

FOR SALE
\$2,999,000

±2.83 Acre Commercial Development Corner | Reserve Boulevard, Port St. Lucie, FL 34986



**±2.83 Acres
Available**

BRANDYWINE LN

RESERVE BLVD

SERINO APL



Presented By:

NAI Southcoast

Douglas Legler

Principal | Broker Associate

+1 772 405 7778

douglas@naisouthcoast.com

Casey Combs

Broker Associate

+1 772 285 8769

ccombs@naisouthcoast.com



Property Details

Address:	Reserve Boulevard, Port Saint Lucie, FL 34986
List Price:	\$2,999,000
Zoning:	CG - General Commercial
Future Land Use:	Commercial General
Municipality:	St Lucie County
Land Size:	2.83 Acres
Frontage:	±366 feet on Reserve Blvd
Daily Traffic:	17,800 AADT on Reserve Blvd
Parcel ID:	3327-808-0002-000-7

Property Overview

This ±2.83-acre parcel on Reserve Blvd. is a rare development opportunity in the heart of St. Lucie West—one of the fastest-growing areas on Florida's Treasure Coast. Located near the entrance to PGA Village, the site offers prime frontage along a high-traffic east-west corridor adjacent to the I-95 interchange.

Site Plan Approved for two one-story commercial buildings, the site is well-suited for a multi-tenant development ideal for retail, restaurant, office, or medical users. With limited commercial availability on Reserve Blvd., the property offers a high-demand opportunity for future commercial development.

For owner-users, the site offers the flexibility to occupy a portion of the site while generating income from the remaining development. Surrounded by major national brands like Walmart, Hilton, Starbucks, and AMC Theaters, this property combines location, access, and market fundamentals to support a successful project.



