

Tradition Development Opportunity

SW Discovery Way, Port St. Lucie, FL 34987

NAI Southcoast



1 ACRE PARCEL
AVAILABLE

SW DISCOVERY WAY

TOM MACKIE BLVD



Presented By

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FOR SALE:

\$1,200,000

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Property Details

- Address: South Side of SW Discovery Way
Port St. Lucie, Florida 34987
- Permitted Uses: ±20,000 square feet of
Medical/Office/Retail/Institutional
- Land Size: 1 Acre
- Frontage: 215 feet on SW Discovery Way
- Zoning: MPUD, Tradition DRI,
City of Port St. Lucie
- Pricing: \$1,200,000

Property Overview

Potential to develop 1 acre for Medical, Office, Retail, or Institutional with about 20,000 SF of development rights.

Nearby to major medical offices, including the Cleveland Clinic Tradition, as well as retail, and other office uses.

±40,000 residential units planned and existing within the immediate area!



Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$102,701	44.7
3 Miles	\$98,560	46.5
5 Miles	\$103,105	45.4

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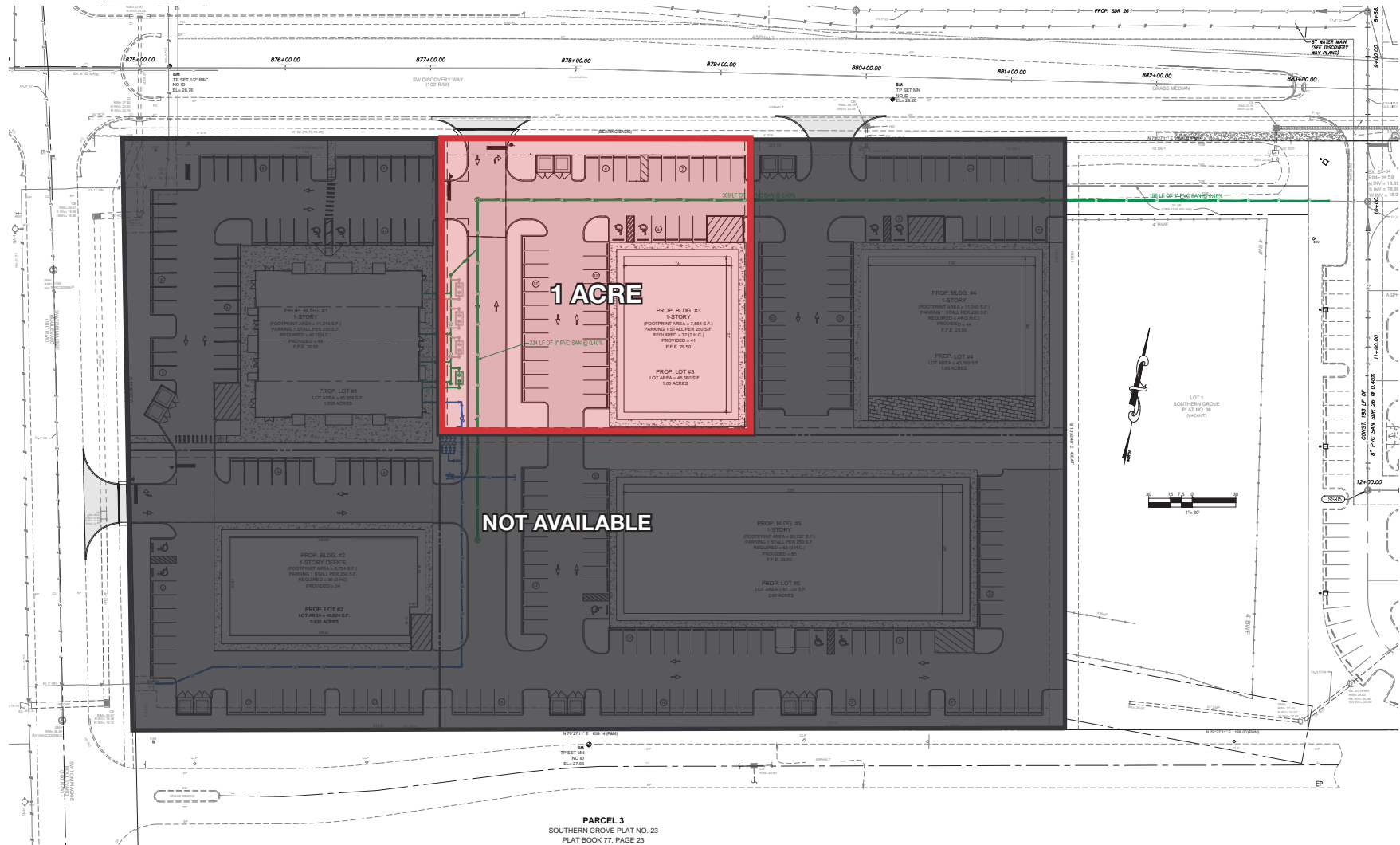
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Site Plan



