

±39 Acres Development Land

N Jenkins Road, Fort Pierce, FL 34947

NAI Southcoast



Presented by

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For Sale:

\$3,500,000

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Property Details

| | |
|--------------------|---------------------------------------|
| Location: | N Jenkins Road, Fort Pierce, FL 34947 |
| Parcel ID: | 2406-330-0000-000-6 |
| Land Area: | 39.57 Acres |
| Zoning: | RS-2 |
| Future Land Use: | RU |
| Density Permitted: | 5 Units per Acre |

Property Overview

This 39-acre parcel is located in one of the hottest development areas in St Lucie County and is directly adjacent to Eagles Bend which is a planned community of 1,200 residences and West Orange PD which has the potential for another 800 residences.

The county is also very active in the area with redevelopment of Westwood Academy and the planned Jenkins Road Overlay District opening up greater access to this 39 acre parcel.

New communities are being planned and built by some of the most active home builders in South Florida, as the area is surging in activity from all sectors including technology, industrial, office, residential and commercial, especially near the I-95 exits.

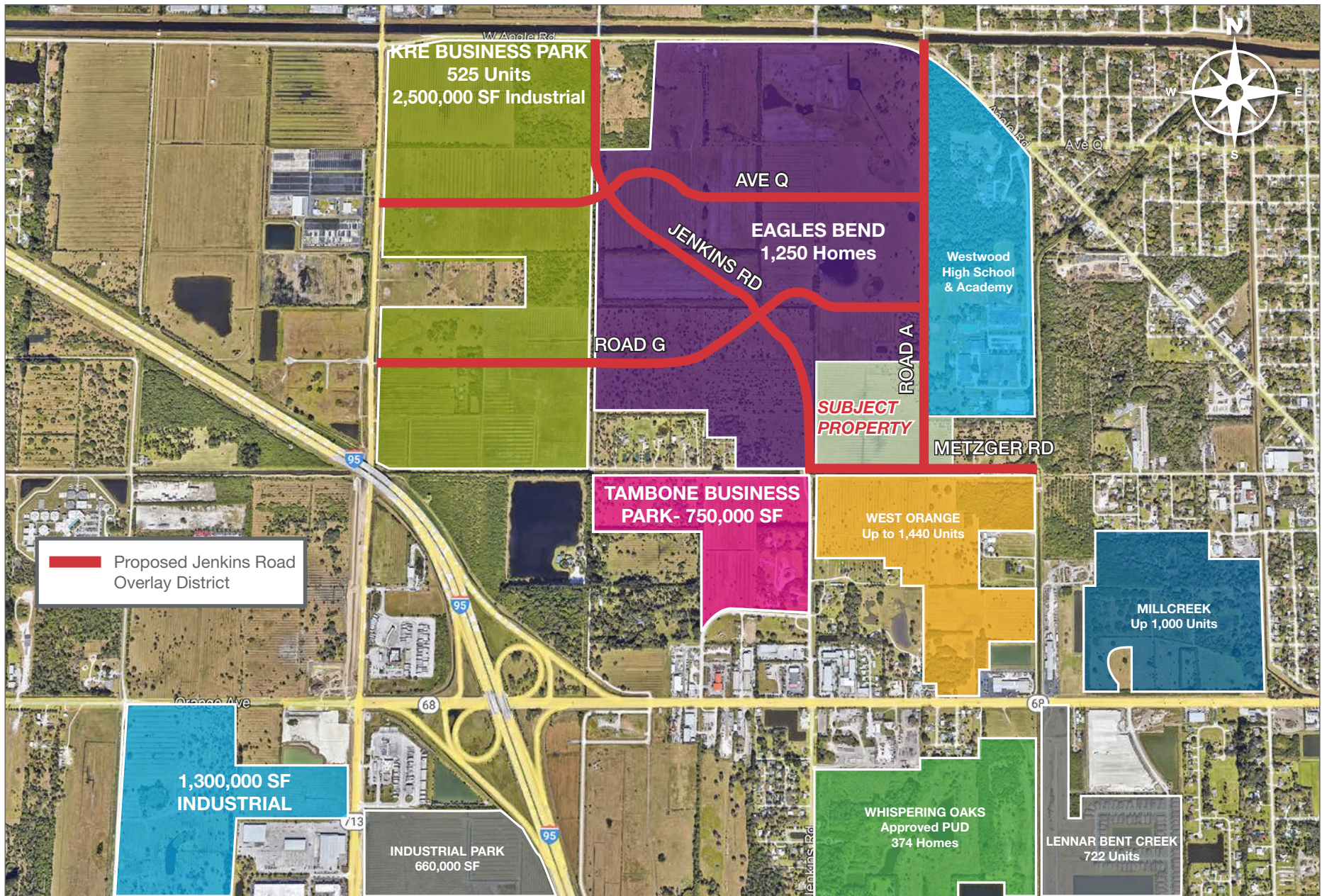
Nearby projects include Creekside (DR Horton), Morningside (Renar Homes), Bent Creek (Lennar Corp), and Celebration Pointe (LGI Homes); the demand for housing is exploding. St. Lucie County has a booming manufacturing economy and is poised to continue to grow. Currently, employers are experiencing housing shortages for employees as these employees grapple with a low supply of quality housing.