LOOKING EAST

cloverpark

ROSS petco
DRESS FOR LESS®
Staples Walmart

HomeGoods

amc

Bowlers

INTERSTATE
95

CARRABBA'S
ITALIAN GRILL

Residence INN
BY MARRIOTT

St. Lucie
PUBLIC SCHOOLS

Education
Foundation
St. Lucie
A Non Profit Organization

Meritage
Homes

±2.83 Acres

TUTTO FRESCO
FINE DINING & PATIO BAR

Chevron

Hilton
Garden Inn
at PGA Village







LandUse: Mixed
Zoning: Commercial General



Proposed Address: 9481 Brandywine Lane, Port St. Lucie, FL 34986



Proposed Address: 9491 Brandywine Lane, Port St. Lucie, FL 34986





SATELLITE IMAGE

GLADES CUTOFF RD

±2.83 ACRES AVAILABLE

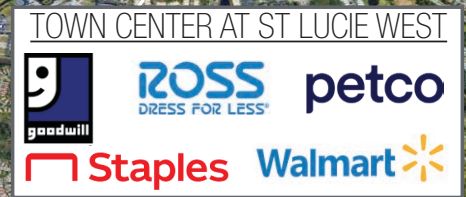


Astor Creek Golf & Country Club

PGA Golf Club at PGA Village

ST LUCIE W BLVD

PROPOSED CROSTOWN EXTENSION



SW VILLAGE PKWY

CROSTOWN PKWY

CHRIST FELLOWSHIP CHURCH

TOWNEPLACE SUITES[®] BY MARRIOTT

TRADITION VILLAGE CENTER



SW GATLIN BLVD





SATELLITE IMAGE

SUBJECT

PGA Golf Club at PGA Village



TOWN CENTER AT ST LUCIE WEST



CROSSTOWN PKWY

Astor Creek Golf & Country Club

Central Park by Maronda Homes

Ryan Homes at Central Park 435 Units

Central Park by Taylor Morrison 139 Units

Verano

ALTON 318-unit apartments

Central Park by DR Horton 263 Units

Havens at Central Park 60 Units

Heritage Oaks 525 Homes

Vitalia 1,200 Homes

CHRIST FELLOWSHIP CHURCH

