

# Preserve at Ten Mile Creek

South Jenkins Road, Fort Pierce, FL 34981

# NAI Southcoast



Presented by  
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FOR SALE:

## Call For Pricing Guidance



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## Property Details

Property Address:	TBD South Jenkins Road Fort Pierce, FL 34981
Pricing:	Call For Pricing Guidance
Site Size:	±39.29 Acres
Property Type:	Land
Sub-Type:	Residential Development
Future Land Use:	RU Residential Urban 5-UPA
Utilities:	Available from FPUA Zoning: RM-5 & RS-2 (Annexation possible) St. Lucie County Possible annexation into City of Ft. Pierce

## Property Overview

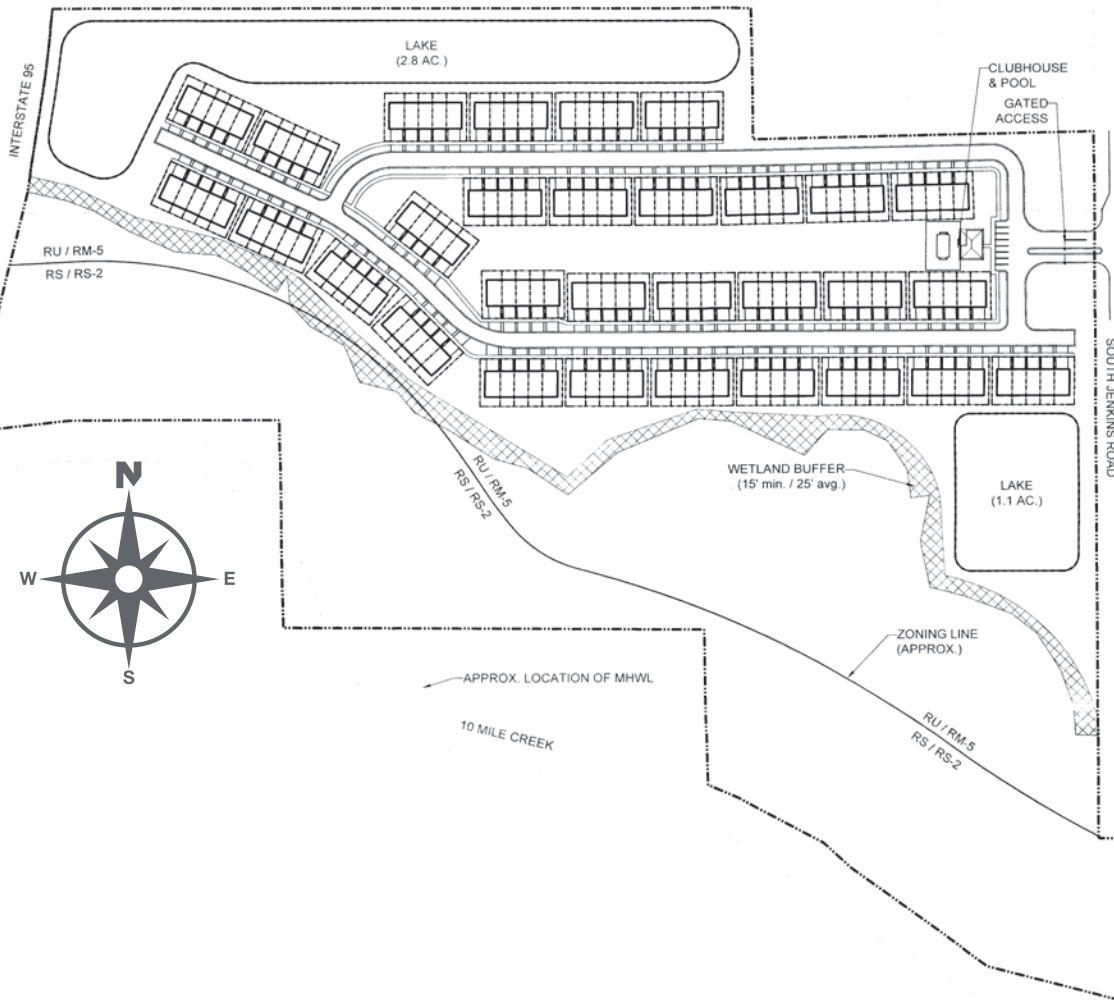
39.29 acre parcel with approximately 23 acres of upland this parcel has land use in place to achieve approximately 150 units, but could be annexed into the City of Ft. Pierce and realize a greater density. Natural amenity with the 10-mile creek to the south of the site and 16+/- acres of creek bed for nature trails etc. to amenitize the project.



