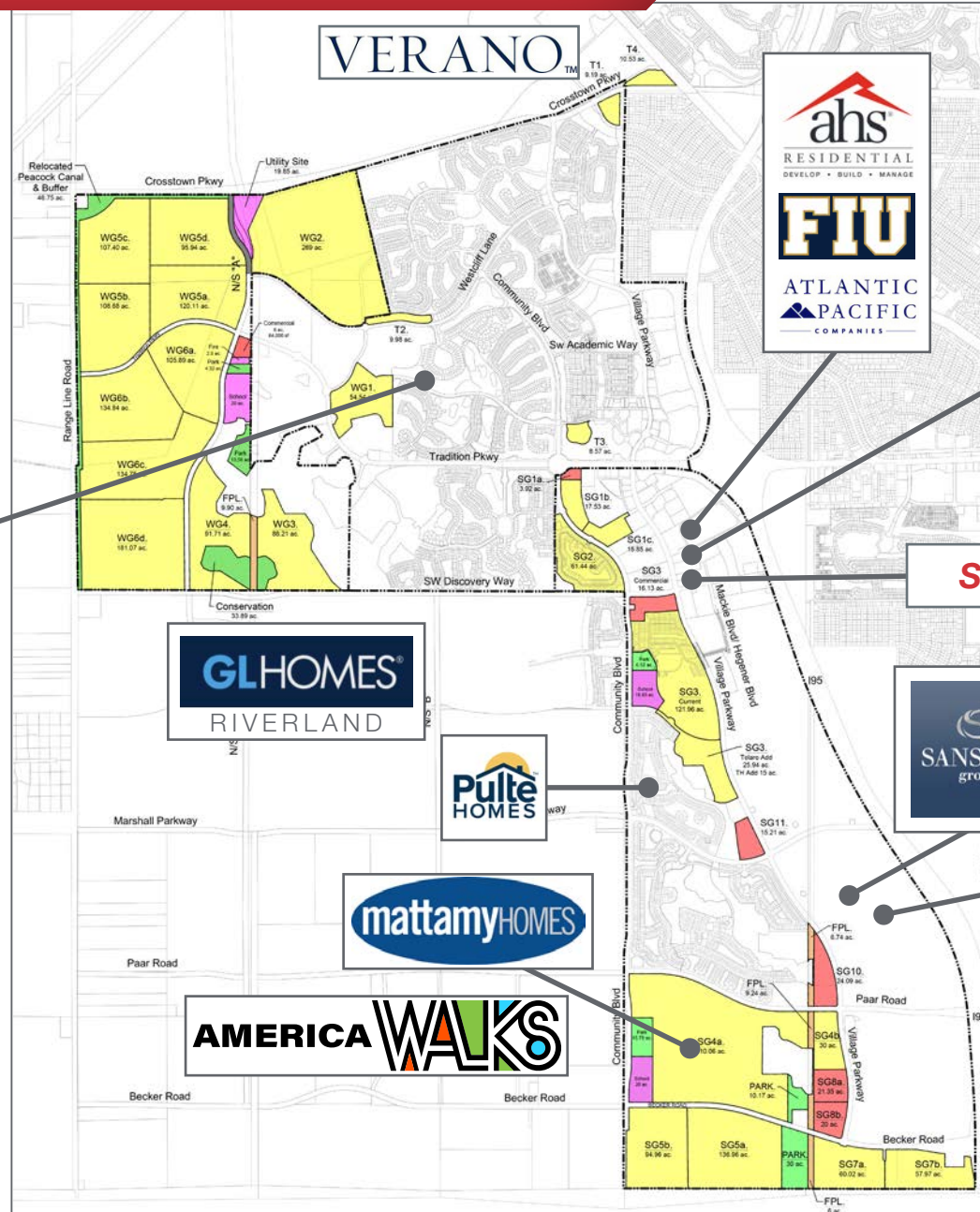
SW Discovery Way, Port St. Lucie, FL 34987

South View



# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987



**D·R·HORTON**  
America's Builder

**mattamyHOMES**

taylor morrison.