TOWNEPLACE SUITES BY HARRIOTT



Esplanade 600 Units

Mattamy 381 Units

Cadence 439 Units

Seville Phase 1 520 Homes

Tradition Regional Park

Emery 132 Homes

TRADITION VILLAGE CENTER

TRADITION PARKWAY SW GATLIN BLVD

DISCOVERY ROAD

Valencia Grove at Riverland

GT Homes USA

RANGELINE RD

RANGELINE ROAD

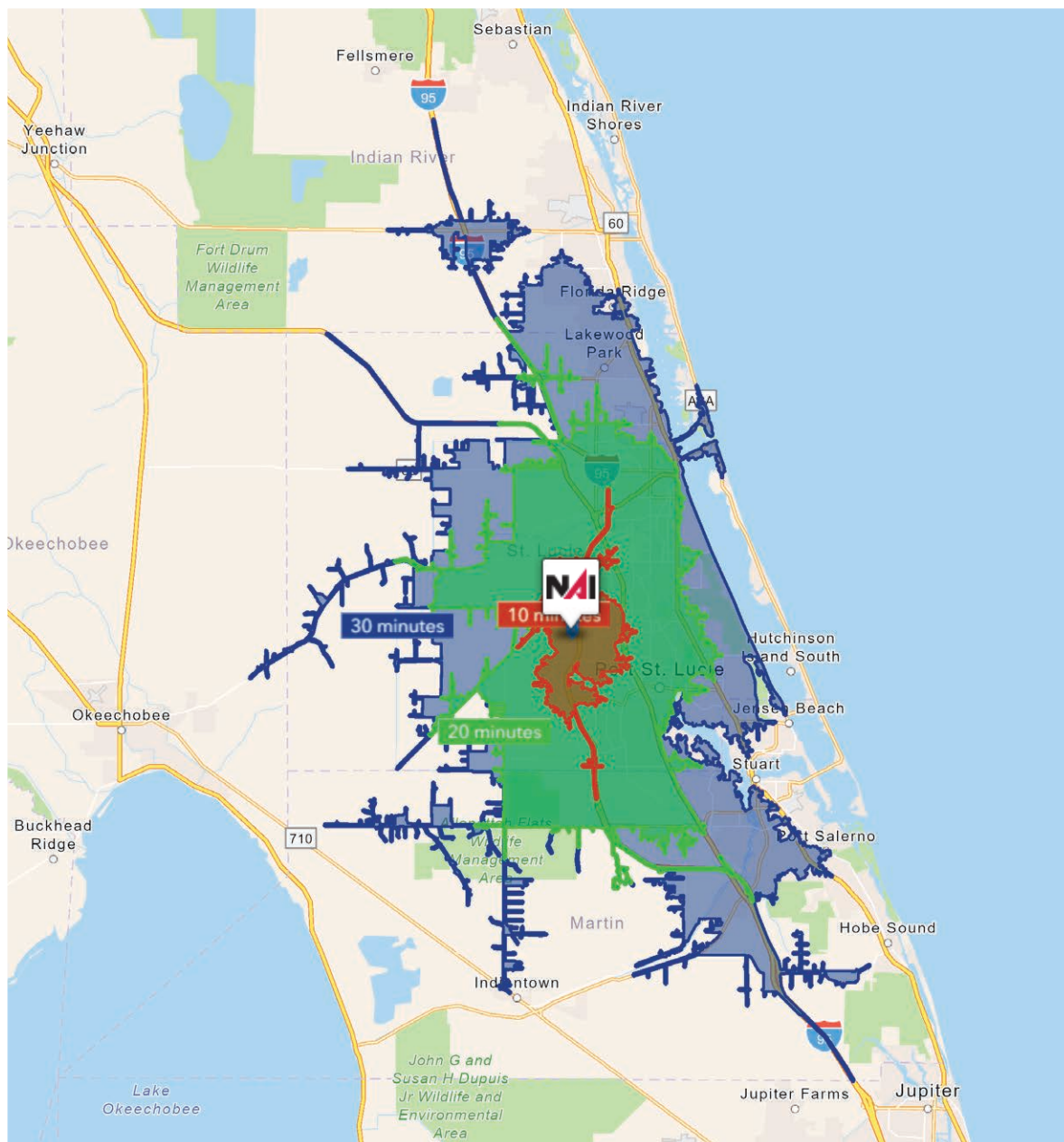
N/A

SHIN

MCCART



North



10 Minutes

29,357
2010 Population

43,962
2024 Population

49.75%
2010-2024
Population Growth

2.38%
2024-2029 (Annual)
Est. Population Growth

55.1
2024 Median Age

\$107,270
Average Household
Income

48.5%
Percentage with
Associates Degree
or Better

65.9%
Percentage in White
Collar Profession

20 Minutes

208,729
2010 Population

289,245
2024 Population

38.57%
2010-2024
Population Growth

2.20%
2024-2029 (Annual)
Est. Population Growth

43.8
2024 Median Age

\$92,337
Average Household
Income

40.0%
Percentage with
Associates Degree
or Better

57.2%
Percentage in White
Collar Profession

30 Minutes

356,264
2010 Population

464,114
2024 Population

30.27%
2010-2024
Population Growth

1.66%
2024-2029 (Annual)
Est. Population Growth

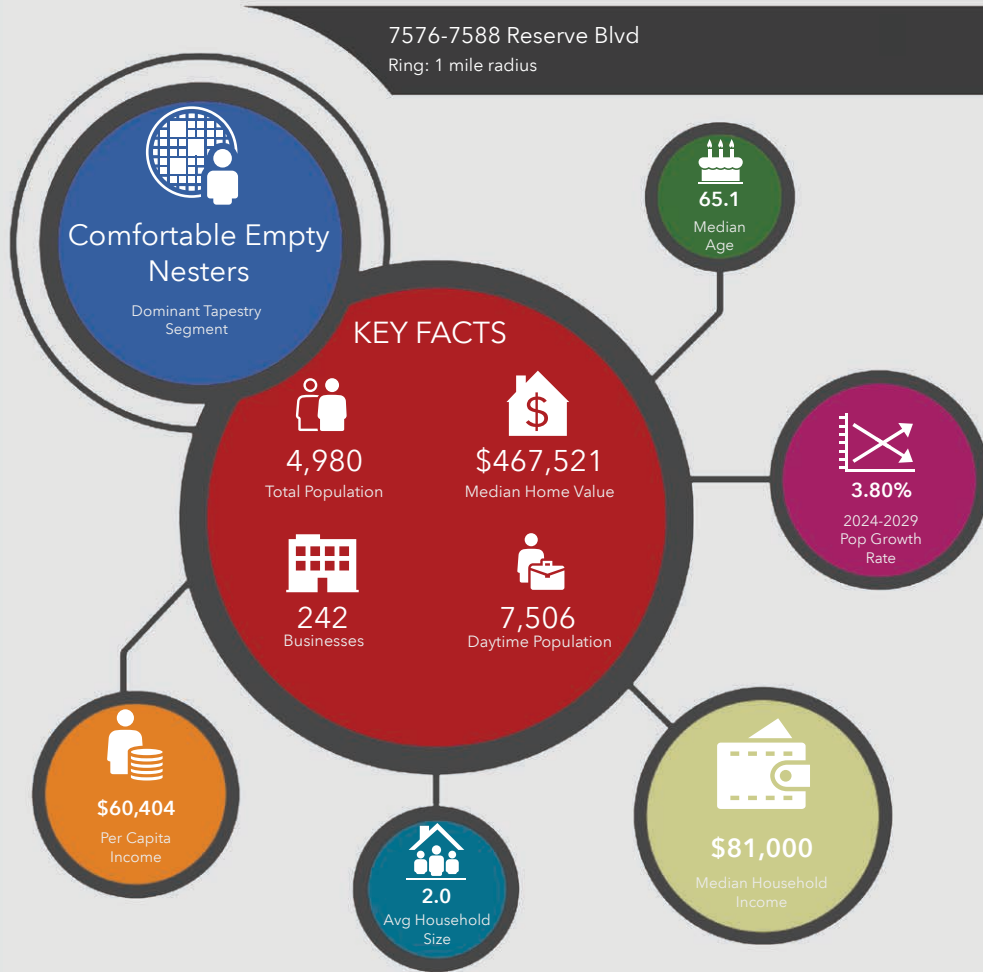
46.8
2024 Median Age

\$95,680
Average Household
Income

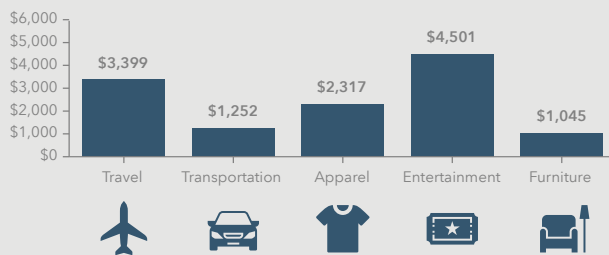
41.4%
Percentage with
Associates Degree
or Better