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N Jenkins Development Map



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Ryan Homes Avalon Crossing



Celebration Pointe

LENNAR
at Bent Creek



INTERSTATE CROSSROADS
LOGISTICS CENTER

SOUTH FLORIDA 95
LOGISTICS CENTER



KELLY TRACTOR **CAT**

O95CC
ORANGE 95 COMMERCE CENTER



ORANGE AVE

N JENKINS RD

FLOYD JOHNSON RD

KINGS HWY

N JENKINS RD

**SUBJECT
±39 ACRES**

FUTURE BUSINESS PARK
±1,000,000 SF INDUSTRIAL
±83 ACRES

FUTURE N JENKINS RD EXTENSION

FORT PIERCE
WESTWOOD ACADEMY
THE WEST
PREP MAGNET
2,010 Students

±391.26 ACRE/
1,713 UNIT APPROVED PUD

ANGLE ROAD

ANGLE ROAD



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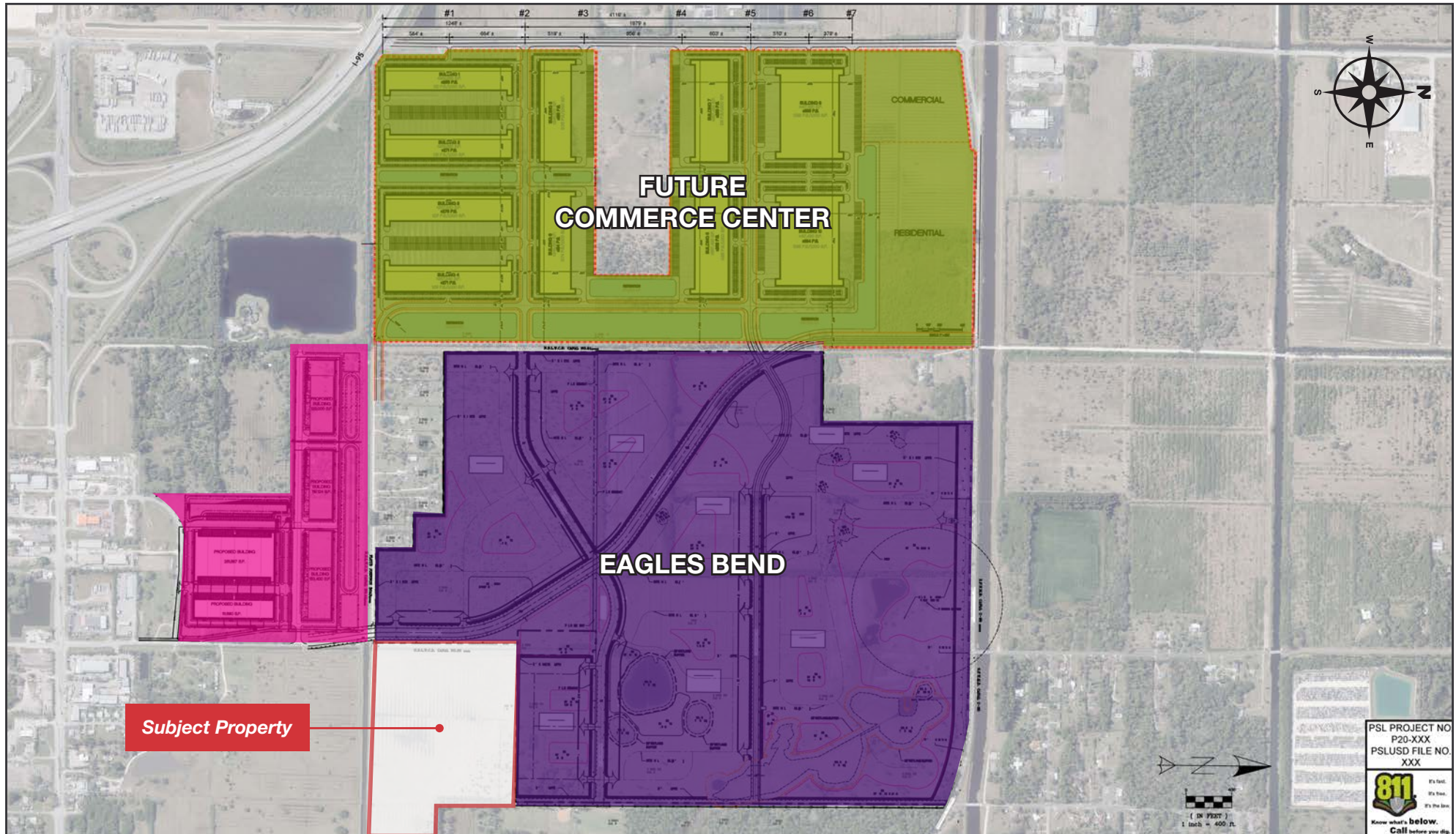
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Site Plan / Eagles Bend



