

±2.82 Acre Site Near PGA Village  
Commerce Centre Drive, Port Saint Lucie 34986

**NAI**Southcoast



*Presented by*

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FOR SALE:

**\$485,000**



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## Property Details

- Address: Commerce Centre Drive  
Port Saint Lucie 34986
- Zoning: PUD
- Future Land Use: Residential Suburban
- Municipality: St Lucie County
- Land Size: 2.82 Acres
- Frontage: ±1,350 feet on Commerce Centre Drive
- Parcel ID: 3327-000-0000-000-3

## Property Overview

This ±2.82-acre parcel presents a prime development opportunity strategically located near the entrance of PGA Village and just north of Tradition—one of the fastest growing master-planned communities in Florida.

The property enjoys exceptional visibility and access along a key east/west corridor with an I-95 interchange located less than one mile to the east, offering convenient connectivity. Surrounded by established and emerging communities, including PGA Village, PGA Village Verano, and Tradition, the site is nestled in one of the most desirable residential growth corridors in St. Lucie County.

With thousands of existing homes nearby and more under development, this area features strong demographics and sustained demand. The rapid growth of this area makes this a timely opportunity to create something truly special in a high-demand market.



## Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$120,683	64.9
3 Miles	\$107,942	53.1
5 Miles	\$98,109	46.1



# ±2.82 Acre Site Near PGA Village

Commerce Centre Drive, Port Saint Lucie 34986

Looking West





# ±2.82 Acre Site Near PGA Village

Commerce Centre Drive, Port Saint Lucie 34986

Looking South





# ±2.82 Acre Site Near PGA Village

Commerce Centre Drive, Port Saint Lucie 34986

Satellite Image





# ±2.82 Acre Site Near PGA Village

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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
	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
Calendar Year 2024	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

2017-2024

8 YEAR TOTALS	12,935	6,743	11,297	16,510,578
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\*\* 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

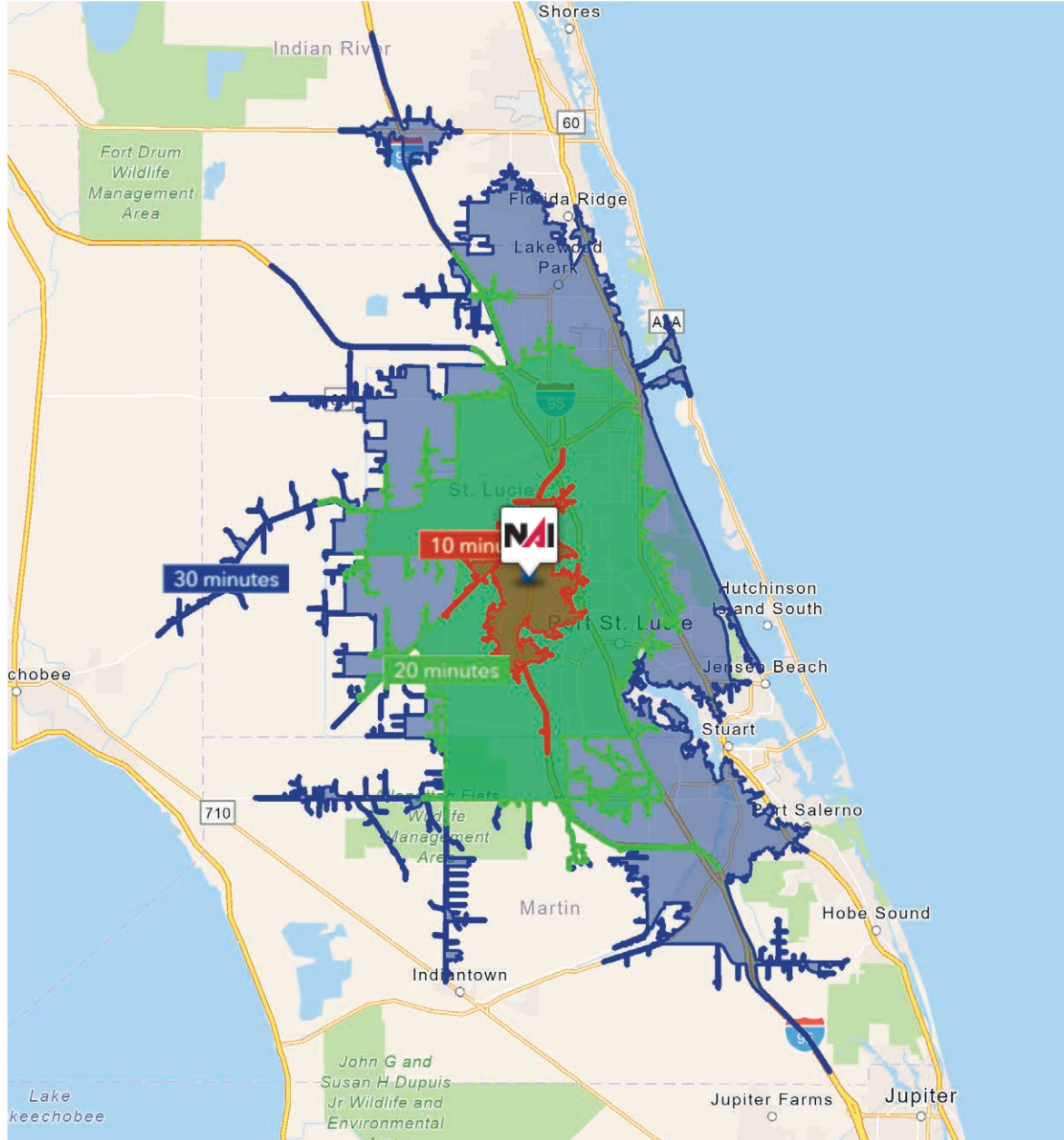
\$ Square footage – see Interstate Crossroads & Legacy Park 2020



