

Residential Development Parcel

6465 Angle Road, Fort Pierce, FL 34947

NAI Southcoast



DOWNTOWN
FORT PIERCE

HUTCHINSON ISLAND

ATLANTIC OCEAN



LENNAR
at Bent Creek



Celebration Pointe

Ryan Homes
Neil Farms



Westwood Academy
Construction has started,
Completion in 2025

ANGLE ROAD

ORANGE AVE

ORANGE AVE

FUTURE N JENKINS RD EXTENSION

**SUBJECT
PROPERTY**

ANGLE ROAD

FUTURE N JENKINS RD EXTENSION

Presented by

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FOR SALE:

\$3,250,000

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Property Details

Location:	East of I-95 and Florida's Turnpike
Land Area:	±20 Acres
Zoning:	AR-1
Price:	\$3,250,000
Future Land Use:	RU (5 UPA)
Utilities:	Available at Site
Terms:	This offering is being made on an as is where is basis. Any offer that is subject to approvals, land use changes, zoning changes or permits will require both an increase in price and a benefit to seller in proceeds.

Property Overview

Located as an outparcel to the Eagle Bend Subdivision, St. Lucie County's newest planned unit development. Located just down the road from the new Westwood Academy, currently under construction by St. Lucie County School board.

The site has positive stormwater outfall through Eagle Bend's proposed master stormwater system and utilities are available in Angle Road through FPUA. The site is ideally suited for a rental community or for development as a subdivision of homes.



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Looking Northwest



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Satellite Image



★ PROPOSED RESIDENTIAL

JFS Embreeville

Land Use amendment for 9 units per acre

KRE Residential

Proposed Garden Apartments

Eagle Bend

Approved PUD

■ EXISTING/OCCUPIED

- 2700 Industrial #3**
22,000 SF former Humane Society building renovated and 100% LEASED
- Graph Tech USA**
20,000 SF Expansion
- Infinity Flight School**
- EDC Airport Project 2**
- Airport Industrial Park**
2015 this park was 50% vacant, now it is 100% occupied and there is new construction happening on the very few vacant lots left.
- Maverick Hewes Expansion**
225,000 SF
- A1 Industries**
5 acre-48,000 SF Expansion
- Pursuit Boats**
282,000 SF Expansion
- Kings Highway Industrial Park**
In 2015 this park was nearly 50% vacant, no it is 100% occupied (except destroyed buildings) and new builds have been and continue to be built on vacant permit ready lots
- Old Dominion**
17.94 Acres
- Kelly Tractor**
- Treasure Coast Foodbank**
132,000 SF
- Stonemont Warehouse**
250,000 SF
SOLD To Apollo Group
- Thermo King**
New Facility 10,693 SF plus
4.5 acre and 6.05 acre permit ready sites
- JBL Warehouse**
250,000 SF
100% LEASED
- Silverman Warehouse**
1,100,000 SF
LEASED to Broadrange Logistics

■ CONSTRUCTED/CURRENTLY VACANT

1. Seefried Warehouse

664,176 SF

AVAILABLE

■ APPROVED/ZONED LAND

- John Sigler**
75 Acres in active talks with user
- Dekker Industrial Park**
82 Acres
- Orange 95 Commerce Center**
125,000 SF
- Ashley Capital**
60 Acres
- Scannell**
100 Acres: 40 Acres Pending

■ RESIDENTIAL

- Bent Creek Single Family***
2005 Era Subdivision reaching buildout in 2025
- Celebration Pointe***
2005 Era Subdivision with single family and townhomes for sale, reaching buildout in 2025
- Hillpoint Residential**
252 Units
- Blue Sky Landing**
Affordable Housing: 164 Units
- Creekside Single Family Homes***
2005 Era Subdivision reaching buildout in 2025

