

Tradition Development Opportunity

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

FOR SALE:

Call for Pricing

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Property Details

- Address: South Side of SW Discovery Way
Port St. Lucie, Florida 34987
- Proposed Unit Count: 150+ units and/or 45,000 square feet of
Medical/Office/Retail/Institutional
- Permitted Uses: Senior Care/Assisted Living/Memory Care/
Independent Living
Medical/Office/Retail/Institutional
- Land Size: 1-6 Acres
- Frontage: 430 feet on SW Discovery Way
- Zoning: MPUD, Tradition DRI,
City of Port St. Lucie
- Pricing: Call for Pricing Guidance
- Parcel Options: 1 Acre (Outlined in Magenta)
1 Acre (Outlined in Blue)
4 Acres (Outlined in Yellow)



Property Overview

One of the last parcels in Tradition that allows for the development of an Assisted Living Facility.

Permitted for a 150+ units Assisted Living Facility/Memory Care/Independent Living.

Nearby to all medical, retail, and entertainment amenities a senior citizen will need or want.

+/- 40,000 residential units planned and existing within the immediate area!

	Average Household Income	Median Age
1 Mile	\$105,109	40.9
3 Miles	\$96,459	40.3
5 Miles	\$95,551	40.4

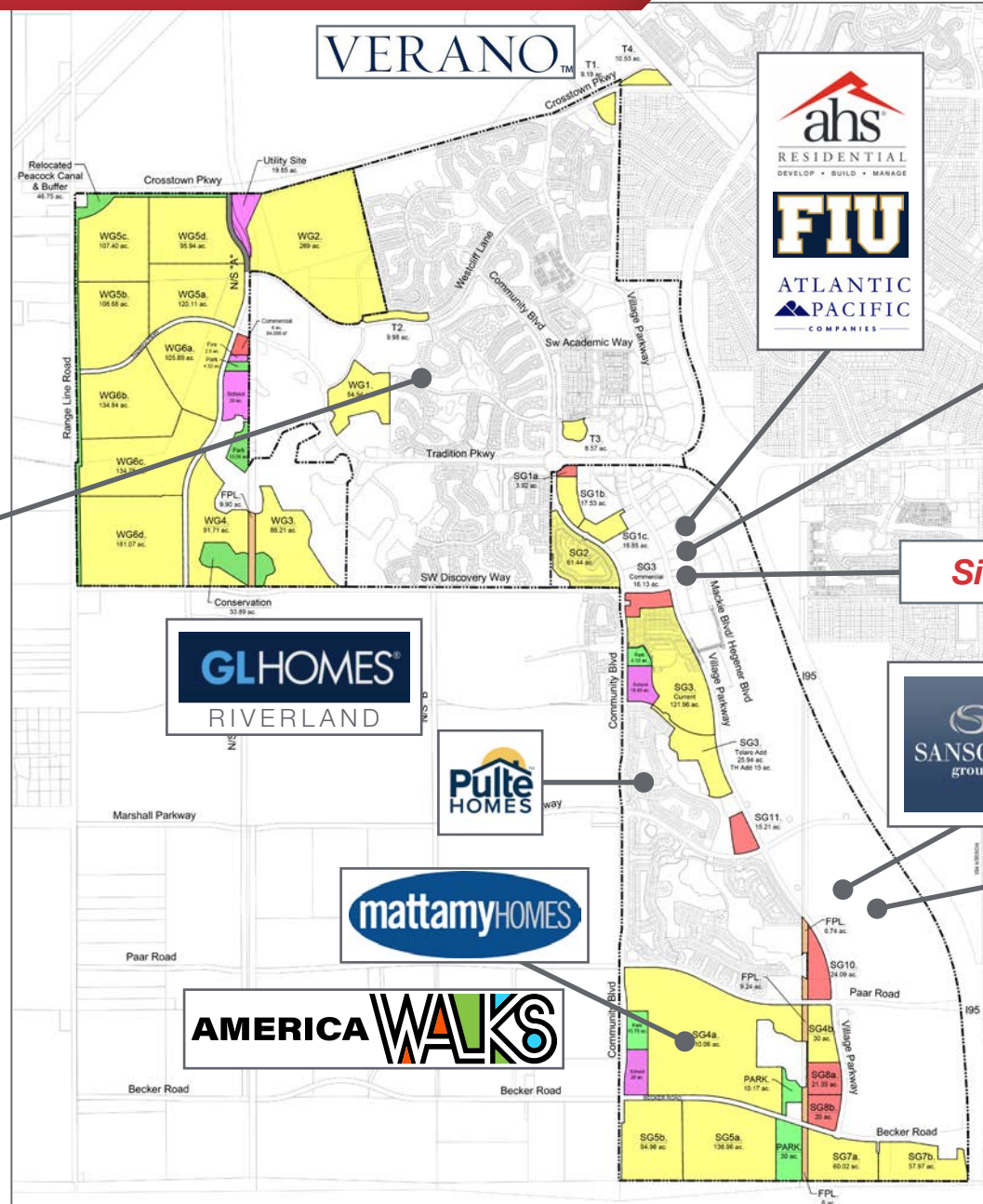
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America's Builder

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taylor morrison.