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## Conceptual Site Plan Up To 150 Townhomes



### Preliminary Site Data

Total Site Area:	39.55 Acres
Unit Count:	150 Townhomes
Existing Future Land Use:	RU & RS
Existing Use:	Unimproved
Existing Zoning:	RM-5 & RS-2
Proposed Use:	Residential Townhome

### Parking Requirements

Parking Required:	225 Spaces
Handicapped Required:	7 Spaces
Parking Proposed:	308 Spaces
Handicapped Proposed:	31 Spaces
Loading Zone Required:	4 Spaces
Loading Zone Proposed:	4 Spaces

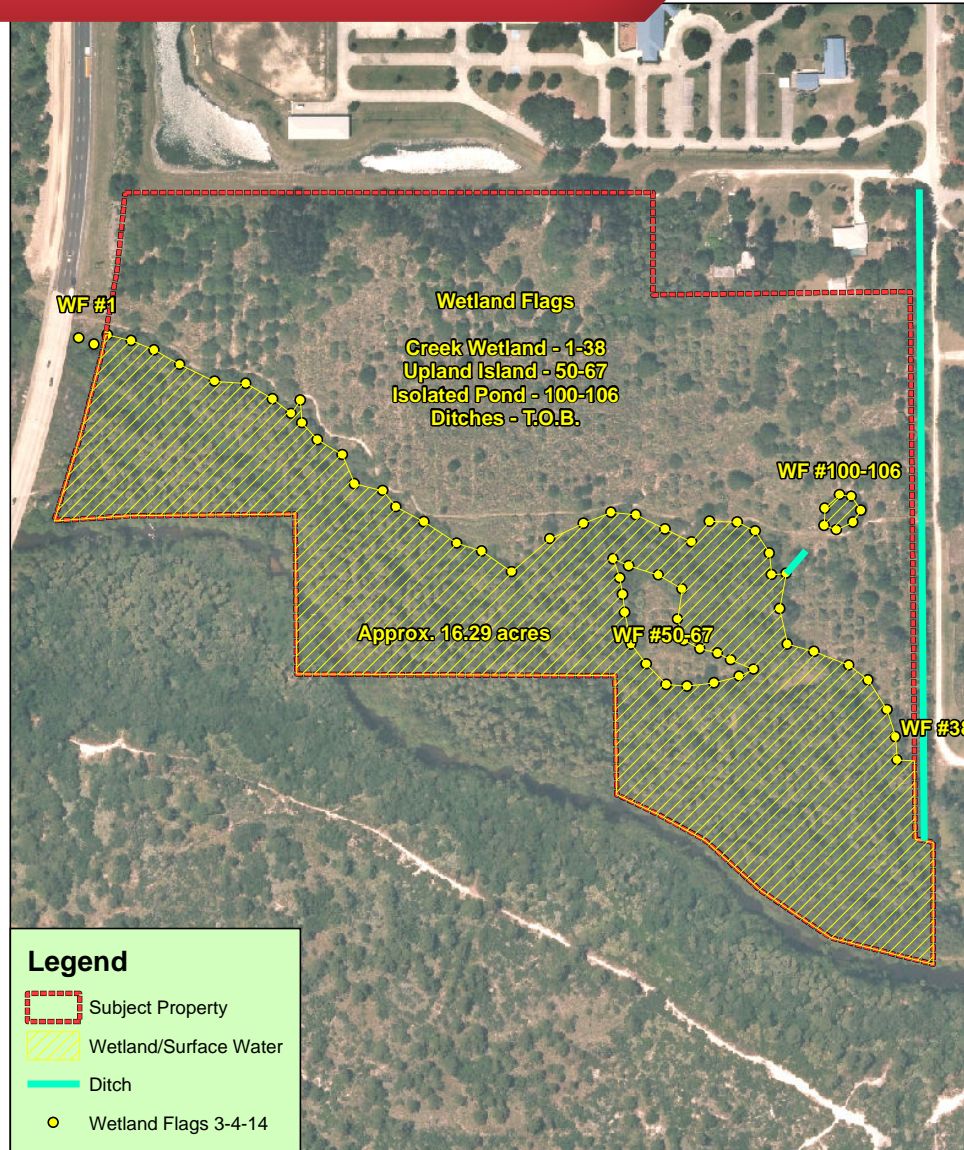
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# Conceptual Site Plan Up To 164 Townhomes