■ SITE: ± 20 ACRES

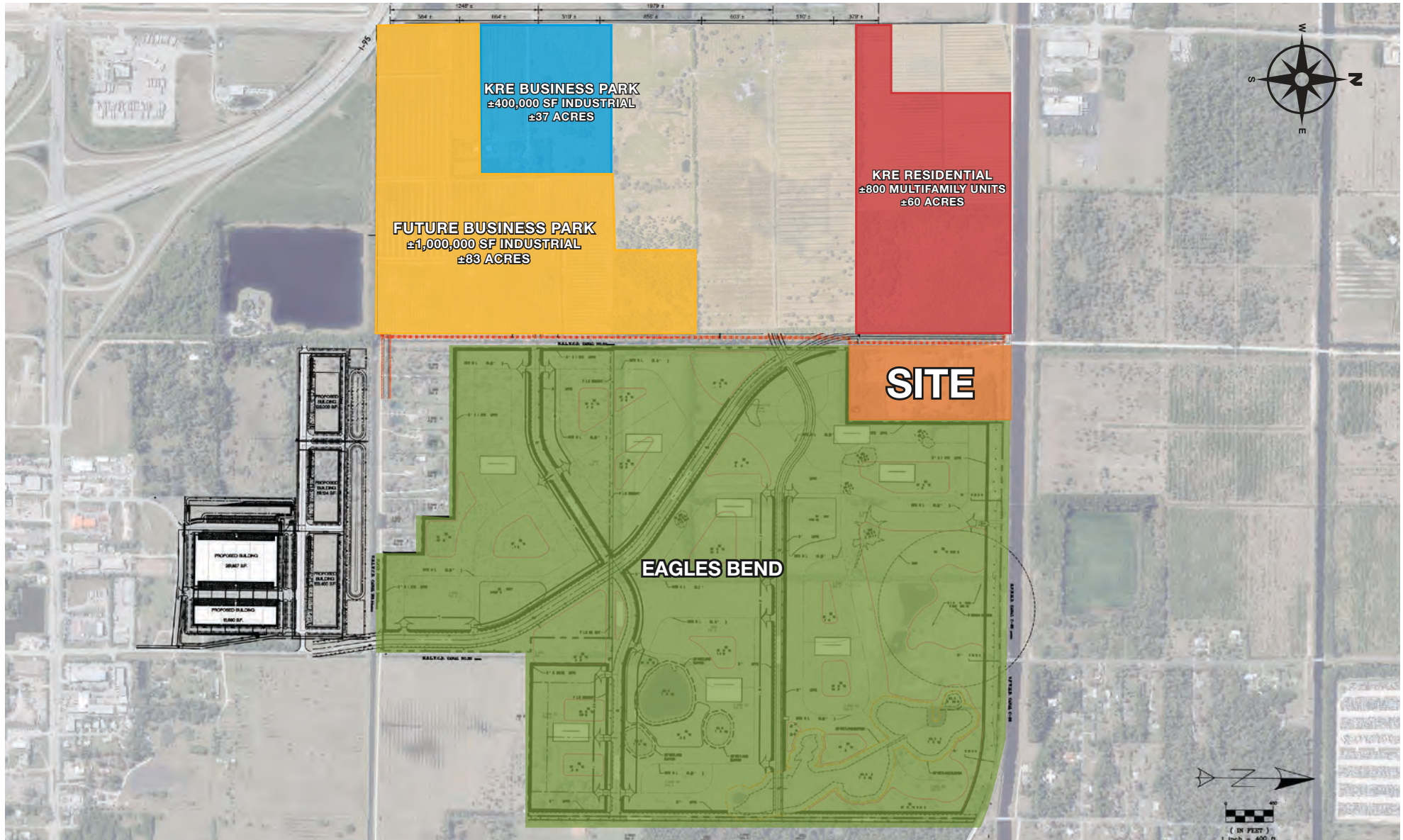
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Site Plan / Eagles Bend