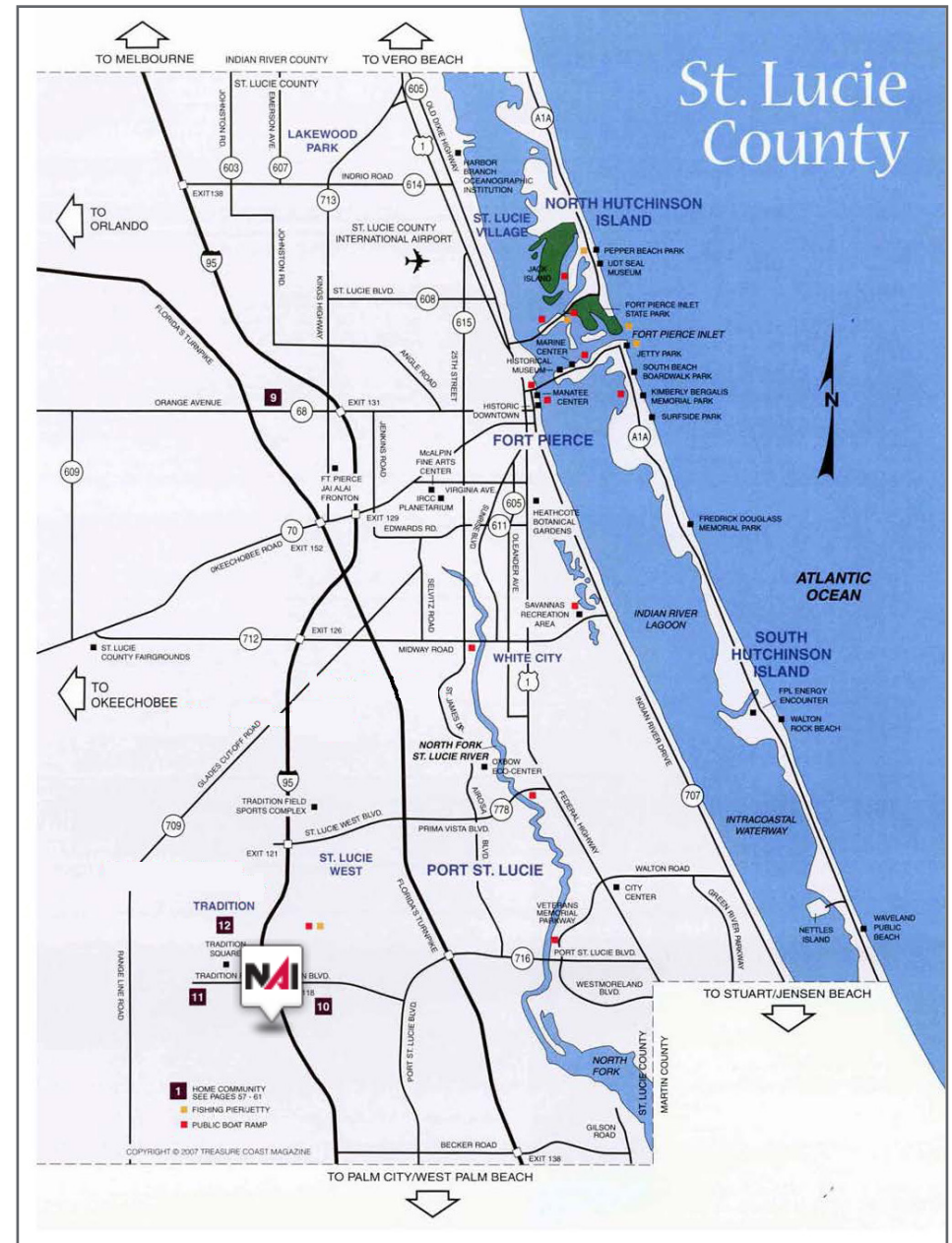
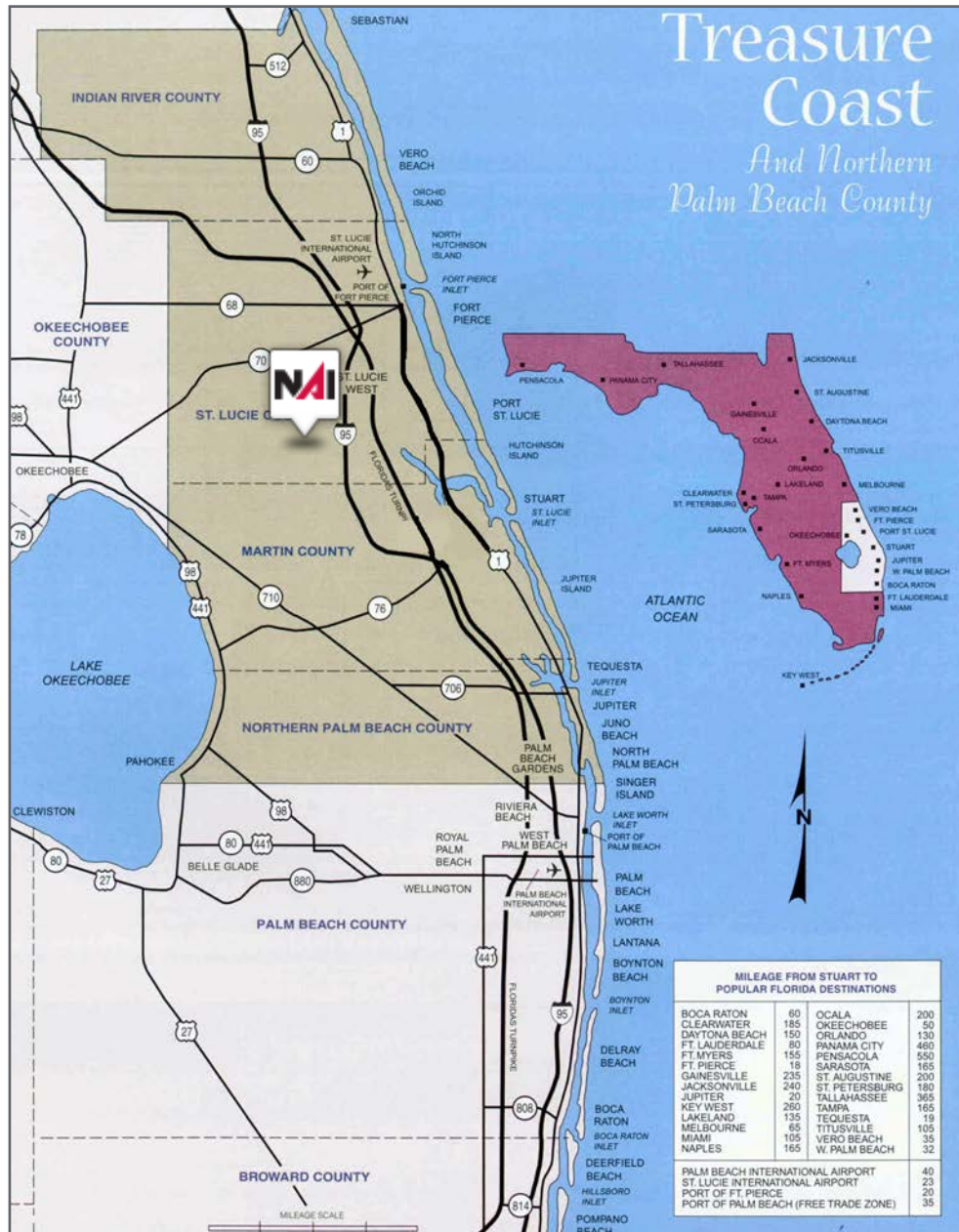
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Maps



