

# 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

FOR SALE:

# Call for Pricing

# 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: Call for Pricing
- Parcels Available: 1 Acre (Outlined in Magenta)  
1 Acre (Outlined in Blue)
- 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

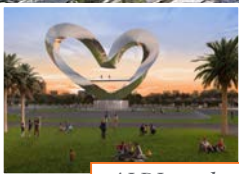
# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

North View



Office Building under construction



ALDI anchored retail plaza



1 Acre  
1 Acre



# 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

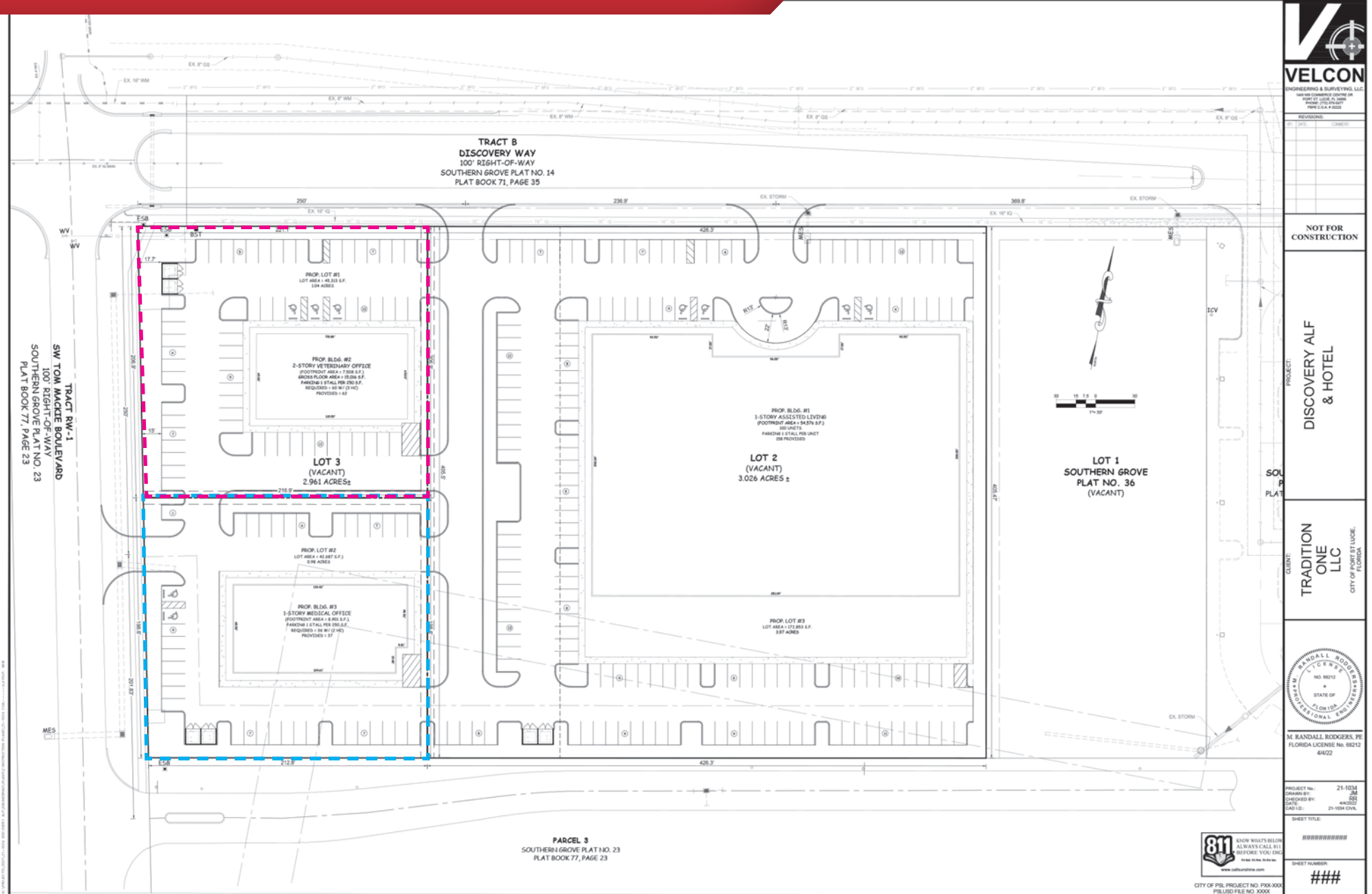
SW VILLAGE PKWY

SW VILLAGE PKWY

# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