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

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Ft. Pierce Area Map



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Quarterly Market Detail St. Lucie County

Single Family Homes

| Summary Statistics | Q1 2025 | Q1 2024 | Percent Change Year-over-Year |
|---|-----------------|-----------------|----------------------------------|
| Closed Sales | 1,157 | 1,188 | -2.6% |
| Paid in Cash | 326 | 362 | -9.9% |
| Median Sale Price | \$392,000 | \$390,000 | 0.5% |
| Average Sale Price | \$449,458 | \$438,405 | 2.5% |
| Dollar Volume | \$520.0 Million | \$520.8 Million | -0.2% |
| Median Percent of Original List Price Received | 95.2% | 96.7% | -1.6% |
| Median Time to Contract | 60 Days | 41 Days | 46.3% |
| Median Time to Sale | 100 Days | 81 Days | 23.5% |
| New Pending Sales | 1,554 | 1,685 | -7.8% |
| New Listings | 2,364 | 2,161 | 9.4% |
| Pending Inventory | 796 | 902 | -11.8% |
| Inventory (Active Listings) | 2,797 | 1,954 | 43.1% |
| Months Supply of Inventory | 6.3 | 4.2 | 50.0% |

Townhomes

| Summary Statistics | Q1 2025 | Q1 2024 | Percent Change Year-over-Year |
|---|----------------|----------------|----------------------------------|
| Closed Sales | 207 | 245 | -15.5% |
| Paid in Cash | 115 | 145 | -20.7% |
| Median Sale Price | \$310,000 | \$309,000 | 0.3% |
| Average Sale Price | \$386,487 | \$388,817 | -0.6% |
| Dollar Volume | \$80.0 Million | \$95.3 Million | -16.0% |
| Median Percent of Original List Price Received | 92.3% | 95.3% | -3.1% |
| Median Time to Contract | 66 Days | 50 Days | 32.0% |
| Median Time to Sale | 100 Days | 89 Days | 12.4% |
| New Pending Sales | 303 | 315 | -3.8% |
| New Listings | 554 | 539 | 2.8% |
| Pending Inventory | 145 | 144 | 0.7% |
| Inventory (Active Listings) | 881 | 671 | 31.3% |
| Months Supply of Inventory | 11.7 | 7.6 | 53.9% |