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A GREEN BRICK PARTNER

GLHOMES
RIVERLAND

Pulte HOMES

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AMERICA WALKS

ahs
RESIDENTIAL
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FIU

ATLANTIC PACIFIC COMPANIES

Cleveland Clinic
Tradition Hospital

TRADITION
OF REAL ESTATE DEVELOPMENT

OCULUS SURGICAL

Site

SANSONE group

FedEx

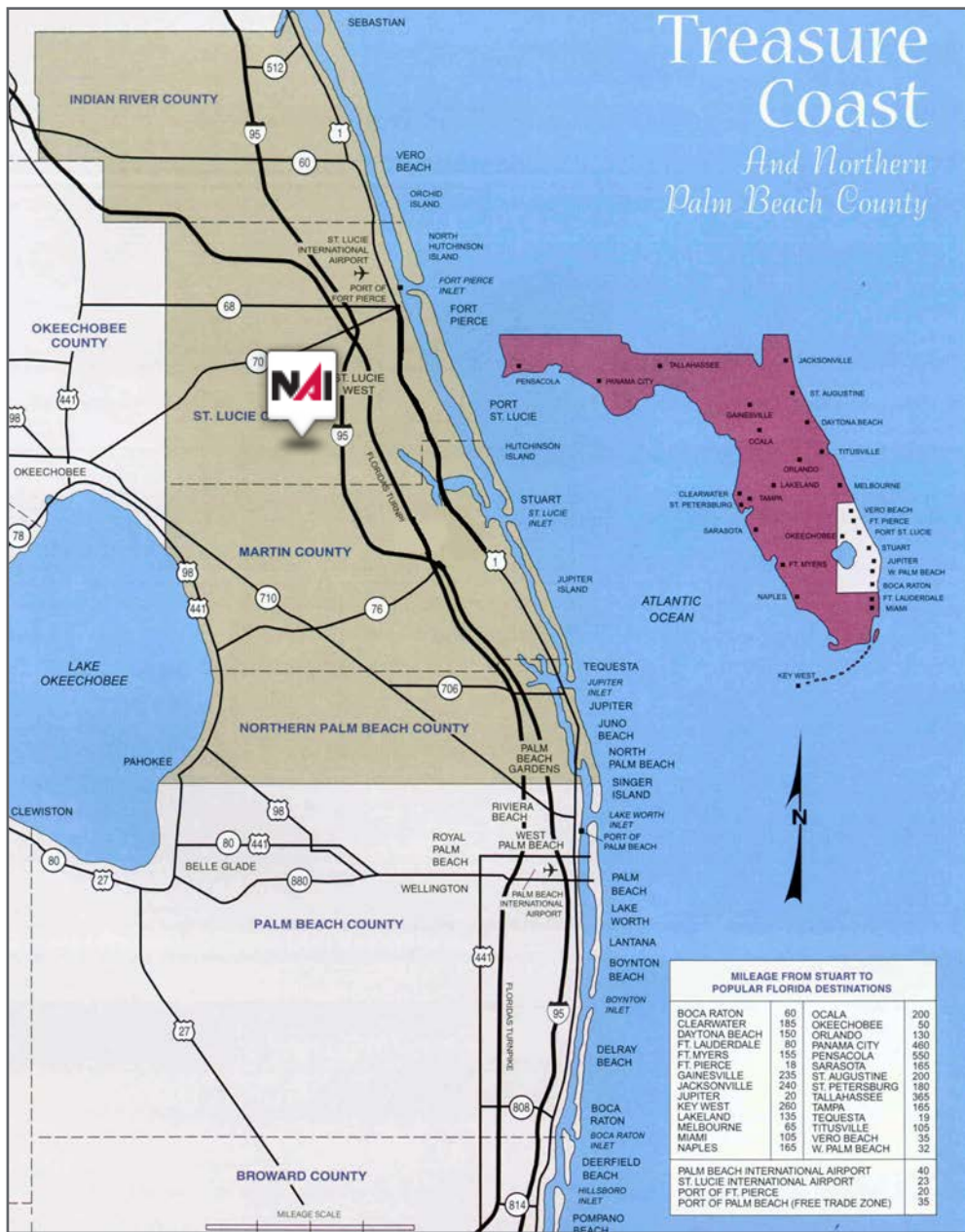