*Parcel size will depend on the final layout of master roadways and negotiations

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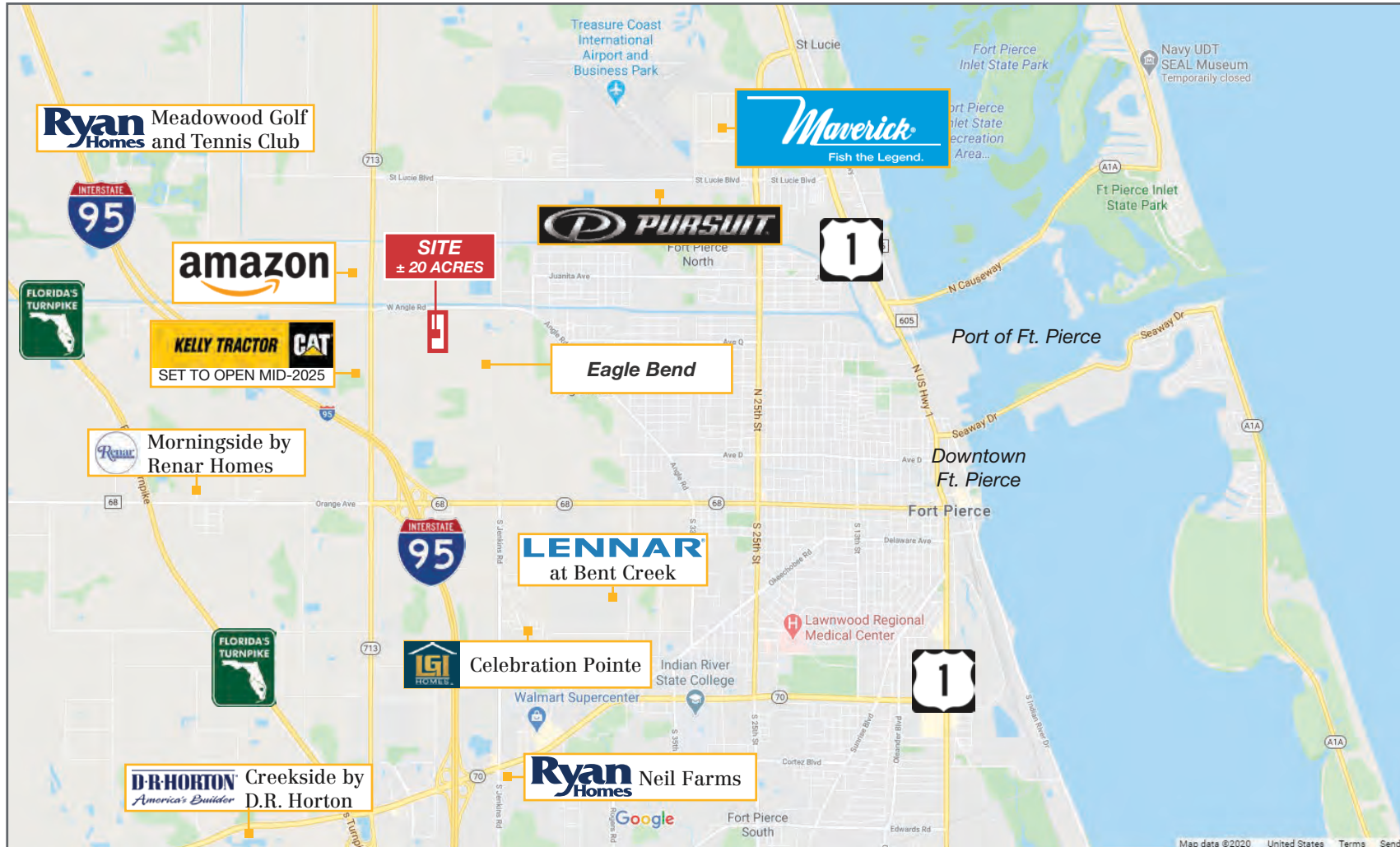
Parcel Map



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Ft. Pierce Area Map



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Westwood Academy

“Westwood Academy is budgeted and on track to be completely rebuilt in 2025/2026 with a modern facility on par with other recently rebuilt schools in St. Lucie County such as Central. This will border the eastern edge of Eagle Bend and bring a state of the art schooling facility to the West Ft Pierce neighborhood. Westwood academy is the only STEAM magnet High School on the Treasure Coast.”