**GHO HOMES**  
A GREEN BRICK PARTNER

**GLHOMES**  
RIVERLAND

**Pulte HOMES**

**mattamyHOMES**

**AMERICA WALKS**

**ahs**  
RESIDENTIAL  
DEVELOP • BUILD • MANAGE

**FIU**

**ATLANTIC PACIFIC COMPANIES**

**Cleveland Clinic**  
Tradition Hospital

**TRADITION**  
OF REAL ESTATE DEVELOPMENT

**OCULUS SURGICAL**

**Site**

**SANSONE group**

**FedEx**

**Cheney C-B-I Brothers**

**LEGACY PARK**  
AT TRADITION

**amazon**



# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

## Monthly Market Detail St. Lucie County

### Key Statistics

*Inventory:* 1,602  
*Average Sales Price:* \$503,458  
*Months Supply of Inventory:* 2.5

### Key Statistics

*Inventory:* 682  
*Average Sales Price:* \$393,043  
*Months Supply of Inventory:* 4.0

### Single Family Homes

Summary Statistics	June 2023	June 2022	Percent Change Year-over-Year
Closed Sales	759	810	-6.3%
Paid in Cash	237	276	-14.1%
Median Sale Price	\$415,000	\$420,000	-1.2%
Average Sale Price	\$503,458	\$512,703	-1.8%
Dollar Volume	\$382.1 Million	\$415.3 Million	-8.0%
Median Percent of Original List Price Received	97.1%	100.0%	-2.9%
Median Time to Contract	28 Days	11 Days	154.5%
Median Time to Sale	71 Days	52 Days	36.5%
New Pending Sales	715	724	-1.2%
New Listings	759	1,251	-39.3%
Pending Inventory	1,093	1,282	-14.7%
Inventory (Active Listings)	1,602	1,657	-3.3%
Months Supply of Inventory	2.5	2.0	25.0%