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## Drive Time



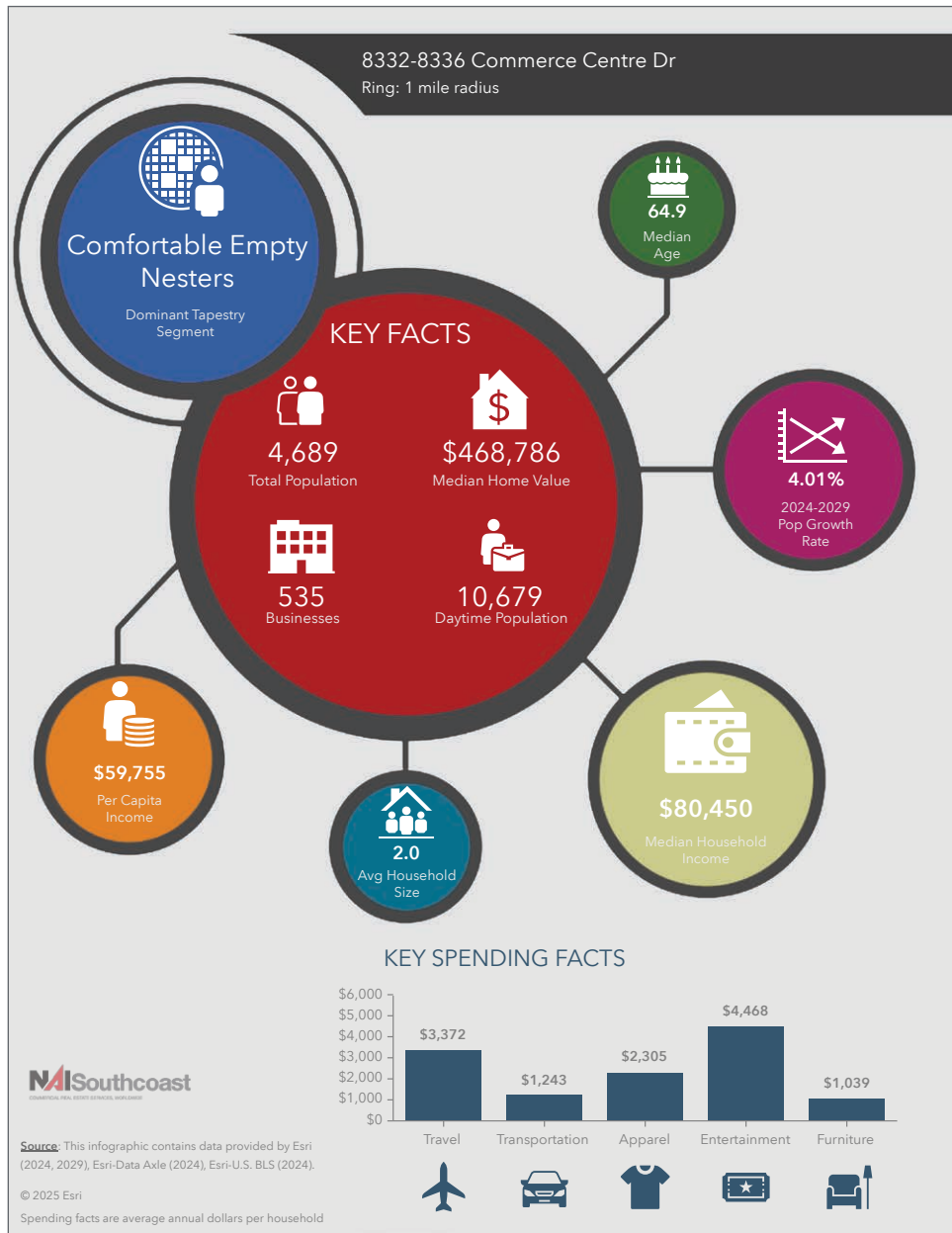
10 Minutes	20 Minutes	30 Minutes
<b>22,057</b> 2010 Population	<b>198,671</b> 2010 Population	<b>340,932</b> 2010 Population
<b>34,236</b> 2024 Population	<b>277,313</b> 2024 Population	<b>445,614</b> 2024 Population
<b>55.22%</b> 2010-2024 Population Growth	<b>39.58%</b> 2010-2024 Population Growth	<b>30.70%</b> 2010-2024 Population Growth
<b>2.61%</b> 2024-2029 (Annual) Est. Population Growth	<b>2.27%</b> 2024-2029 (Annual) Est. Population Growth	<b>1.68%</b> 2024-2029 (Annual) Est. Population Growth
<b>54.9</b> 2024 Median Age	<b>43.8</b> 2024 Median Age	<b>46.5</b> 2024 Median Age
<b>\$107,735</b> Average Household Income	<b>\$93,435</b> Average Household Income	<b>\$95,166</b> Average Household Income
<b>48.8%</b> Percentage with Associates Degree or Better	<b>40.2%</b> Percentage with Associates Degree or Better	<b>41.1%</b> Percentage with Associates Degree or Better
<b>65.6%</b> Percentage in White Collar Profession	<b>57.2%</b> Percentage in White Collar Profession	<b>58.7%</b> Percentage in White Collar Profession