58.7%
Percentage in White
Collar Profession

7576-7588 Reserve Blvd
Ring: 1 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE DEVELOPMENT

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2025 Esri

Spending facts are average annual dollars per household

Population

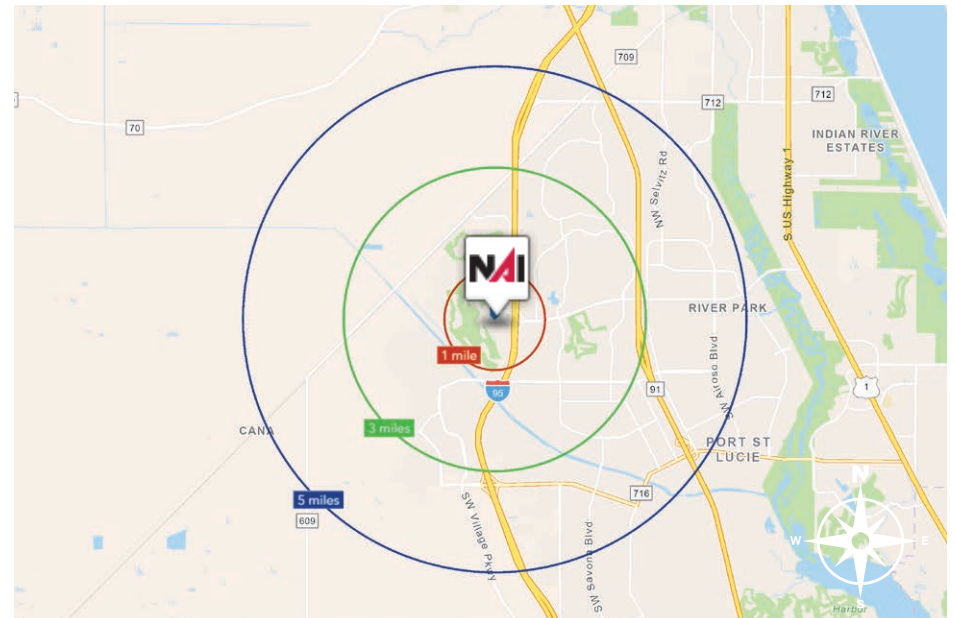
1 Mile:	4,980
3 Mile:	48,181
5 Mile:	138,054

