

FOR SALE
\$4,500,000

Approved Multifamily & Commercial Site | 2160 SE Hillmoor Drive, Port St. Lucie, FL 34952

East Lake Village

17,200 AADT

SE HILLMOOR DR

SE LENNARD RD

SITE PLAN APPROVED

112 Residential Units
56 Garages
24,964 SF Commercial Space
2 Outparcels



Presented By:

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Property Details

Address:	2160 SE Hillmoor Dr, Port St. Lucie, FL 34952
List Price:	\$4,500,000
Zoning:	PUD (PSL)
Future Land Use:	CG / ROI
Jurisdiction:	Port Saint Lucie
Land Size:	±5.34 Acres
Daily Traffic:	17,200 AADT on Lennard Road
Parcel IDs:	4401-803-0001-000-5; 4401-803-0002-000-2 4401-803-0003-000-9; 4401-803-0005-000-3 4401-803-0006-000-0; 4401-803-0007-000-7

Property Overview

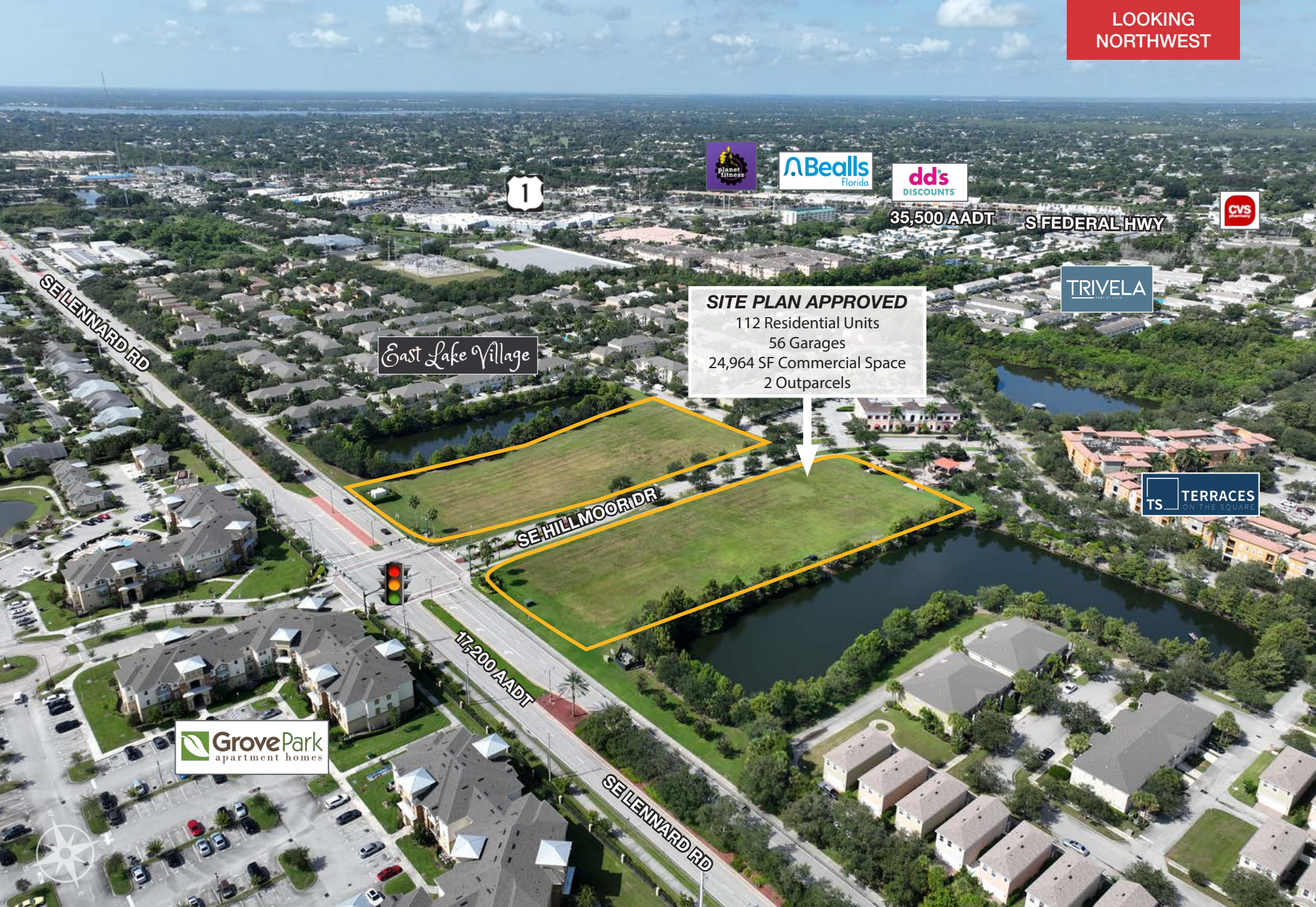
This ±5.34-acre site on SE Hillmoor Drive presents a rare mixed-use development opportunity in the heart of Port St. Lucie. Fully site-plan approved, the project is designed for 112 apartment/condo units with garages, ±24,964 SF of commercial space, and two restaurant outparcels. Complete with substantial site work including utilities, drainage, and infrastructure plus architectural plans, the property is nearly pad-ready and positioned for immediate development.