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Strong Economic Expansion 2019-Present

Economic Expansion by Year

| | 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 I | 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 |
| 8 YEAR TOTALS | | | | | 12,935 | 6,743 | 11,297 | 16,510,578 |

† 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

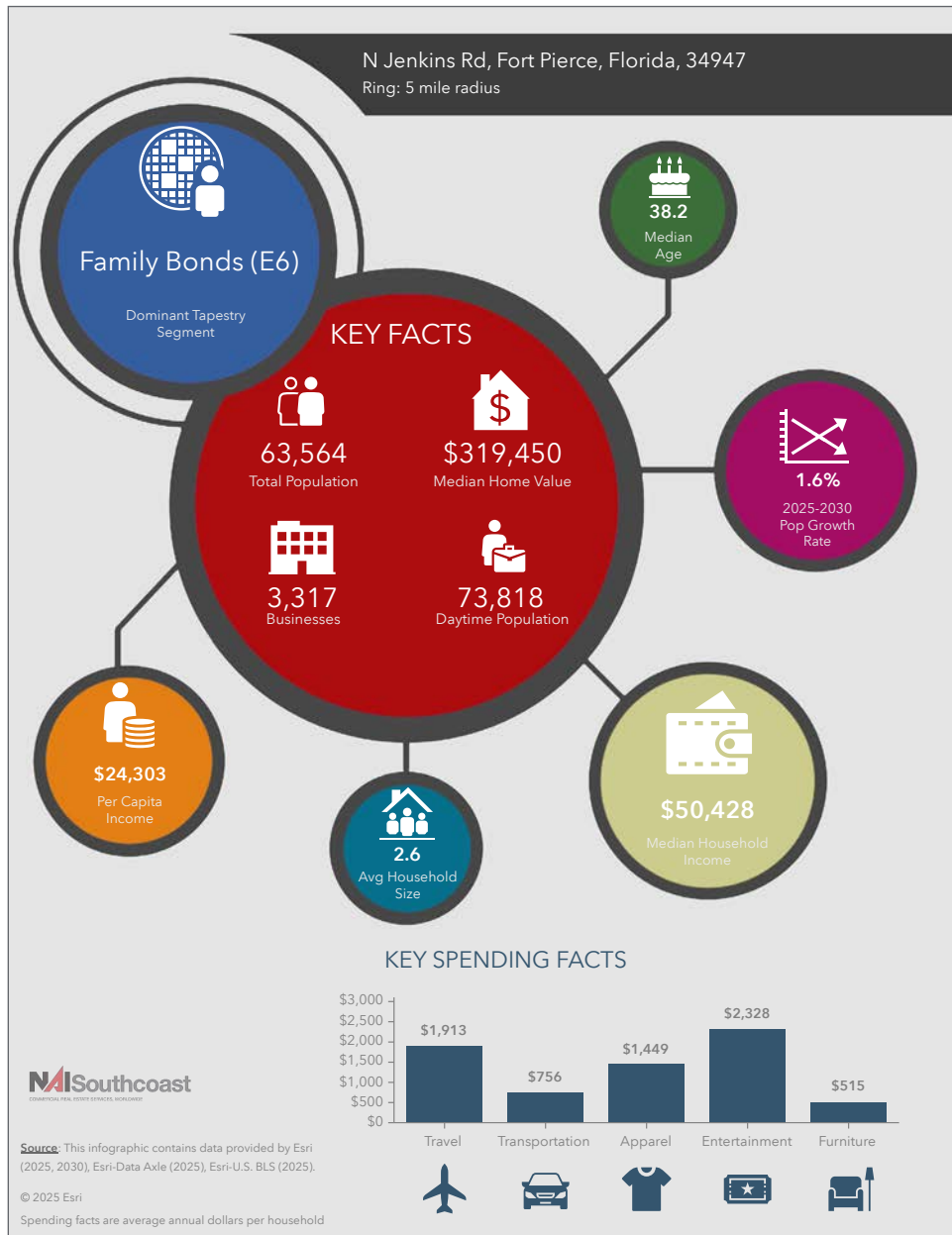
All or some jobs and/or square footage transferred to another project listed in this Project Update as a separate project (usually end users) and often in a different year