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## 2024 Demographics



### Population

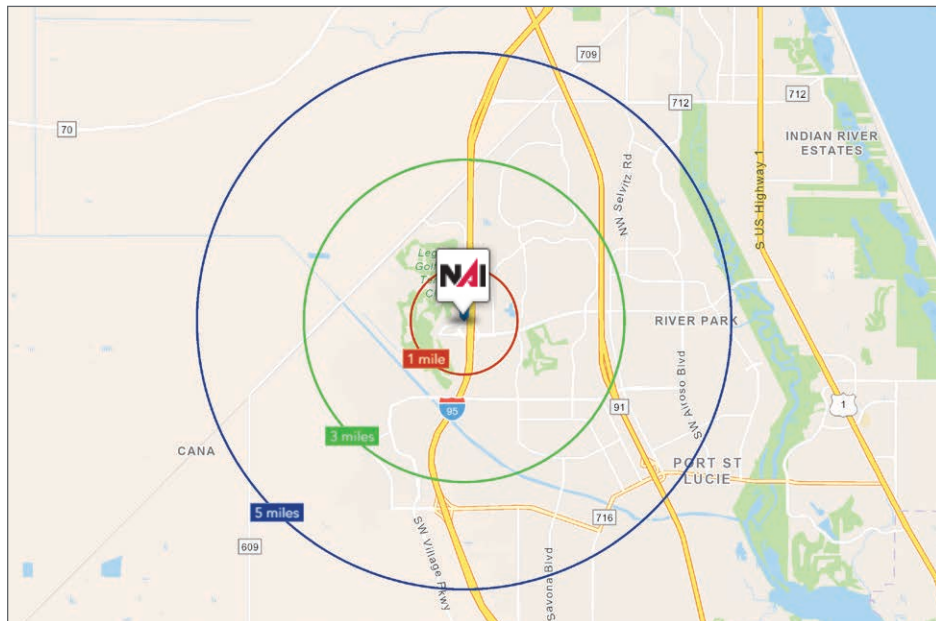
- 1 Mile: 4,689
- 3 Mile: 50,812
- 5 Mile: 138,570