The project offers exceptional flexibility, blending residential and commercial uses to meet the growing demand in one of Florida's fastest-expanding cities. Building permits can be issued within 90 days of submittal, giving developers, investors, or joint venture partners a fast-tracked timeline to construction.

Located in a prime corridor with strong demographics and increasing migration to the Treasure Coast, this site combines high visibility, turnkey readiness, and mixed-use potential. Surrounded by established residential communities, retail, and healthcare facilities, the property provides a unique opportunity to deliver a signature development that capitalizes on Port St. Lucie's sustained growth.







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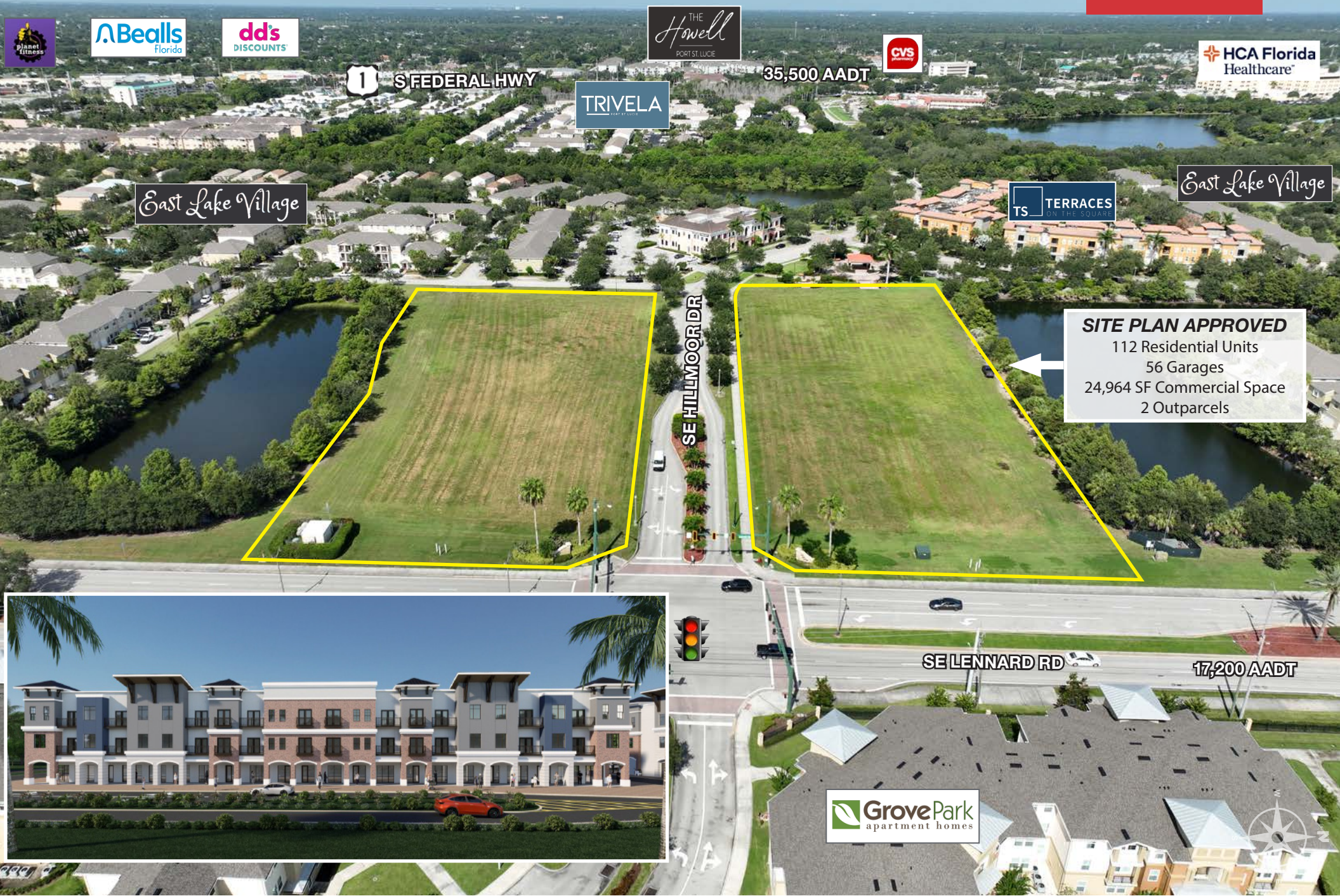
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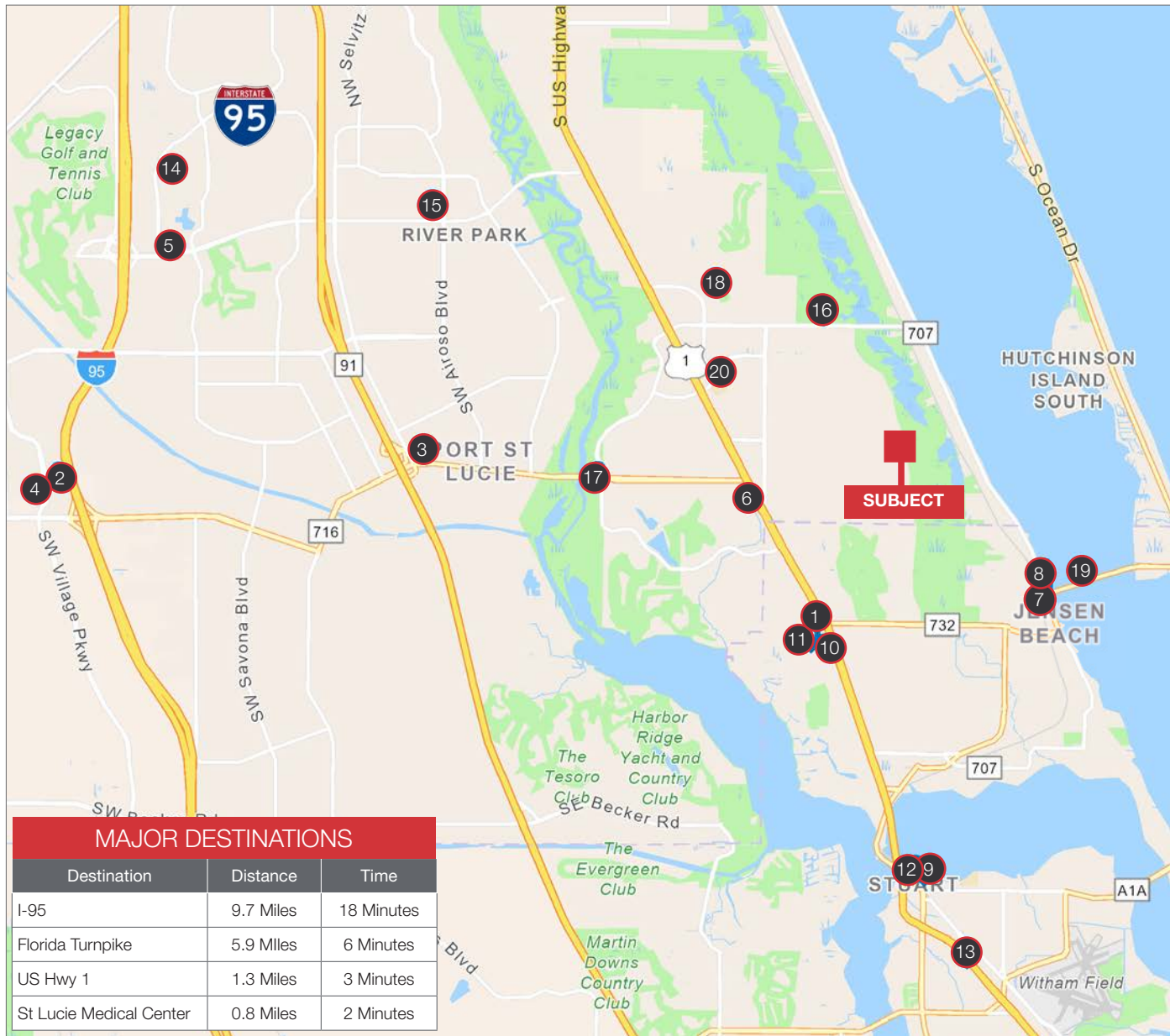