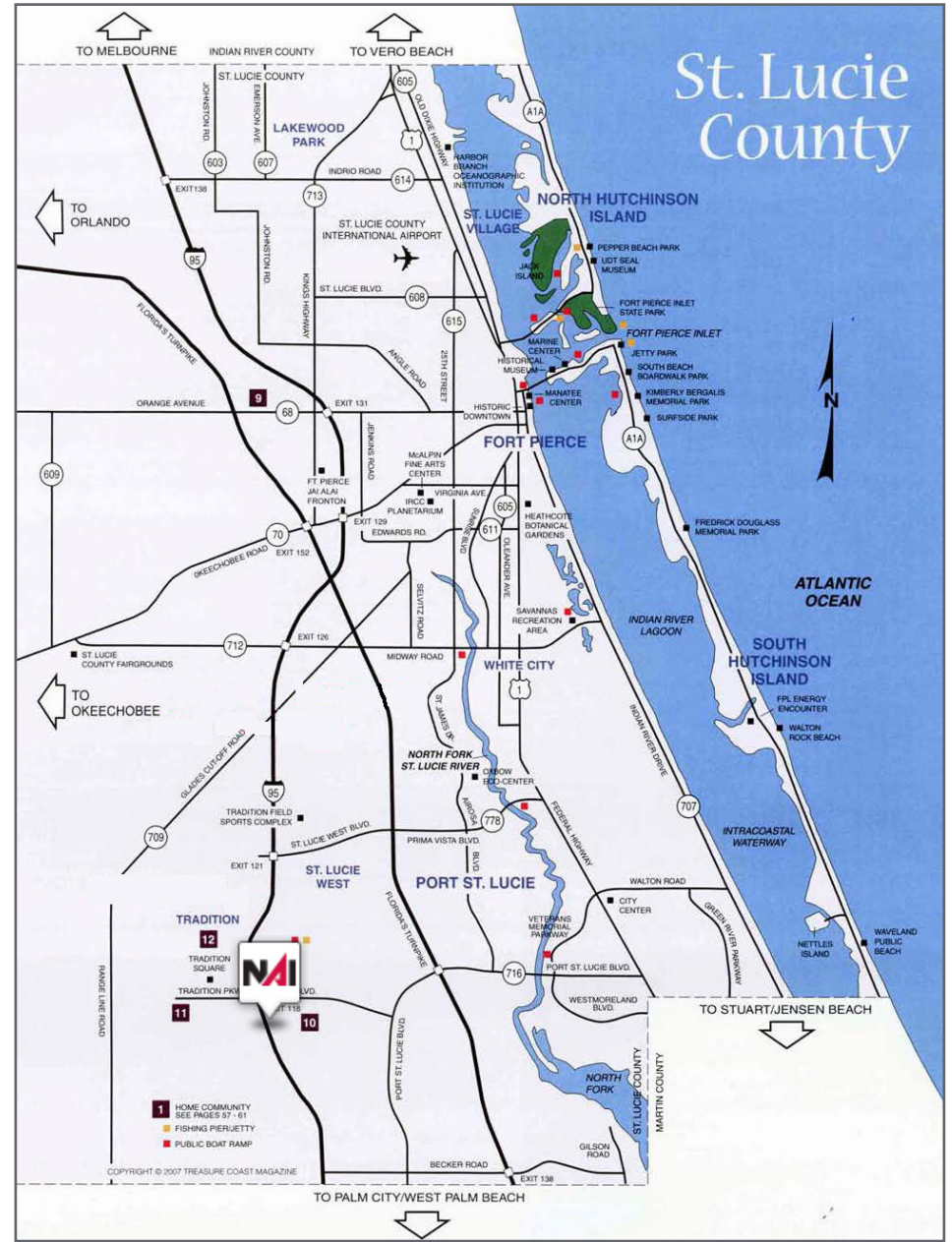
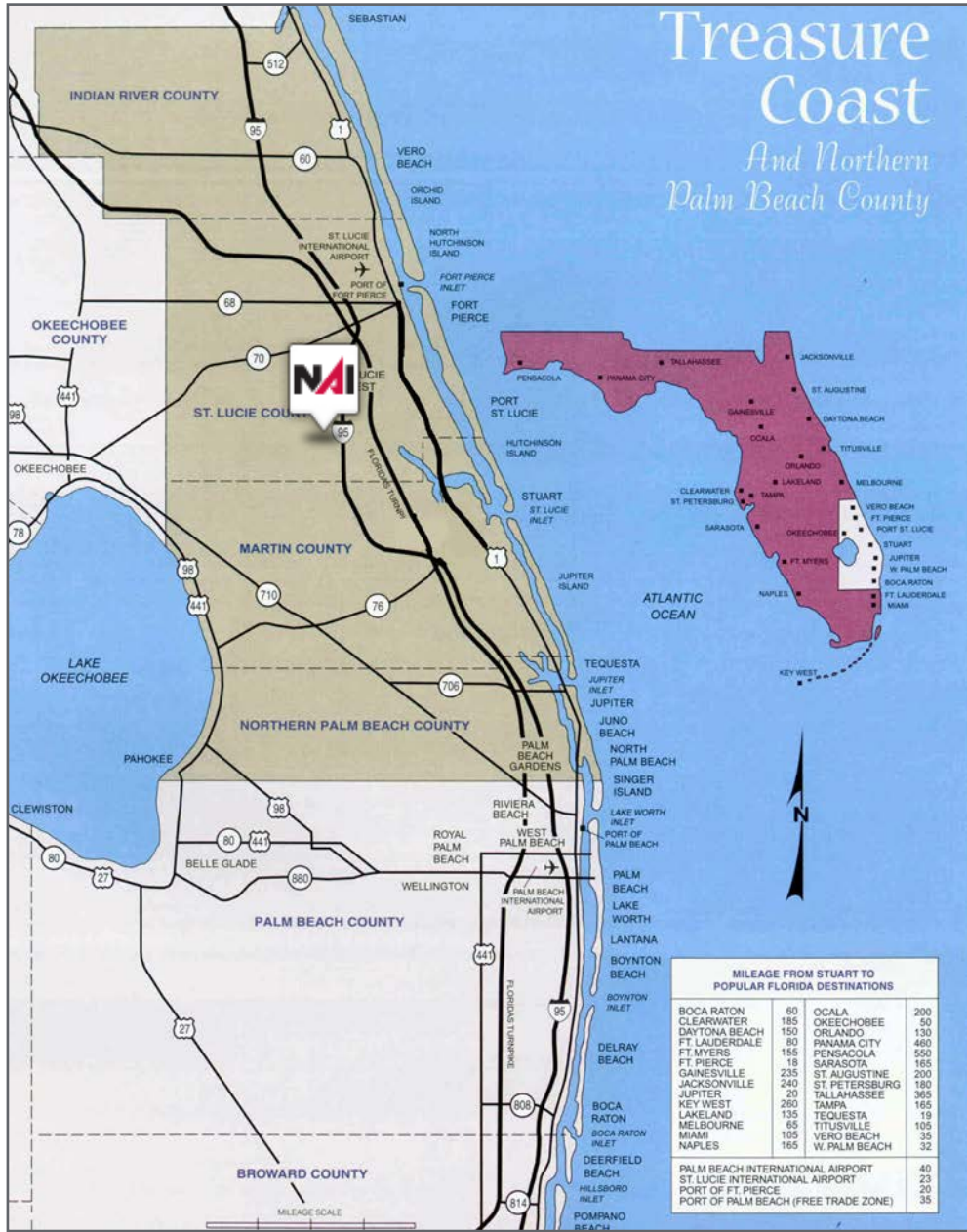
### Townhomes