### Average Household Income

- 1 Mile: \$120,683
- 3 Mile: \$107,942
- 5 Mile: \$98,109

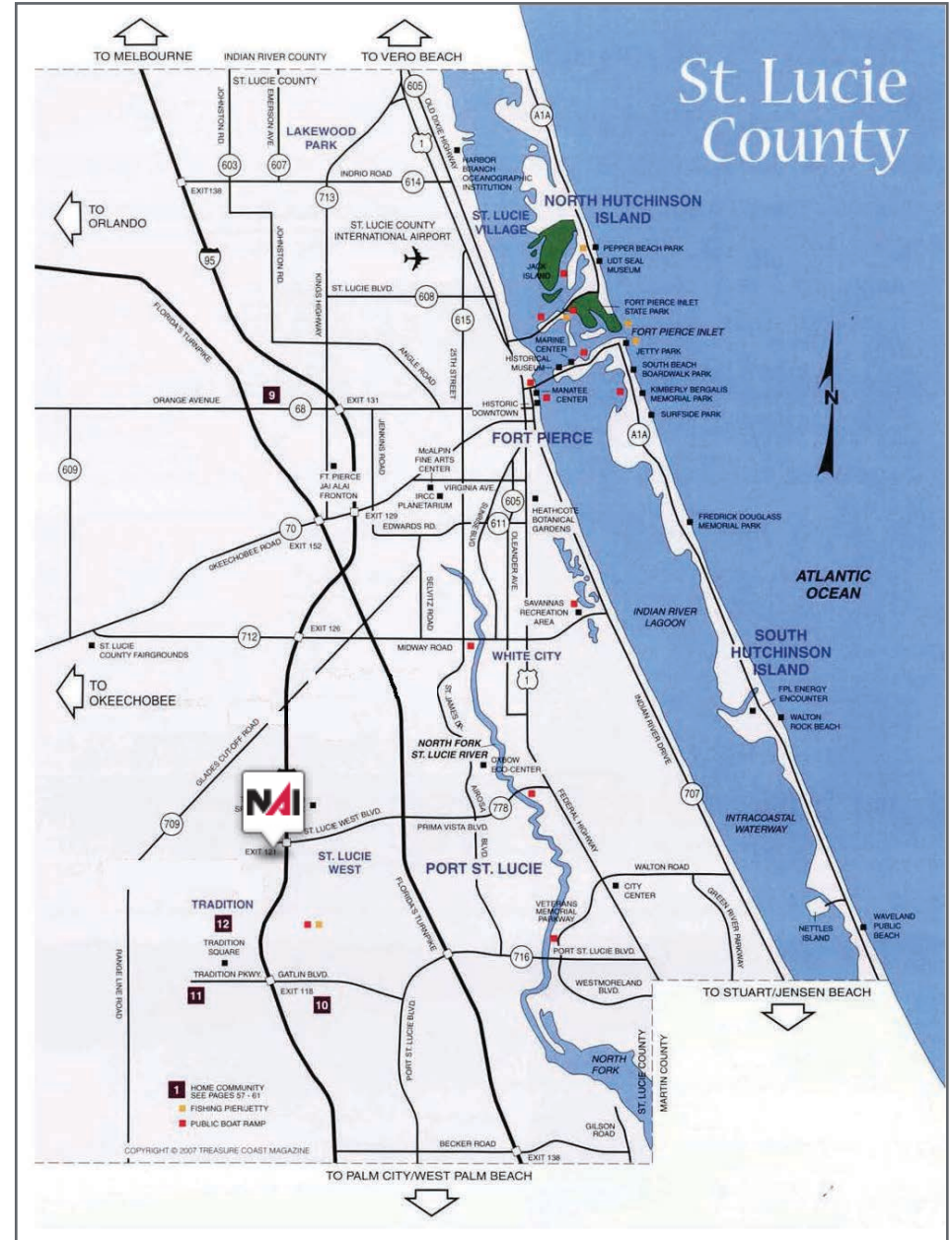
### Median Age

- 1 Mile: 64.9
- 3 Mile: 53.1
- 5 Mile: 46.1





## Area Maps





# City Overview

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 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th 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 pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.



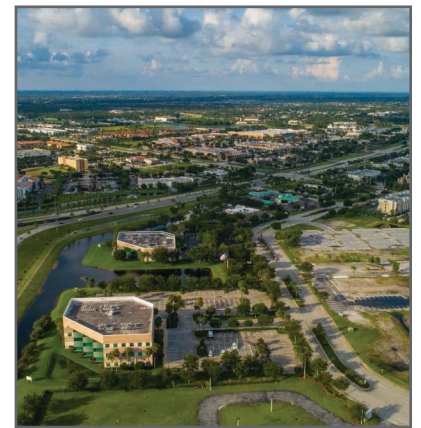
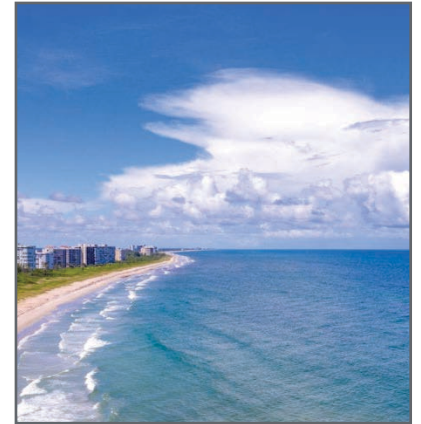
# Regional Overview

## 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 375,226 and has experienced growth of over 35% 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 45,661 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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