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Strong Economic Expansion
2019-Present

St Lucie County

Economic Expansion, 2019 - Present

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	22	6,000
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	584	236,000
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000
Calendar Year 2020	California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	37	10,000
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	18	75ft. Tower
	FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490†	0	451†	245,000
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,602**	0	‡	2,347,315 ‡
	Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
	Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	2	30,000
Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	1200	1,100,000
	Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	21	17,000
	Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	2	8,000
	Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	310	427,000
	Contender Boats	Marine	St. Lucie County	NEW	200	0	120	100,000
	D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	42	33,000
	FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	21	17,000
	Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	55	16,375
	Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	X	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	333	106,000
	South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,100,000**
	SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000

X Not expected to be operational

NR No response

* Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2022	Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200	170	300	220,000
	Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	36	81,750
	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	NR	207,458
	Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
	Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
	Legacy Park Spec A	Industrial Development	Port St. Lucie	NEW	112*‡	0	23**	168,000
	Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000
	MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000
	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
Calendar Year 2023	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*‡	0	0	389,000
	Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
	LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	6	60,000
	Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	378,521
	Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡
	Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
	Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	70	132,000
	Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	55	23,456
Calendar Year 2024	Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
	Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	24	245,900
	APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	22	33,600
	BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755*	0	1	\$
	Costco Warehouse Depot Phase 1	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685
	Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	0	8,825
	Lightbridge Academy	Education	Port St. Lucie	NEW	22	0	27	11,000
	Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	\$
	PI Motor Club	Leisure/Hospitality	St. Lucie County	NEW	125	0	0	TBD
	Project Four PSL	Manufacturing	Port St. Lucie	NEW	225	0	0	250,000
	SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000

2017-2024

8 YEAR TOTALS

12,935

6,743

11,297

16,510,578

** Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

‡ Includes full-time, part-time and per diem workers

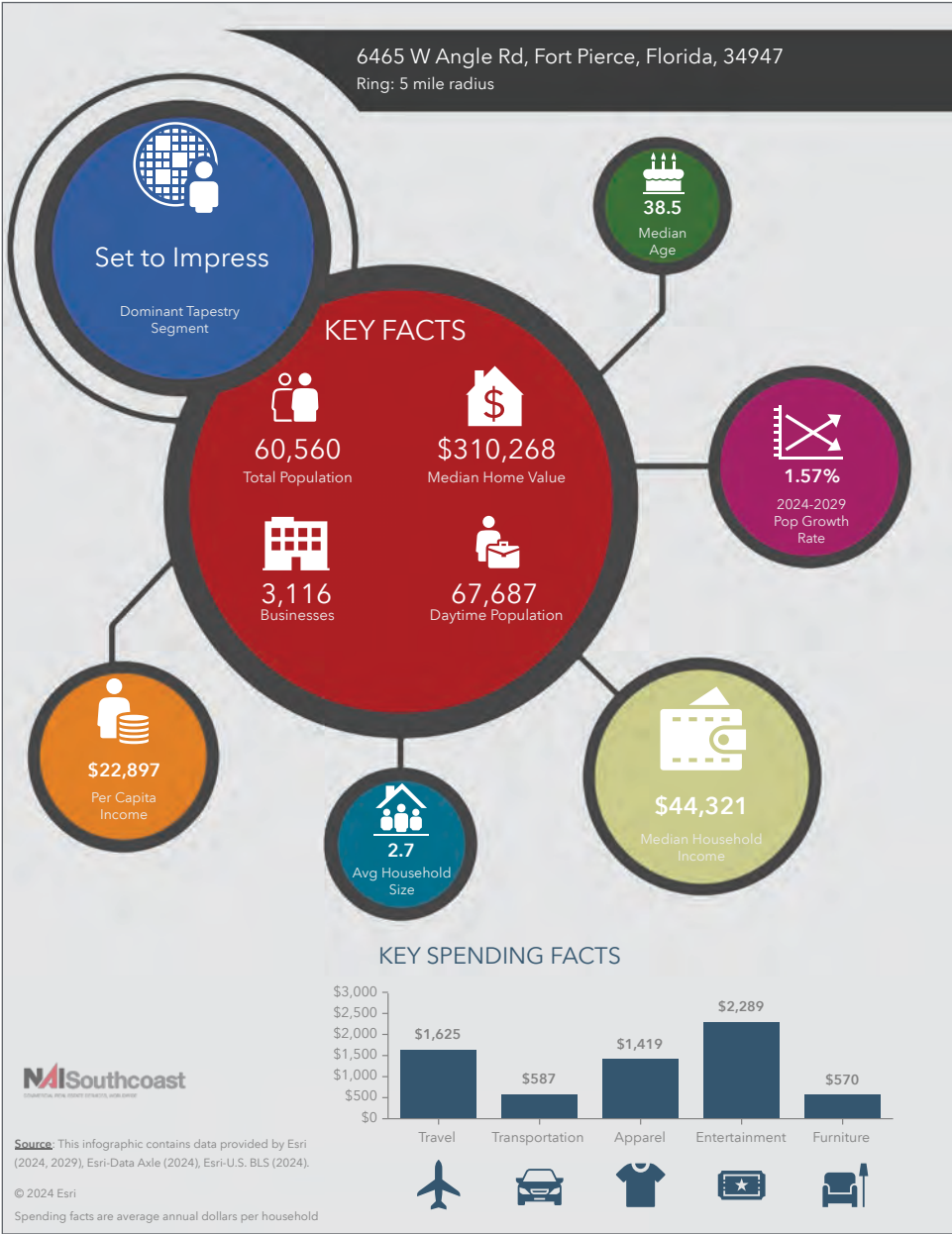
† Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects

\$ Square footage – see Interstate Crossroads & Legacy Park 2020

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2024 Demographics



Population

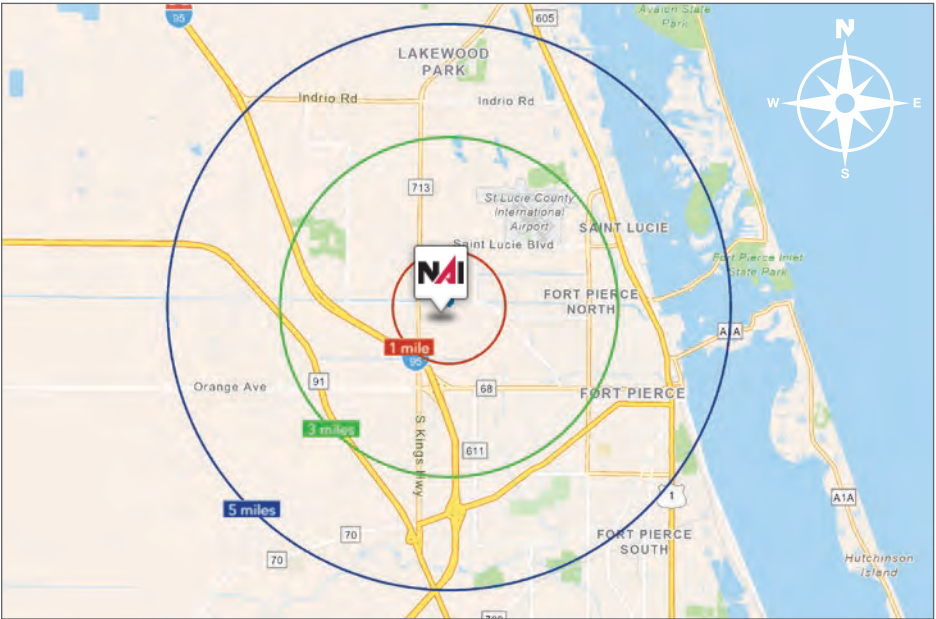
- 1 Mile 296
- 3 Mile: 21,677
- 5 Mile: 60,560