Cheney C-B-I Brothers

LEGACY PARK
AT TRADITION

amazon

Maps

Saint Lucie County, Florida



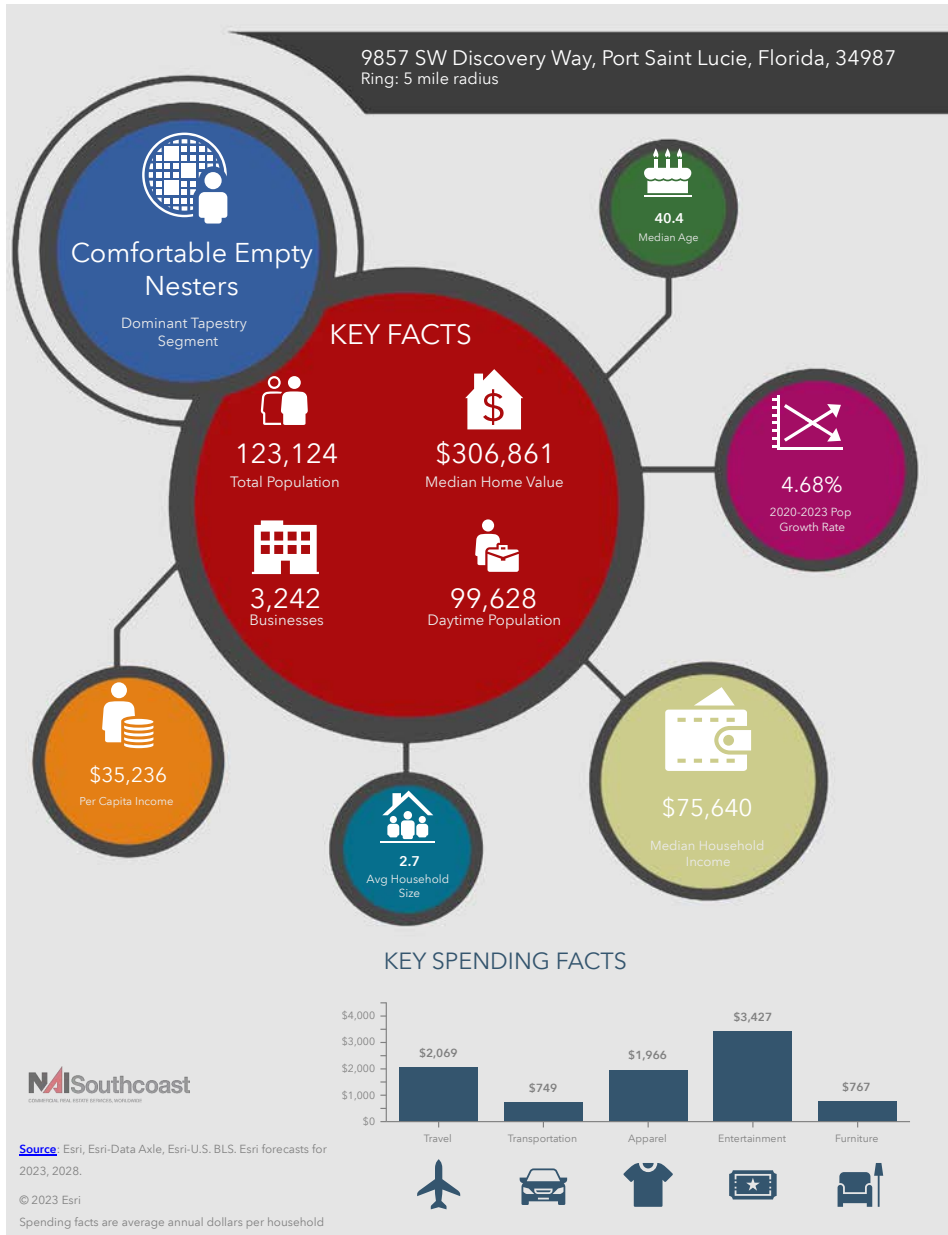
County Overview

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.





Population

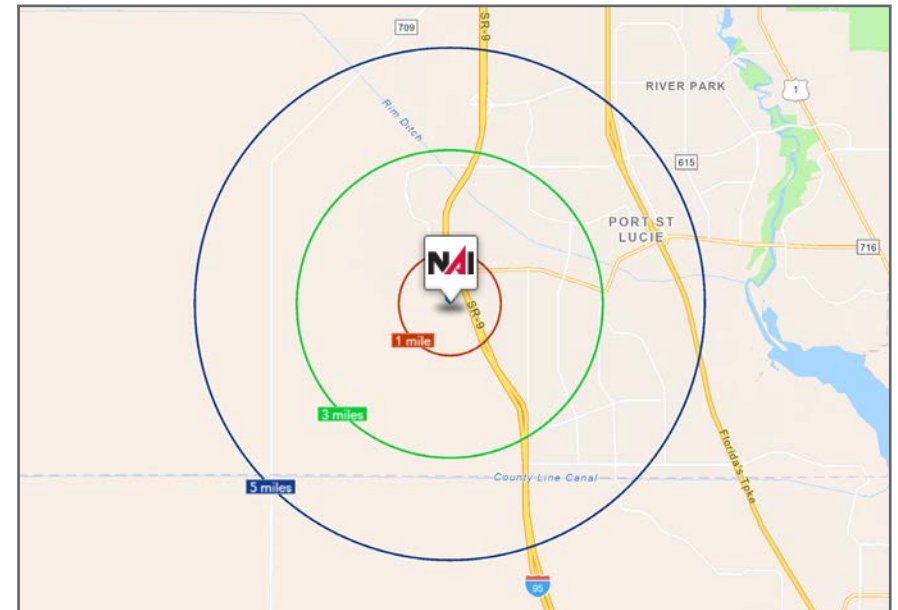
- 1 Mile: 3,831
- 3 Mile: 58,865
- 5 Mile: 123,124

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



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