Summary Statistics	June 2023	June 2022	Percent Change Year-over-Year
Closed Sales	211	211	0.0%
Paid in Cash	125	125	0.0%
Median Sale Price	\$290,000	\$299,988	-3.3%
Average Sale Price	\$393,043	\$371,914	5.7%
Dollar Volume	\$82.9 Million	\$78.5 Million	5.7%
Median Percent of Original List Price Received	94.3%	98.6%	-4.4%
Median Time to Contract	42 Days	12 Days	250.0%
Median Time to Sale	82 Days	52 Days	57.7%
New Pending Sales	200	157	27.4%
New Listings	238	262	-9.2%
Pending Inventory	299	274	9.1%
Inventory (Active Listings)	682	388	75.8%
Months Supply of Inventory	4.0	1.8	122.2%

# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

Maps

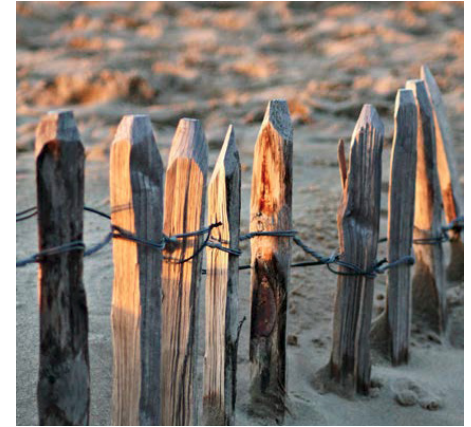


# County Overview

## St. Lucie County, Florida

St. Lucie County, Florida is home to the historic City of Fort Pierce, the vibrant City of Port St. Lucie and the breathtaking beaches of Hutchinson Island. It is located on the east coast of Florida about 120 miles southeast of Orlando and about 115 miles north of Miami. St. Lucie County is proud of its most valuable assets such as the 21 miles of uncrowded and unspoiled beaches, over 10,000 acres of parks and preserves, world record sport fishing, horseback riding on the beach, NY Mets Spring Training baseball, championship golf at PGA Village and other top-notch golf courses, the one and only museum dedicated to the US Navy SEALs, a charming and award-winning waterfront downtown, year round arts and cultural activities, a rich history and so much more.

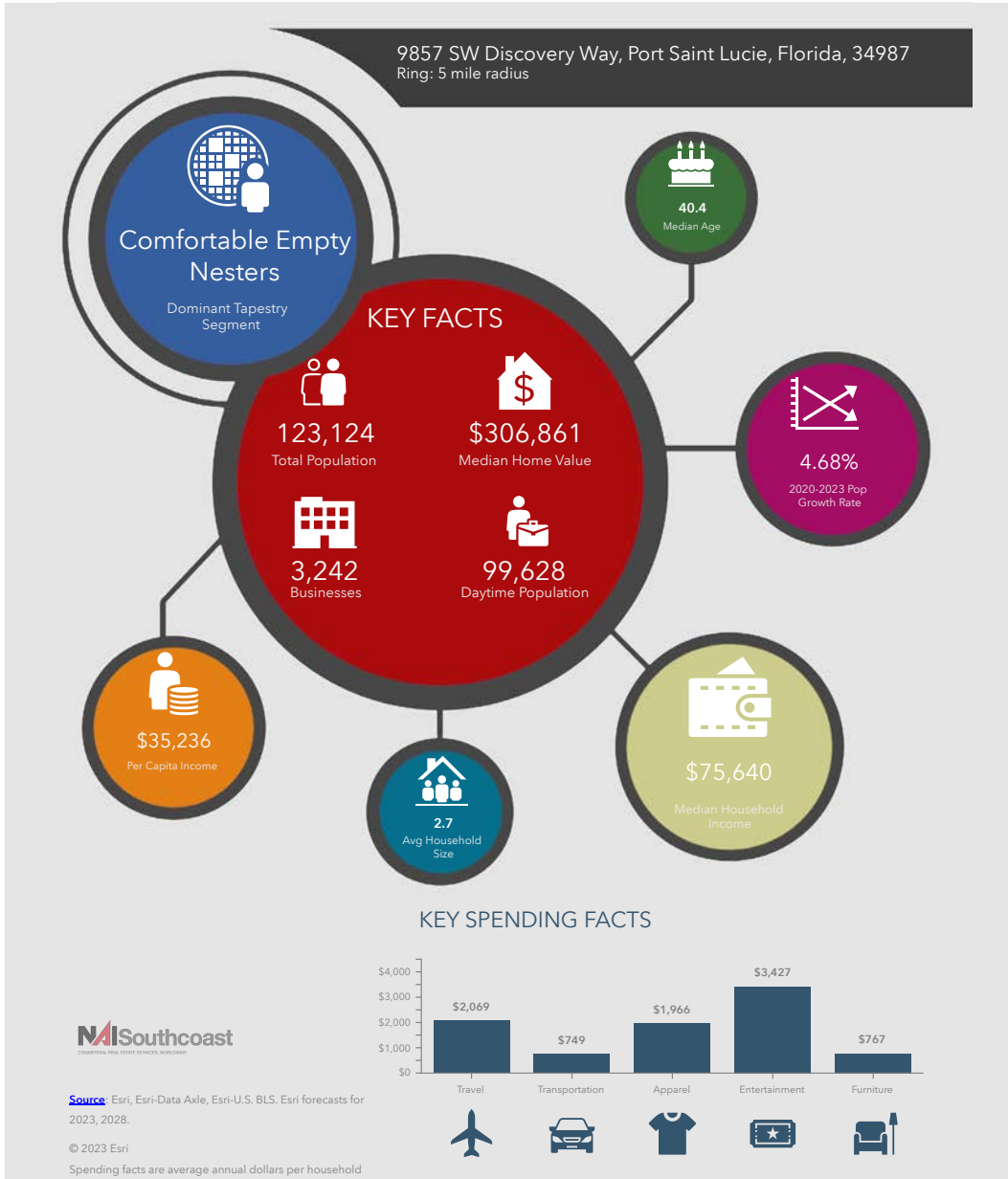
Admirers of the outdoors will be delighted to discover the beautiful natural gardens, including the Port St. Lucie Botanical Gardens and Heathcote Botanical Gardens in Fort Pierce which features the largest public display of tropical bonsai trees in the United States. Eco-tourists will appreciate St. Lucie's dedication to protecting the environment through environmental education facilities such as the Oxbow Eco-Center, Harbor Branch Ocean Discovery Center, the St. Lucie County Aquarium featuring the Smithsonian Marine Ecosystems Exhibit and the Manatee Education and Observation Center.