**Legend**

- Subject Property
- Wetland/Surface Water
- Ditch
- Wetland Flags 3-4-14

**Bio-Tech Consulting Inc.**  
 Environmental and Permitting Services  
 2002 E. Robinson St. Orlando, FL 32803  
 Ph: 407-894-5969 Fax: 407-894-5970  
 www.bio-techconsulting.com

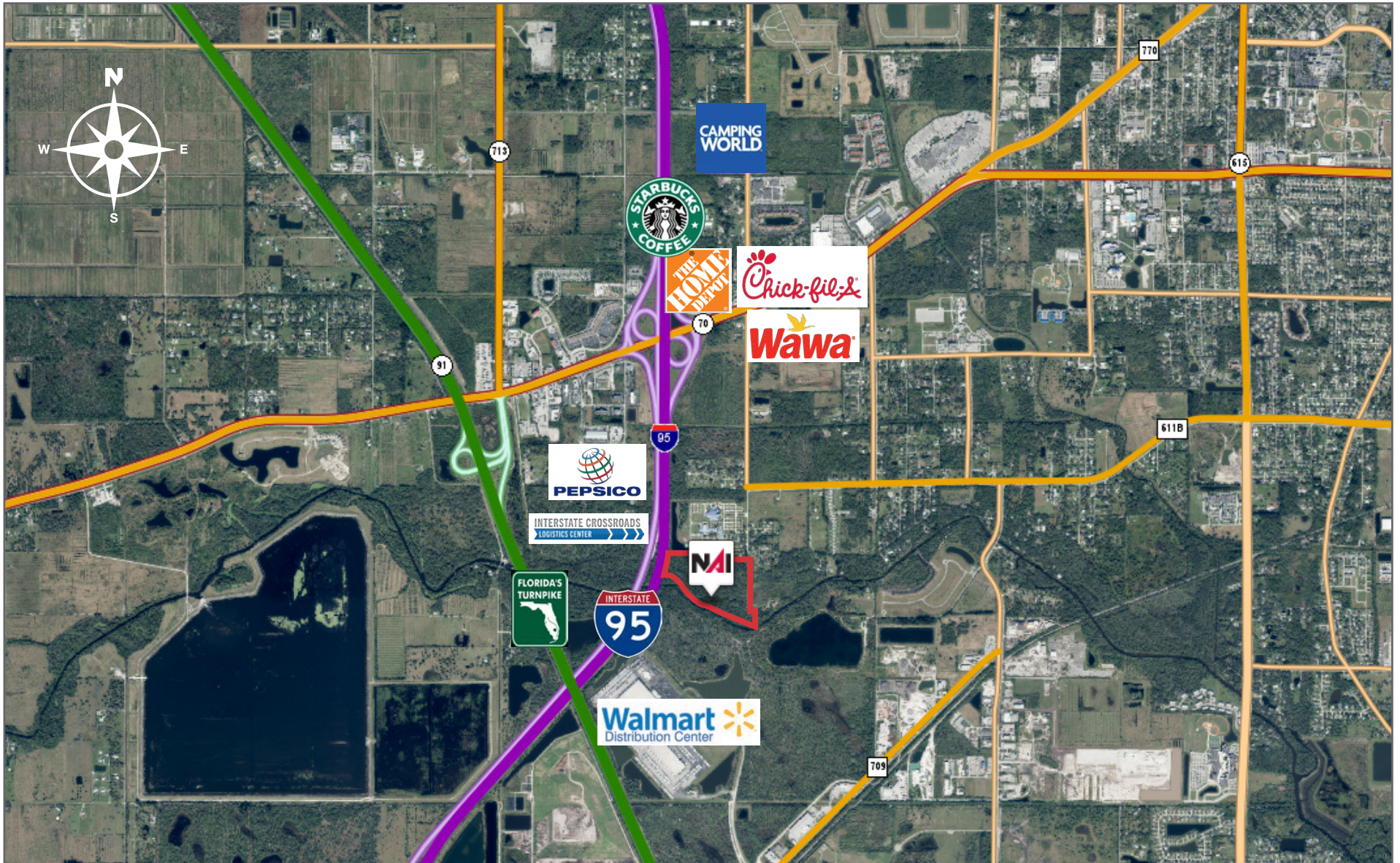
Subject Property  
 St. Lucie County, Florida  
 Figure 6  
 Wetland Delineation Map