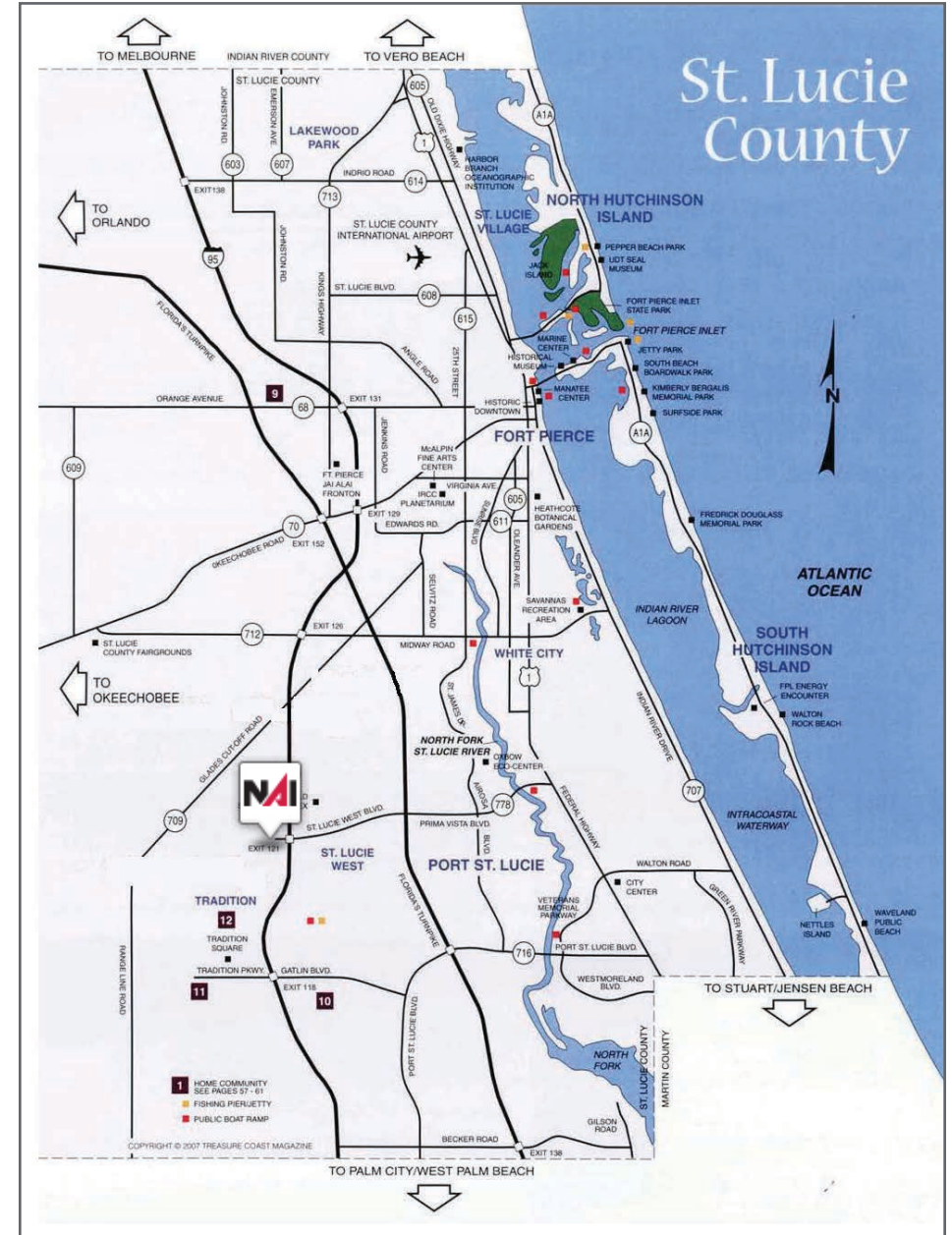
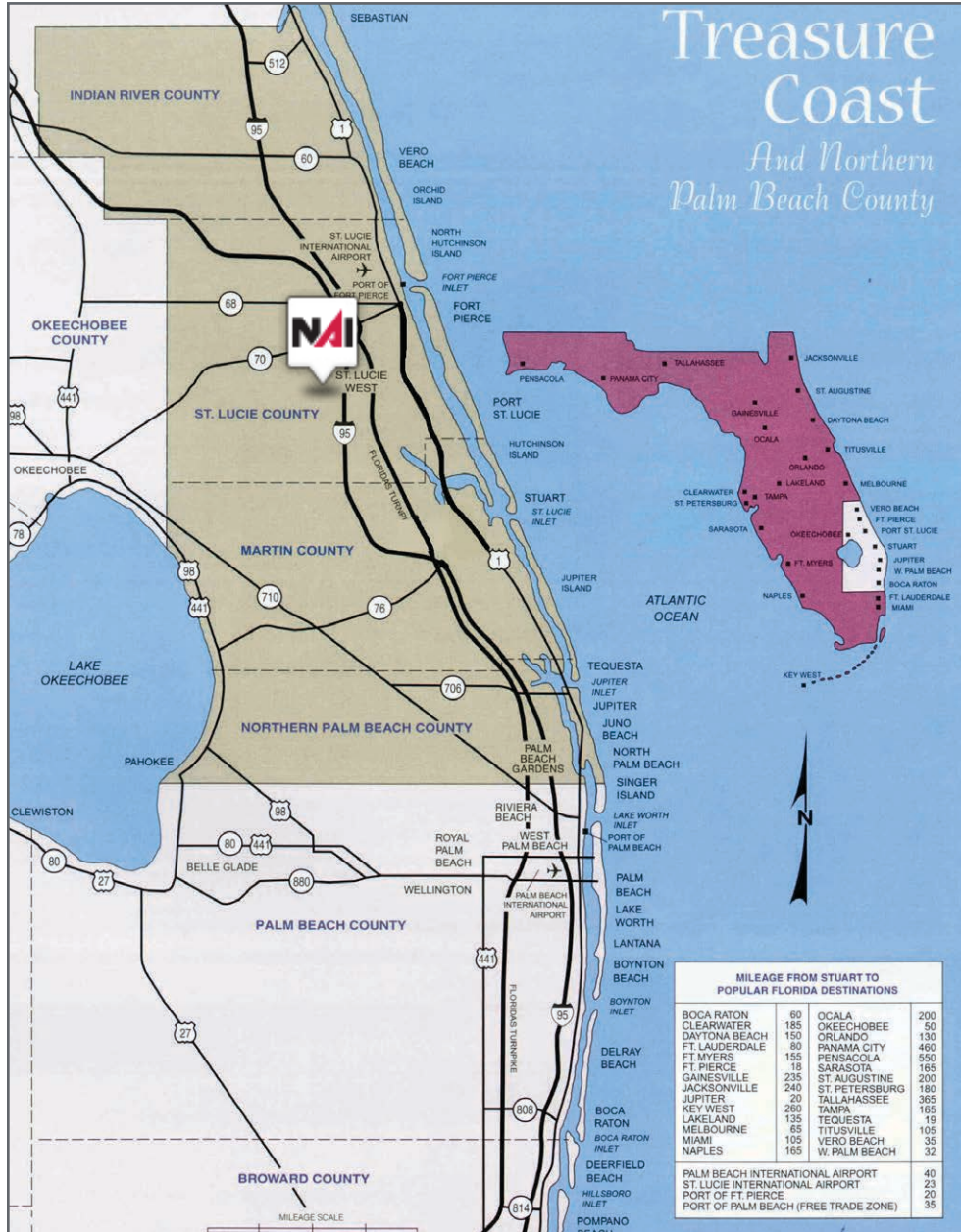
Average Household Income