# Conceptual Site Plan



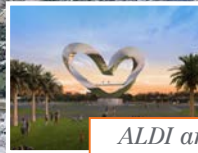
# Tradition Outparcel Available

SW Discovery Way, Port St. Lucie, FL 34987

West View



mattamyHOMES



ALDI anchored retail plaza

ATLANTIC PACIFIC COMPANIES

FIU

tru by HILTON

Cleveland Clinic Tradition Hospital

ahs RESIDENTIAL DEVELOP • BUILD • MANAGE

OCULUS SURGICAL

SW VILLAGE PKWY

SW TOM MACKIE BLVD

1 Acre 1 Acre

SW DISCOVERY WAY

Cleveland Clinic Tradition Hospital

TAMCO

WATER'S EDGE DERMATOLOGY

SOUTH FLORIDA ORTHOPAEDICS & SPORTS MEDICINE

KEISER UNIVERSITY

INTERSTATE 95

INTERSTATE 95

# Tradition Outparcel Available

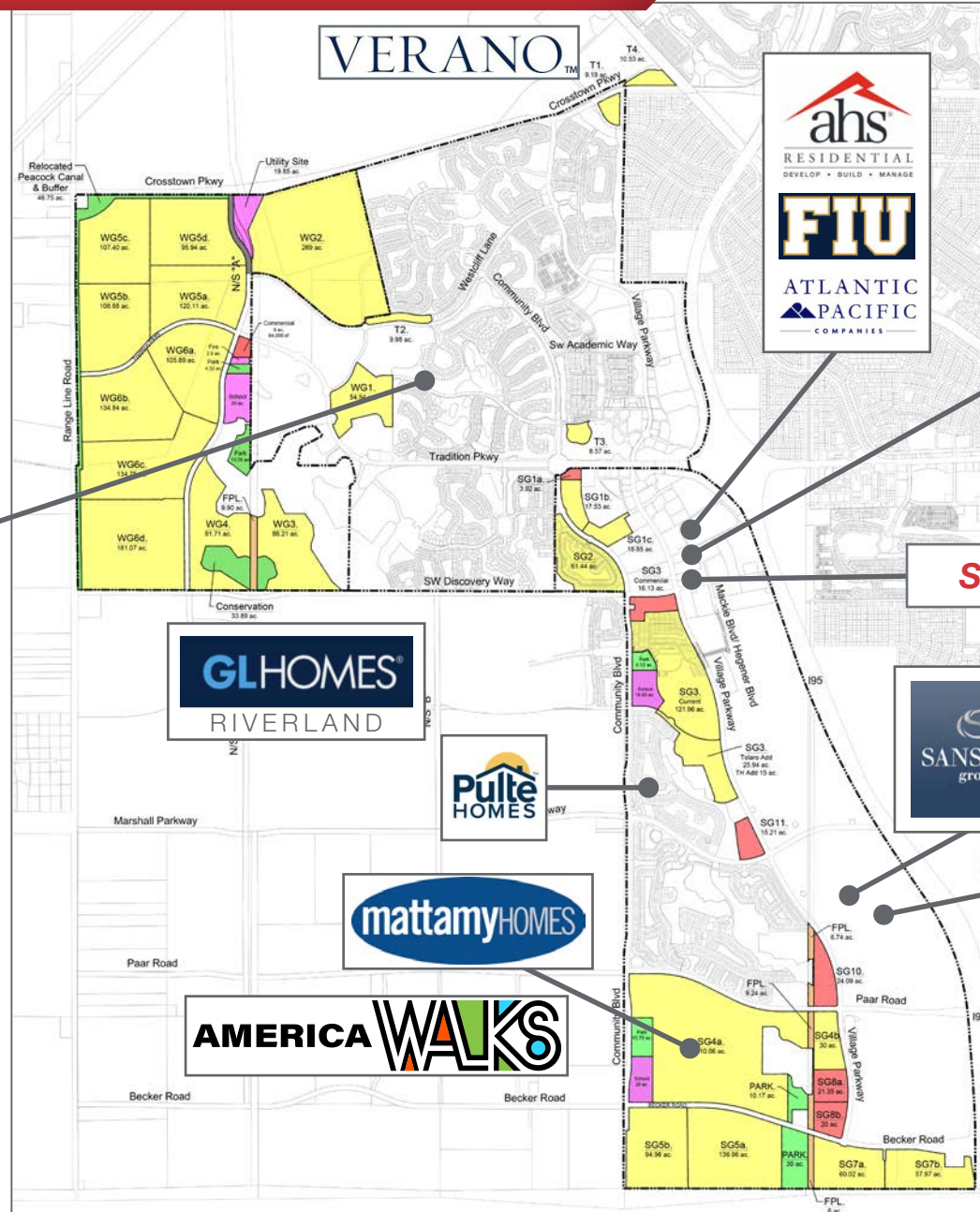
SW Discovery Way, Port St. Lucie, FL 34987