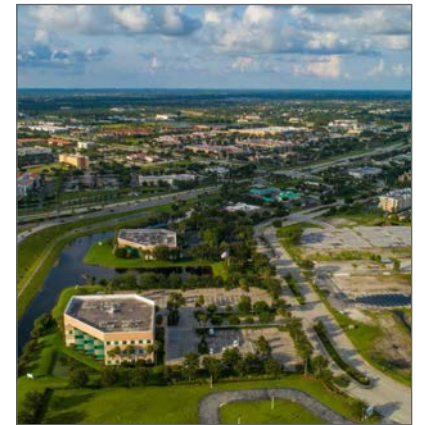
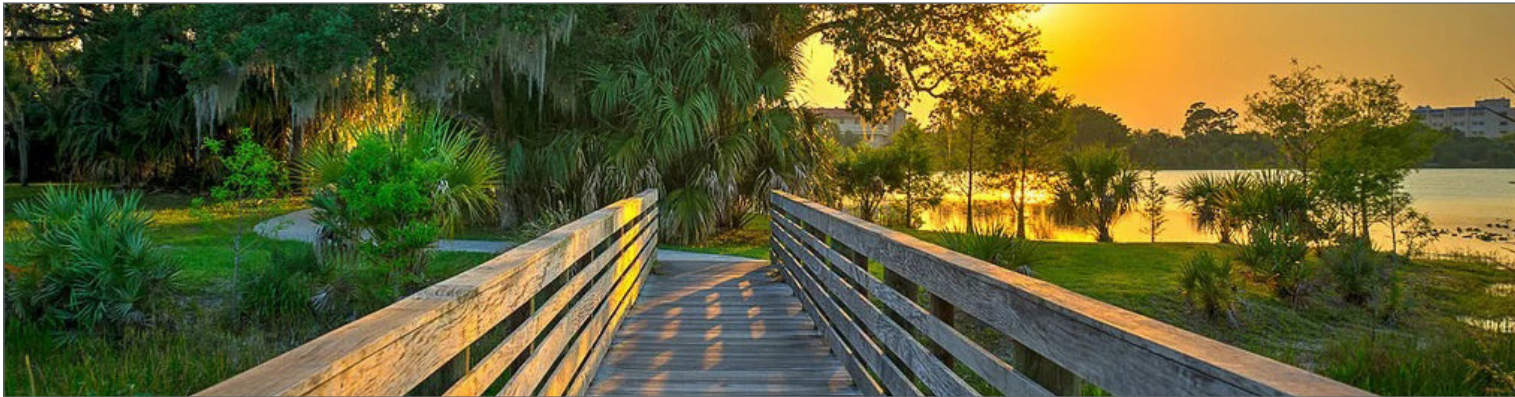
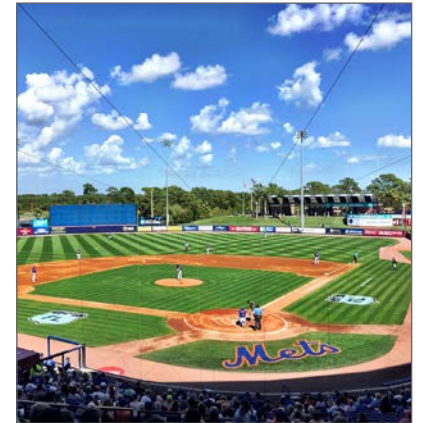
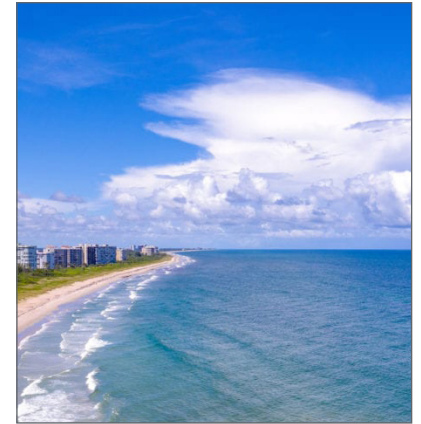
Regional Overview