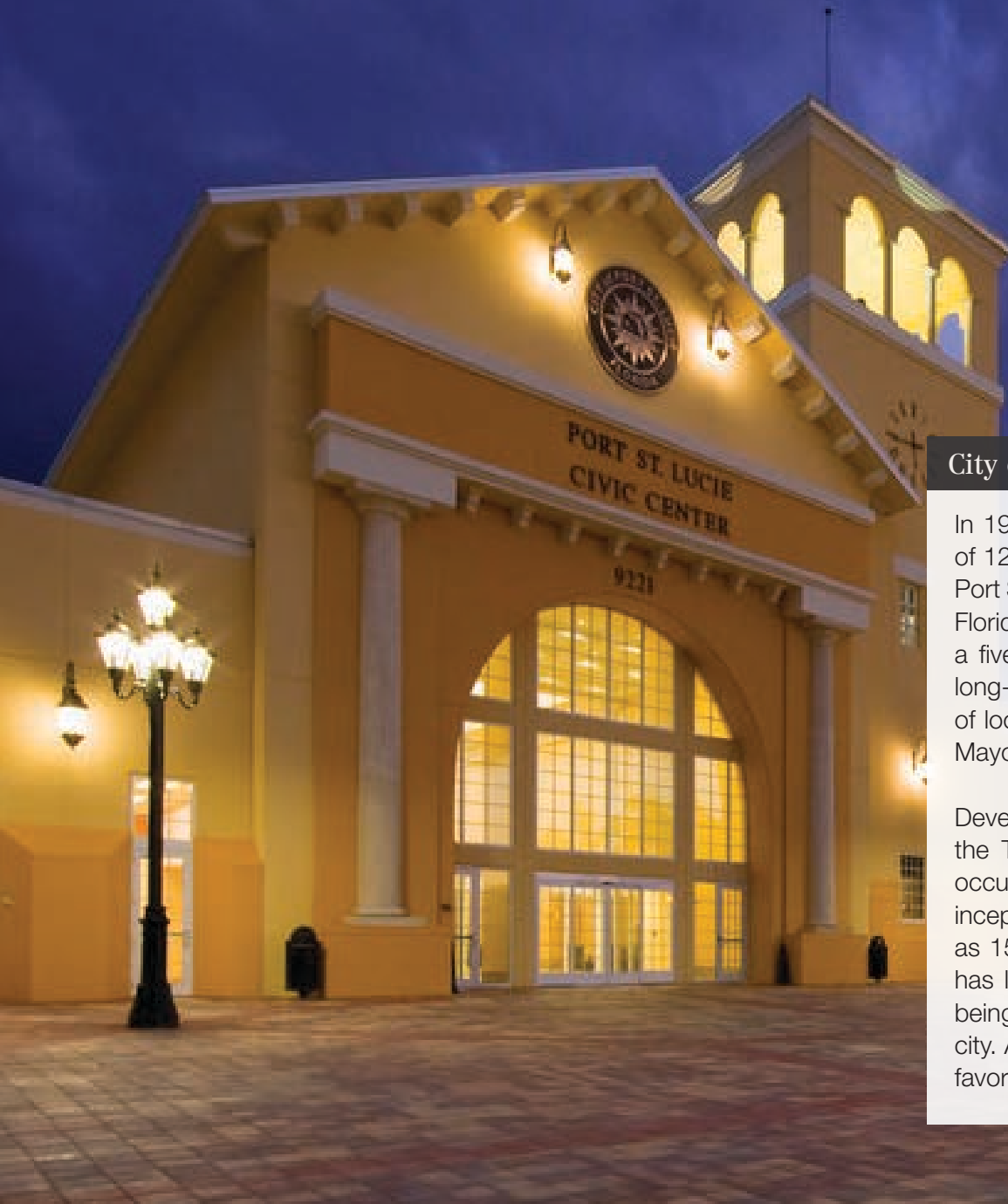
1 Mile:	\$121,658
3 Mile:	\$108,685
5 Mile:	\$98,436