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

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2025 Demographics



Population

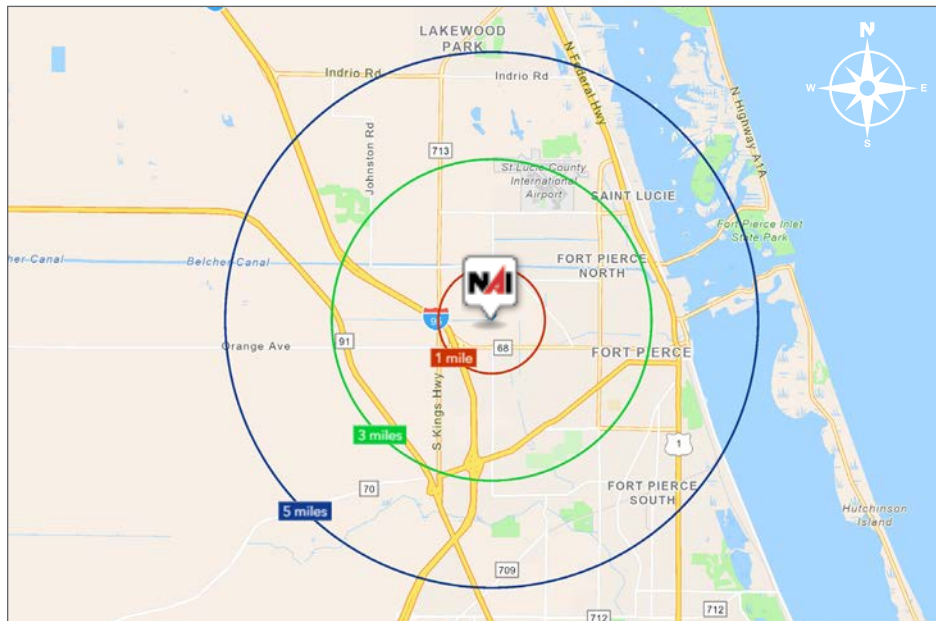
- 1 Mile: 648
- 3 Mile: 34,431
- 5 Mile: 63,564