# Economy

Saint Lucie County, Florida

## 2023 Demographics



### Population

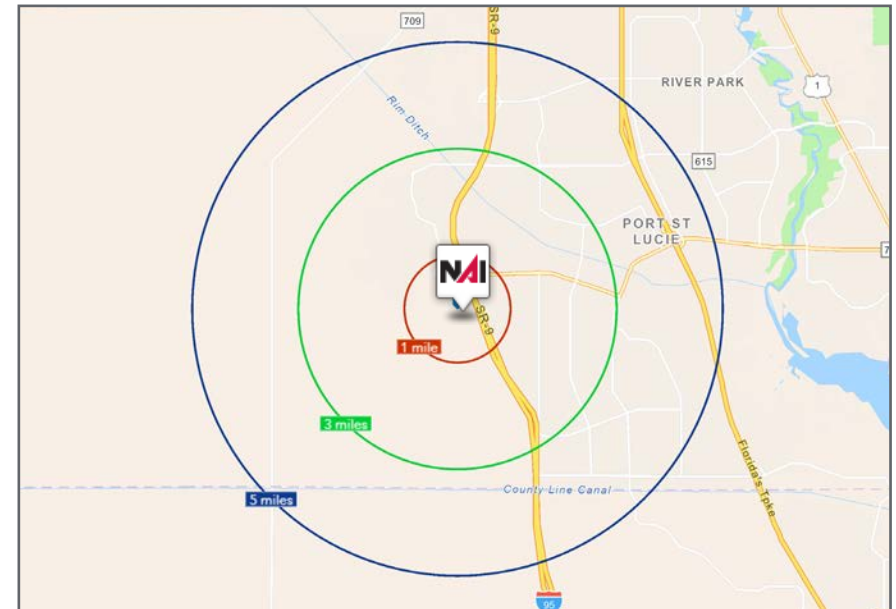
- 1 Mile: 3,831
- 3 Mile: 58,865
- 5 Mile: 123,124

### Average Household Income

- 1 Mile: \$105,109
- 3 Mile: \$96,459
- 5 Mile: \$96,852

### Median Age

- 1 Mile: 40.9
- 3 Mile: 40.3
- 5 Mile: 40.4



LISTING AGENTS



Douglas Legler  
Principal | Broker Associate  
+1 772 405 7778  
douglas@naisouthcoast.com



J. Jeffery Allman, Jr.  
Sales Associate  
+1 772 283 1555  
jeff@naisouthcoast.com



Casey Combs  
Sales Associate  
+1 772 285 8769  
ccombs@naisouthcoast.com

# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987



2 Acres: \$2,400,000  
1 Acre (Outlined in Magenta): \$1,300,000  
1 Acre (Outlined in Blue): \$1,100,000



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.