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.

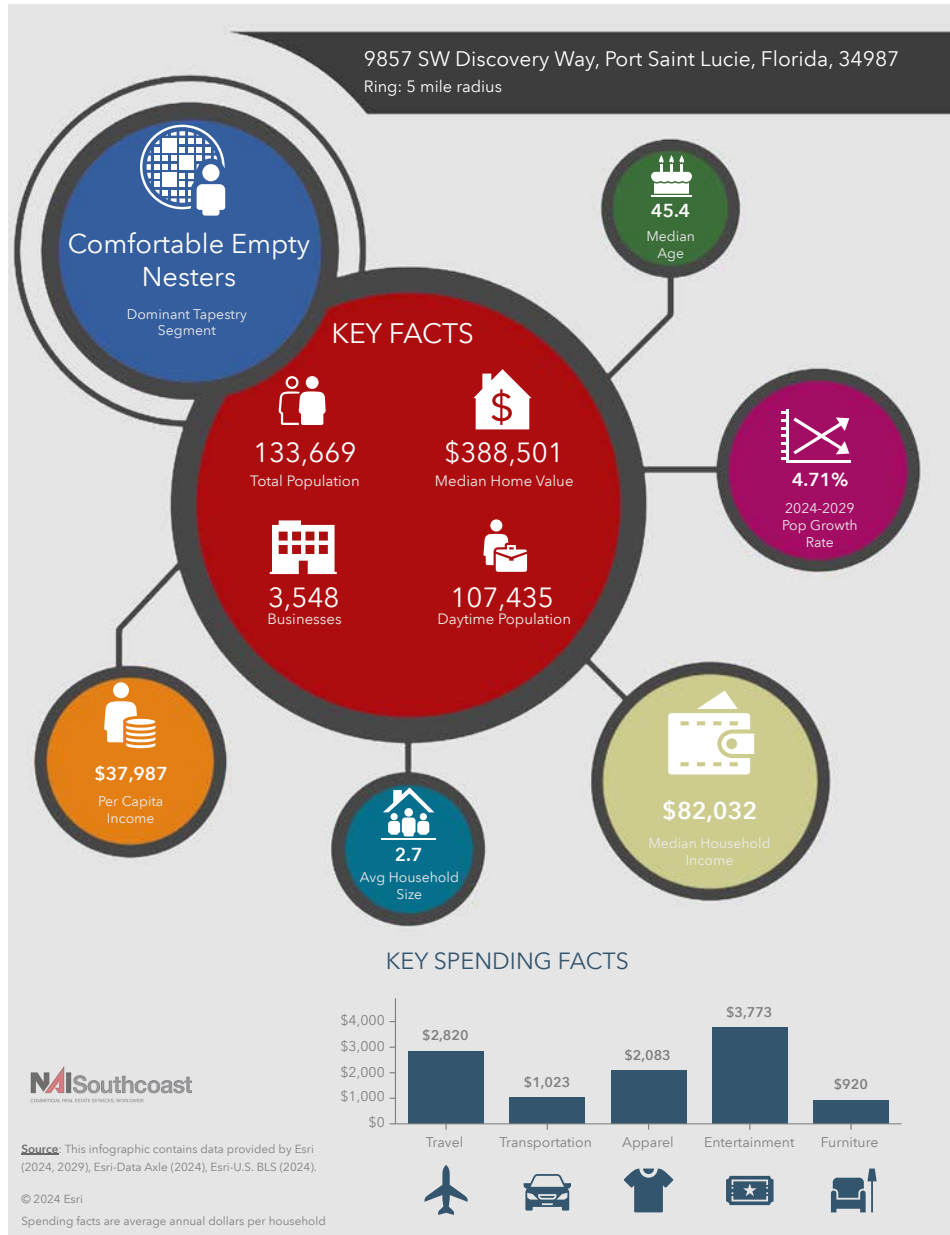
The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (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.



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2024 Demographics



Population

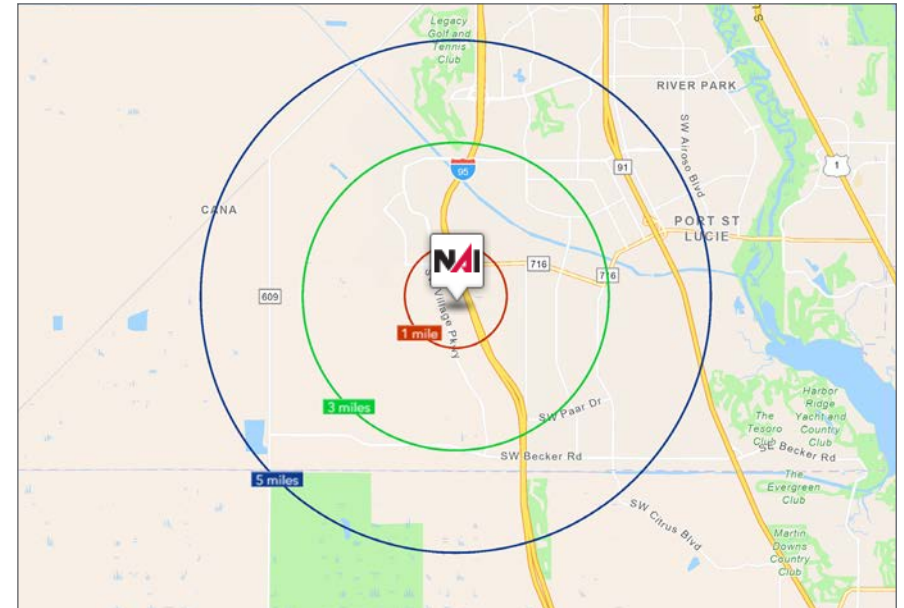
- 1 Mile: 5,235
- 3 Mile: 67,542
- 5 Mile: 133,669

Average Household Income

- 1 Mile: \$102,701
- 3 Mile: \$98,560
- 5 Mile: \$103,105

Median Age

- 1 Mile: 44.7
- 3 Mile: 46.5
- 5 Mile: 45.4



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