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**  
LIFE SCIENCE RESEARCH CENTER

**OCULUS SURGICAL**

**Site**

**SANSONE group**

**FedEx**

**Cheney Brothers**  
C-B-I

**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%

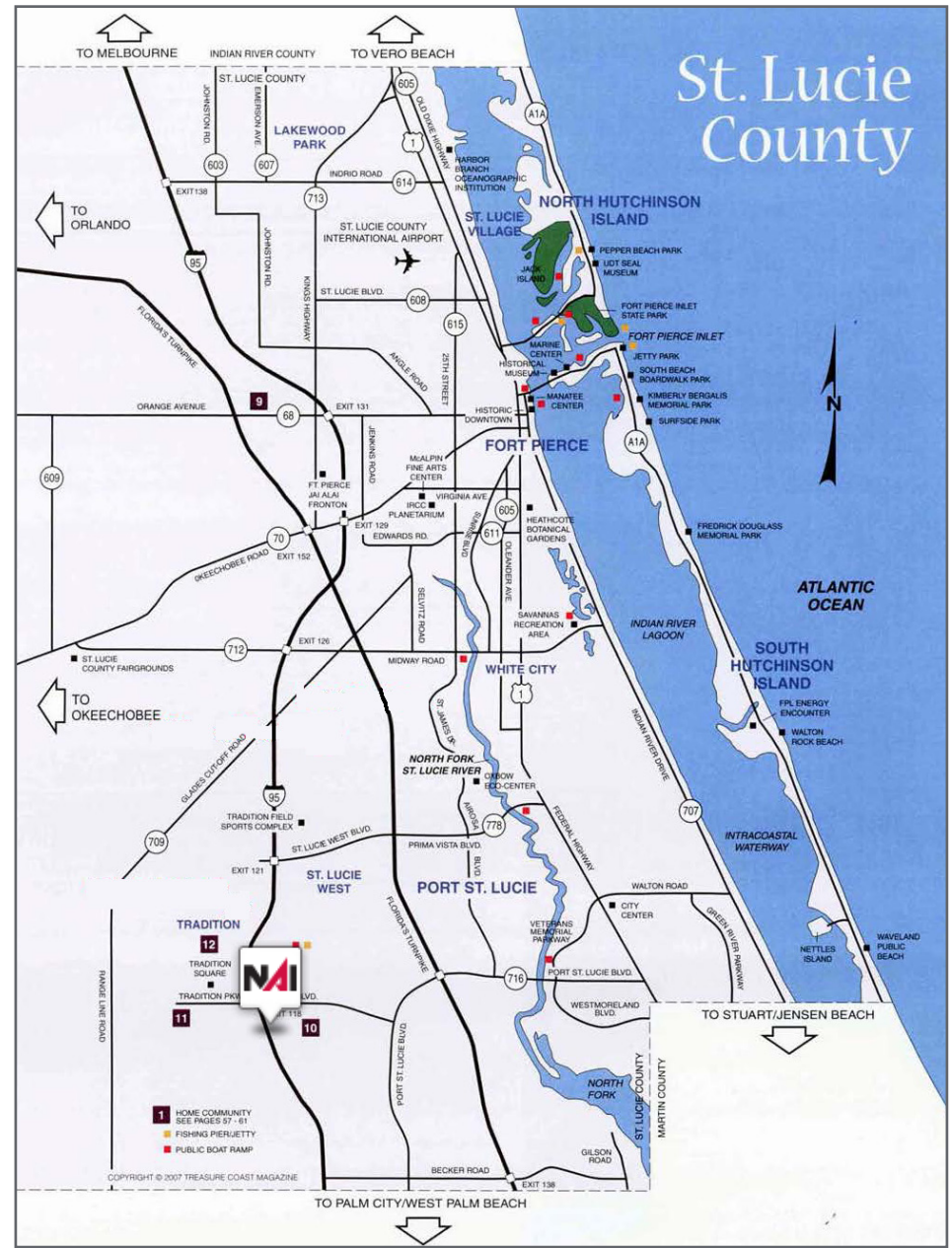
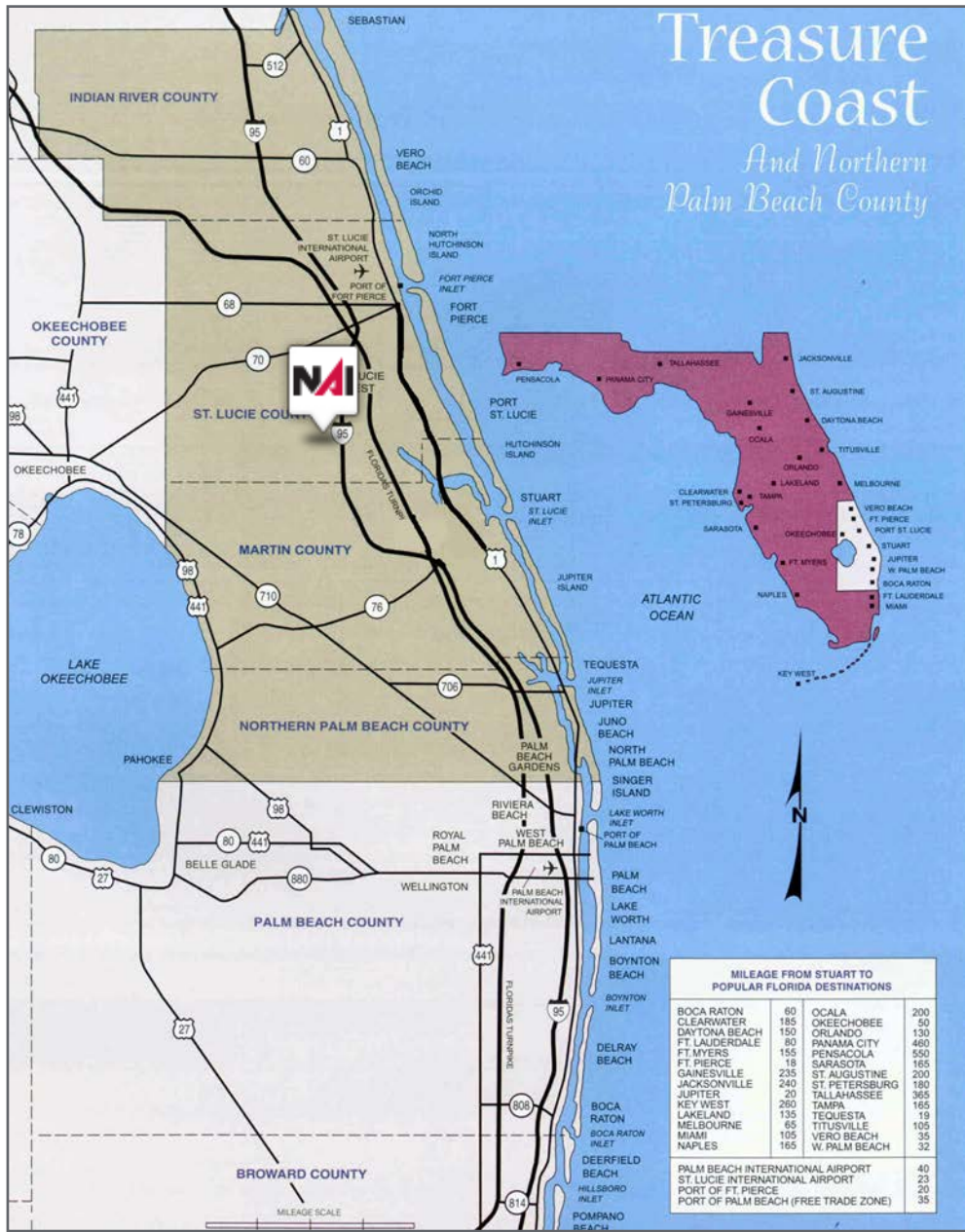
### Townhomes