Average Household Income

- 1 Mile: \$72,871
- 3 Mile: \$57,814
- 5 Mile: \$65,465

Median Age

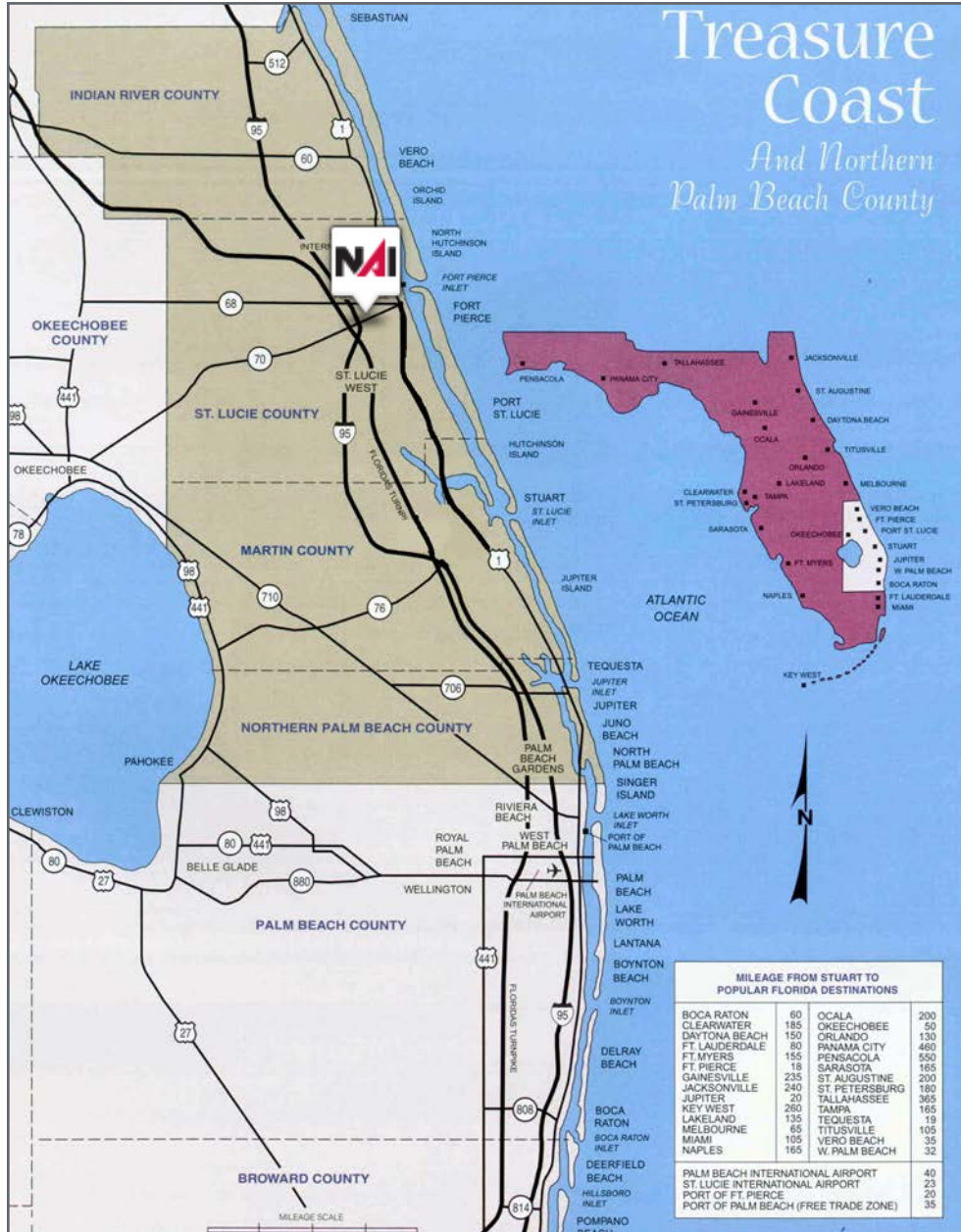
- 1 Mile: 38.3
- 3 Mile: 35.8
- 5 Mile: 38.2



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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.

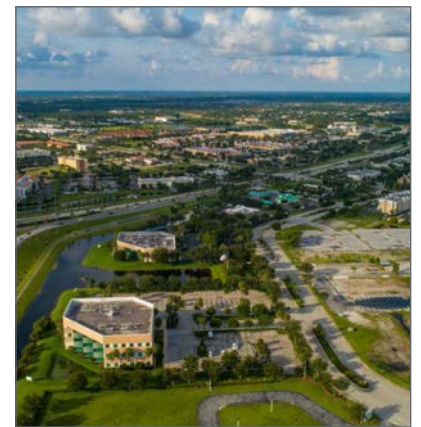
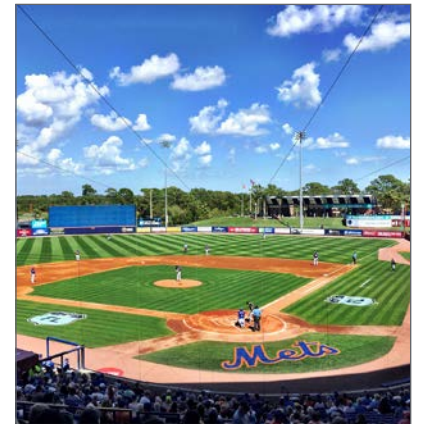
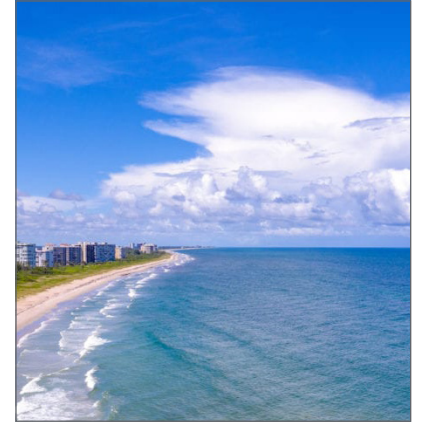
Regional Overview

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 373,586 and has experienced growth of over 34% 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 39 schools with a total of 43,600 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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