Average Household Income

- 1 Mile \$64,071
- 3 Mile: \$59,424
- 5 Mile: \$63,191

Median Age

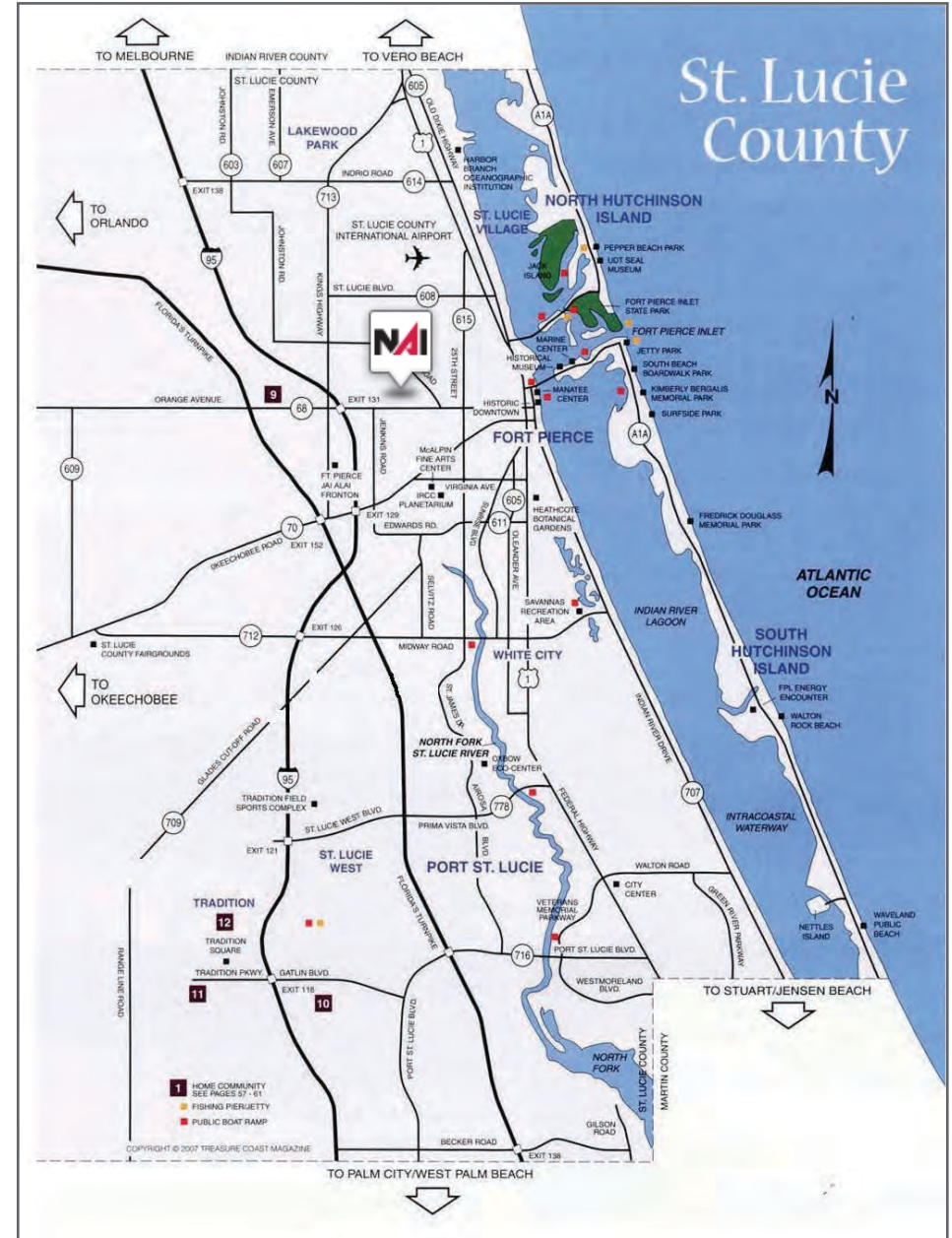
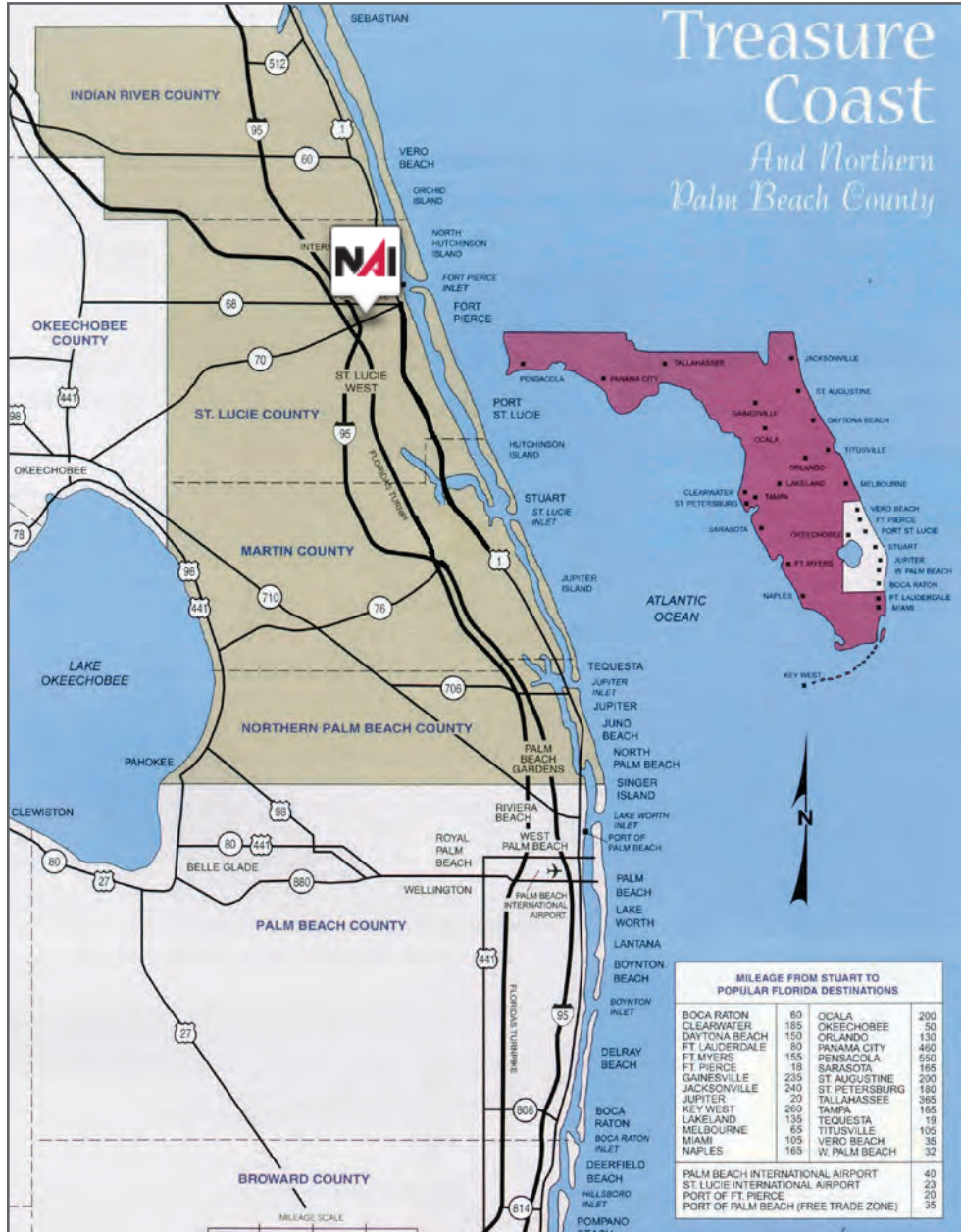
- 1 Mile 38.1
- 3 Mile: 36.6
- 5 Mile: 38.5



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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 358,704 and has experienced growth of over 28% 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 52 schools with a total of 43,612 students and 8,800 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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