0 100 200 400 Feet  
 N  
 Project #: 158-05  
 Produced By: WEK  
 Date: 3/5/2014



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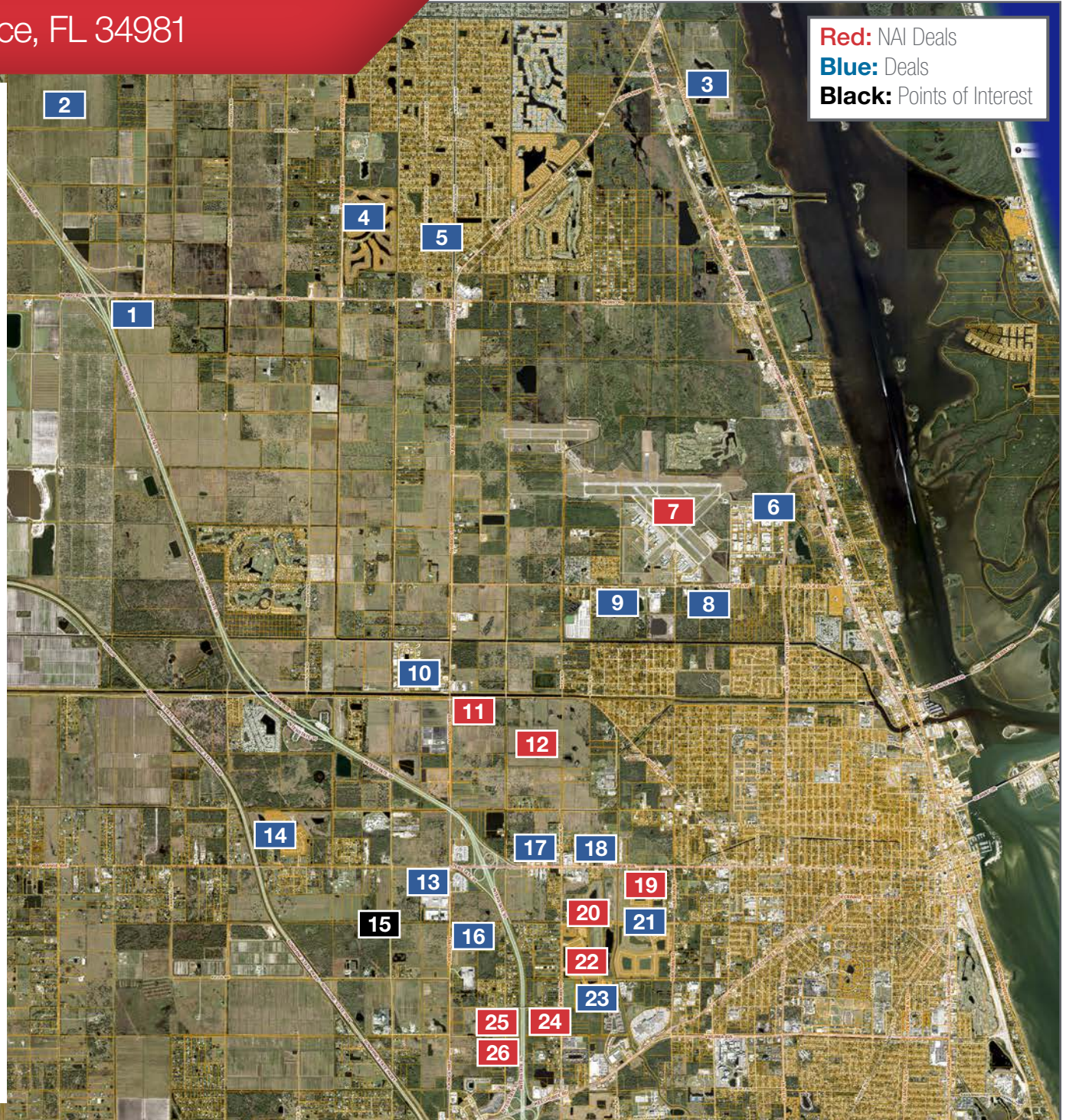