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



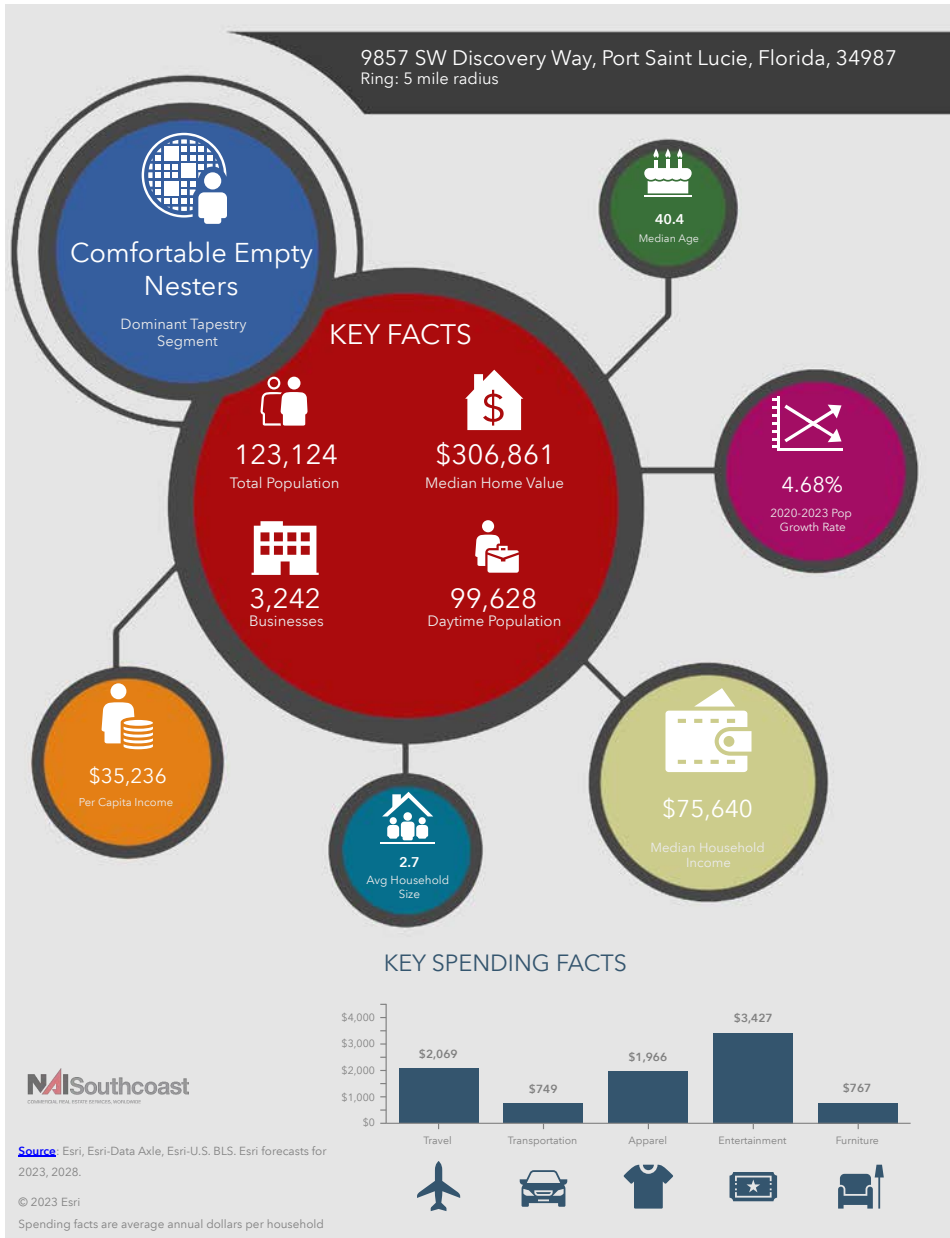
# County Overview

## 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.





### Population

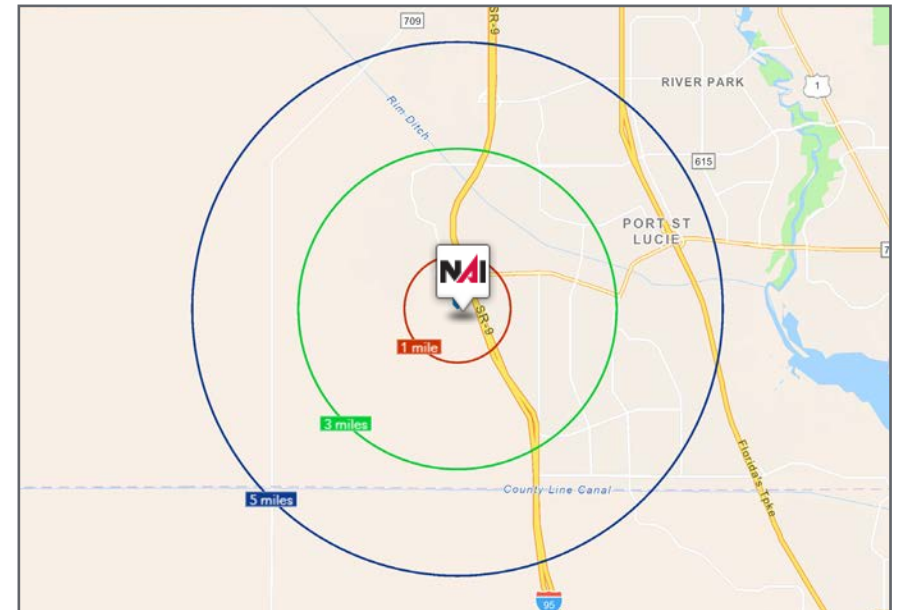
- 1 Mile: 3,831
- 3 Mile: 58,865
- 5 Mile: 123,124

### 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



FOR SALE:

# Call for Pricing



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.