Median Age

1 Mile:	65.1
3 Mile:	54.8
5 Mile:	46.2







City of Port St Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

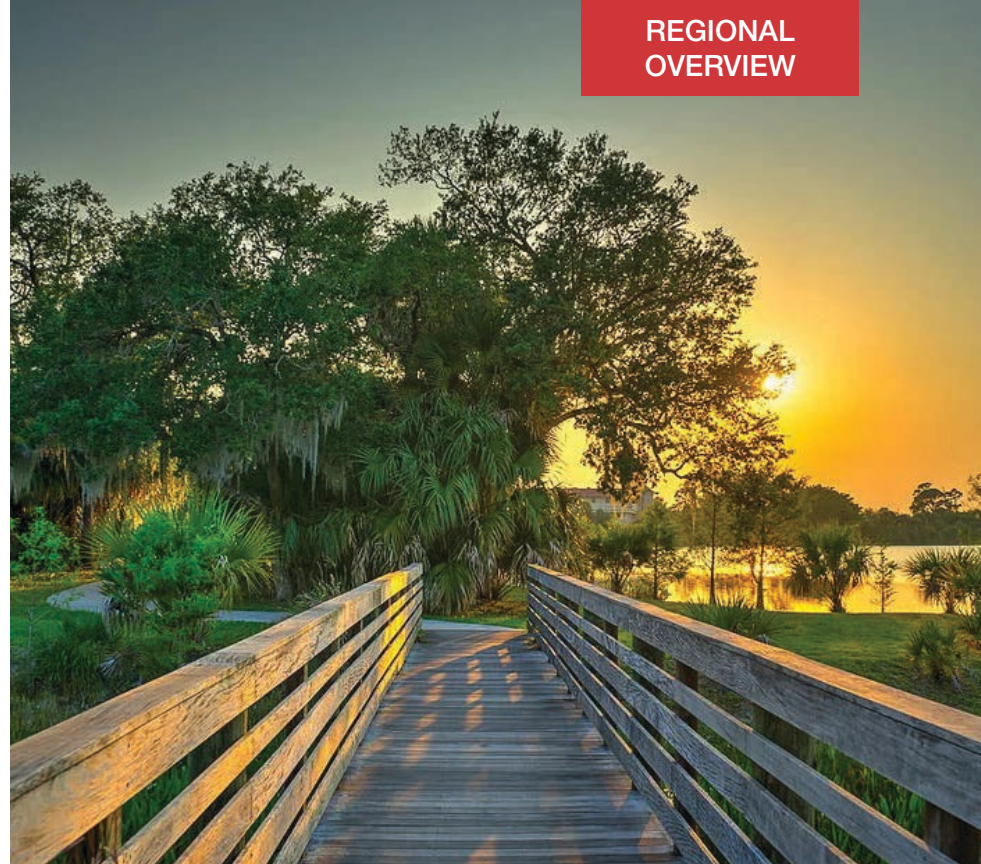
Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.

St. Lucie County, Florida

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.





OFFERING SUMMARY



±2.83 Acre Commercial Development Corner

Reserve Boulevard, Port St. Lucie, FL 34986



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



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

FOR SALE:
\$2,999,000