# Preserve at Ten Mile Creek

## South Jenkins Road, Fort Pierce, FL 34981

**Red:** NAI Deals  
**Blue:** Deals  
**Black:** Points of Interest

1. **Indrio & I-95 Development LLC**  
±834 Acres, 2,700 House development
2. **Indrio Groves**  
993 Acres, 792 Single Family Units  
(In approval process)
3. **Coconut Cove**  
±281 Acres, 649 Units
4. **Waterstone**  
Adams & Khovanian Homes
5. **Oakland Lake Estates**  
Ryan Homes
6. **Blue Water Boats**
7. **Treasure Coast International Airport**
8. **Pursuit Boats**
9. **Maverick Boats**
10. **Amazon**
11. **KRE Residential**  
60 Acres, 800 MF units
12. **Eagle Bend and Victoria Oaks**  
±385 Acre, ±1,500 unit PUD
13. **Wawa, Burger King, Hotel**  
Approved PUD, under construction
14. **Morningside**  
Renar Homes ±646 Units
15. **South Florida Logistics Center**  
1.3 Million SF Industrial
16. **Kings Logistic Center**  
65 Acres, 665k SF
17. **West Orange**  
1,400 units
18. **Millcreek**  
1,000 units
19. **Orange Avenue Boat & RV Storage**  
755 Spaces
20. **Whispering Oaks**  
±340 Units
21. **Bent Creek**  
Lennar ±692 Units
22. **Celebration Point**  
Ryan Homes ±755 Units
23. **Approval in Progress**  
±246 Units
24. **Gander Mountain Camping World**  
Big Box Retail
25. **Premier RV & Boat Storage**  
±17 Acres
26. **Lazy Days RV Sales**  
±18 Acres

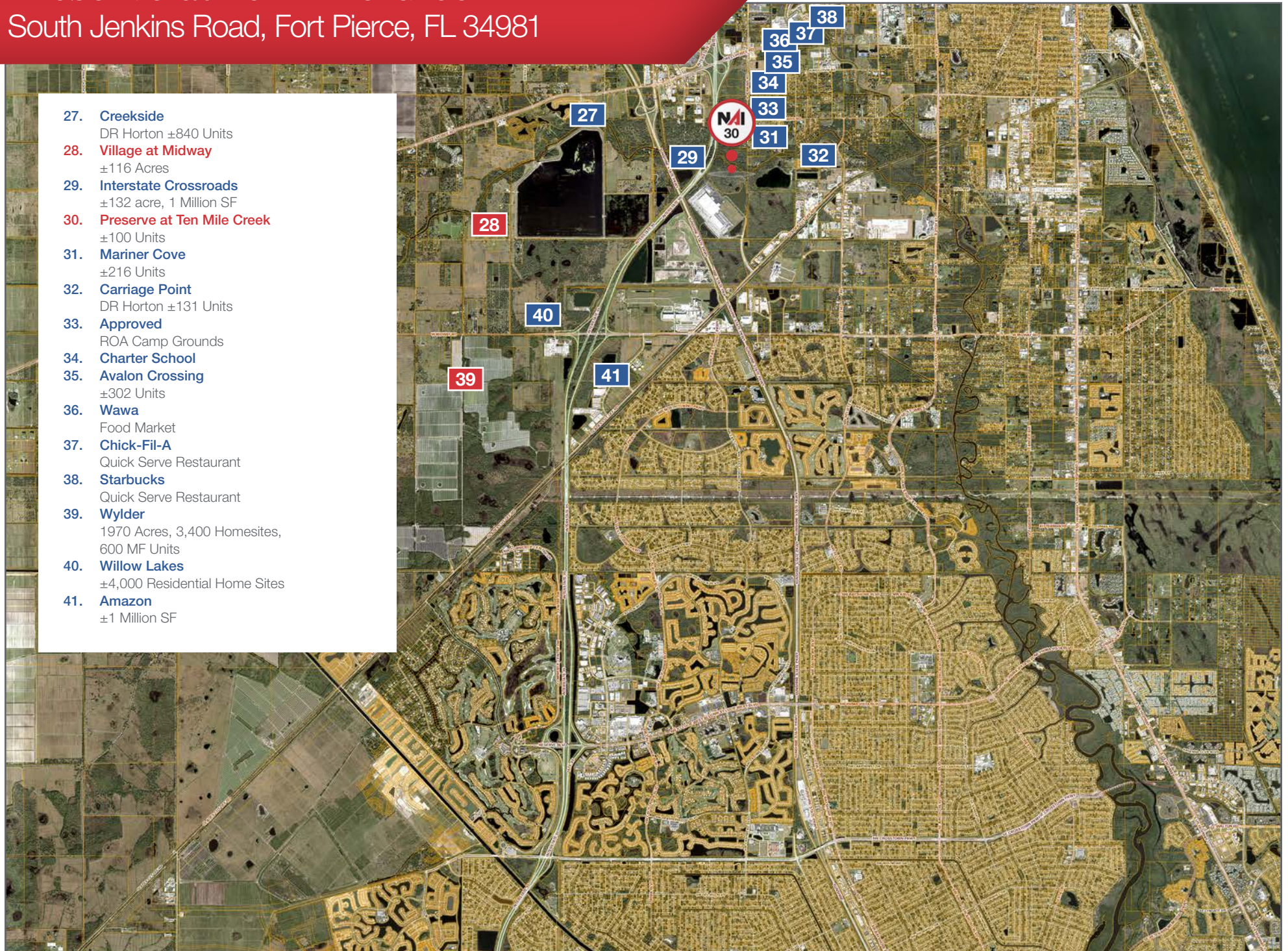




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- 27. **Creekside**  
DR Horton ±840 Units
- 28. **Village at Midway**  
±116 Acres
- 29. **Interstate Crossroads**  
±132 acre, 1 Million SF
- 30. **Preserve at Ten Mile Creek**  
±100 Units
- 31. **Mariner Cove**  
±216 Units
- 32. **Carriage Point**  
DR Horton ±131 Units
- 33. **Approved**  
ROA Camp Grounds
- 34. **Charter School**
- 35. **Avalon Crossing**  
±302 Units
- 36. **Wawa**  
Food Market
- 37. **Chick-Fil-A**  
Quick Serve Restaurant
- 38. **Starbucks**  
Quick Serve Restaurant
- 39. **Wylder**  
1970 Acres, 3,400 Homesites,  
600 MF Units
- 40. **Willow Lakes**  
±4,000 Residential Home Sites
- 41. **Amazon**  
±1 Million SF

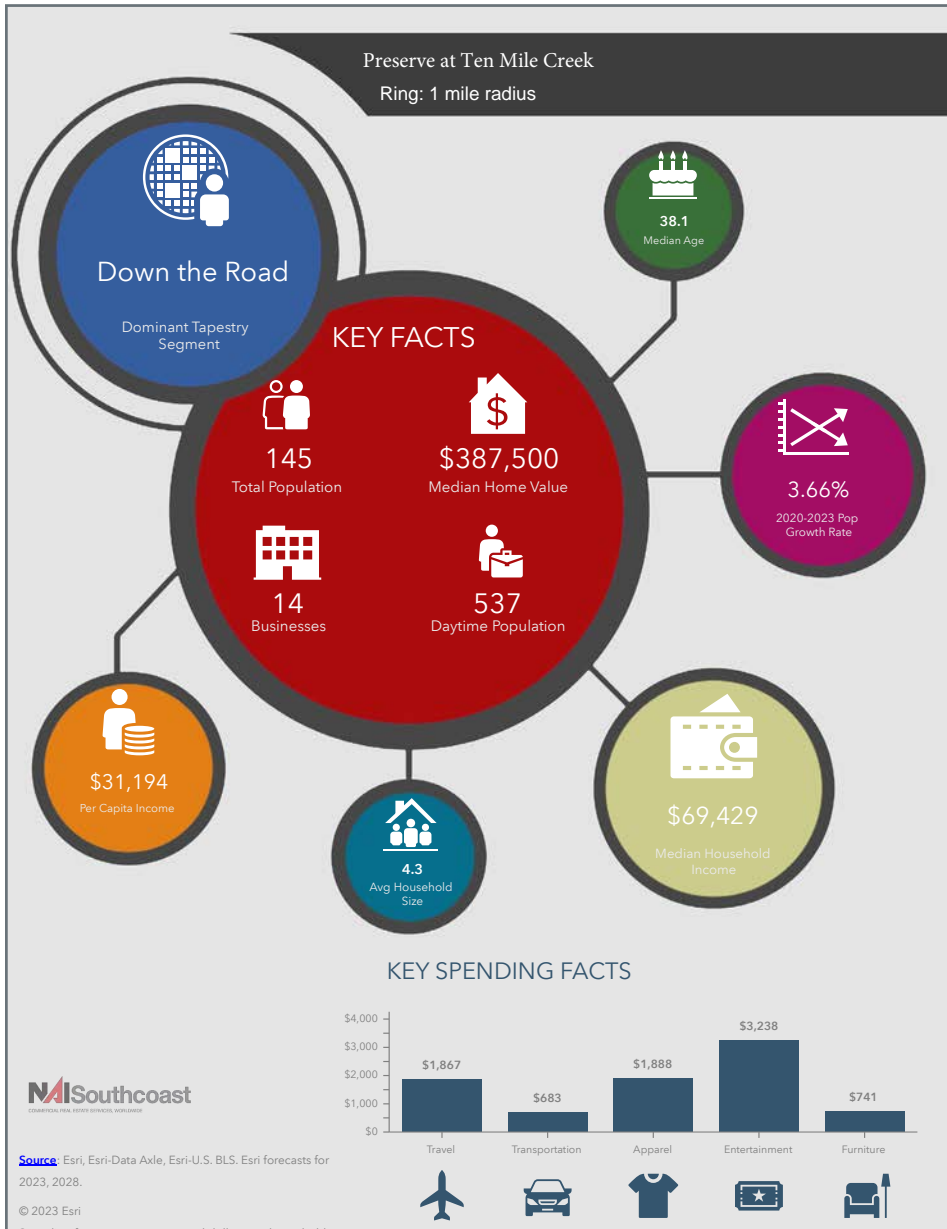




# Preserve at Ten Mile Creek

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## 2023 Demographics



### Population

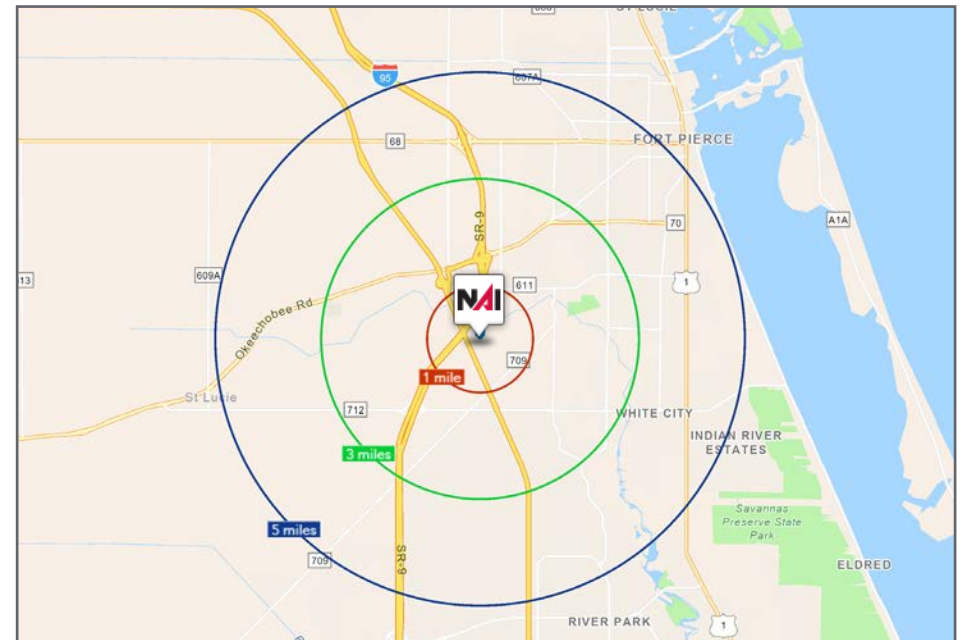
- 1 Mile: 145
- 3 Mile: 21,737
- 5 Mile: 85,861

### Average Household Income

- 1 Mile: \$90,191
- 3 Mile: \$81,734
- 5 Mile: \$73,258

### Median Age

- 1 Mile: 38.1
- 3 Mile: 37.3
- 5 Mile: 40.1



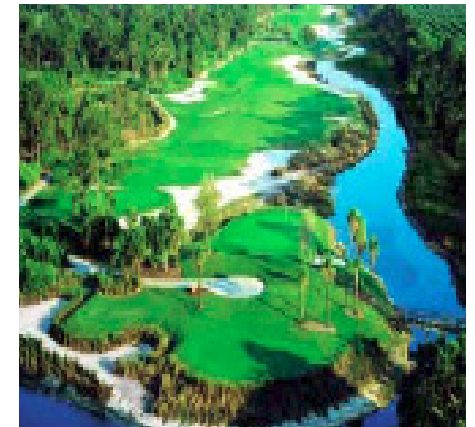


# County Overview

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.





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