LOOKING WEST



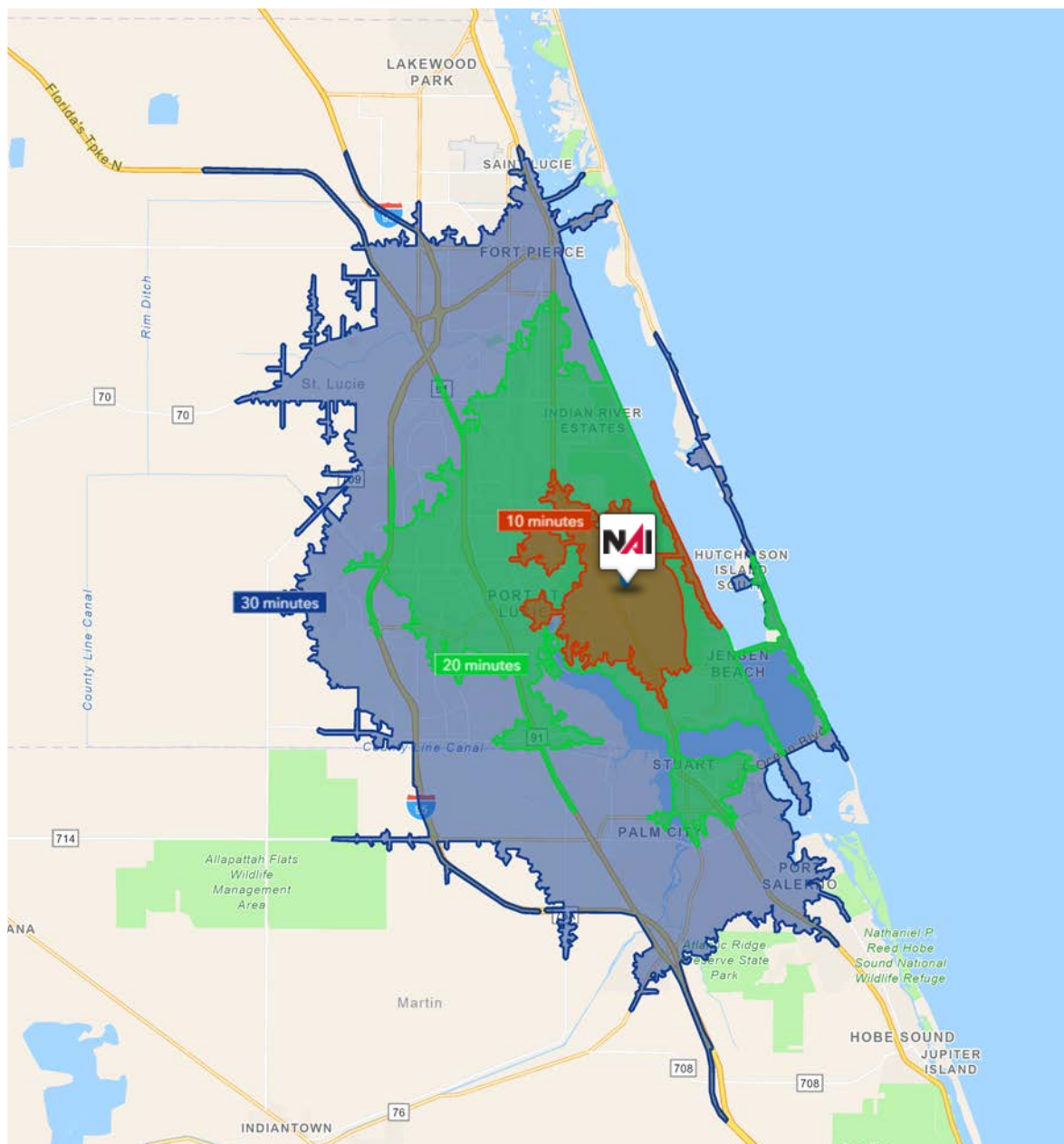
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NAISouthcoast



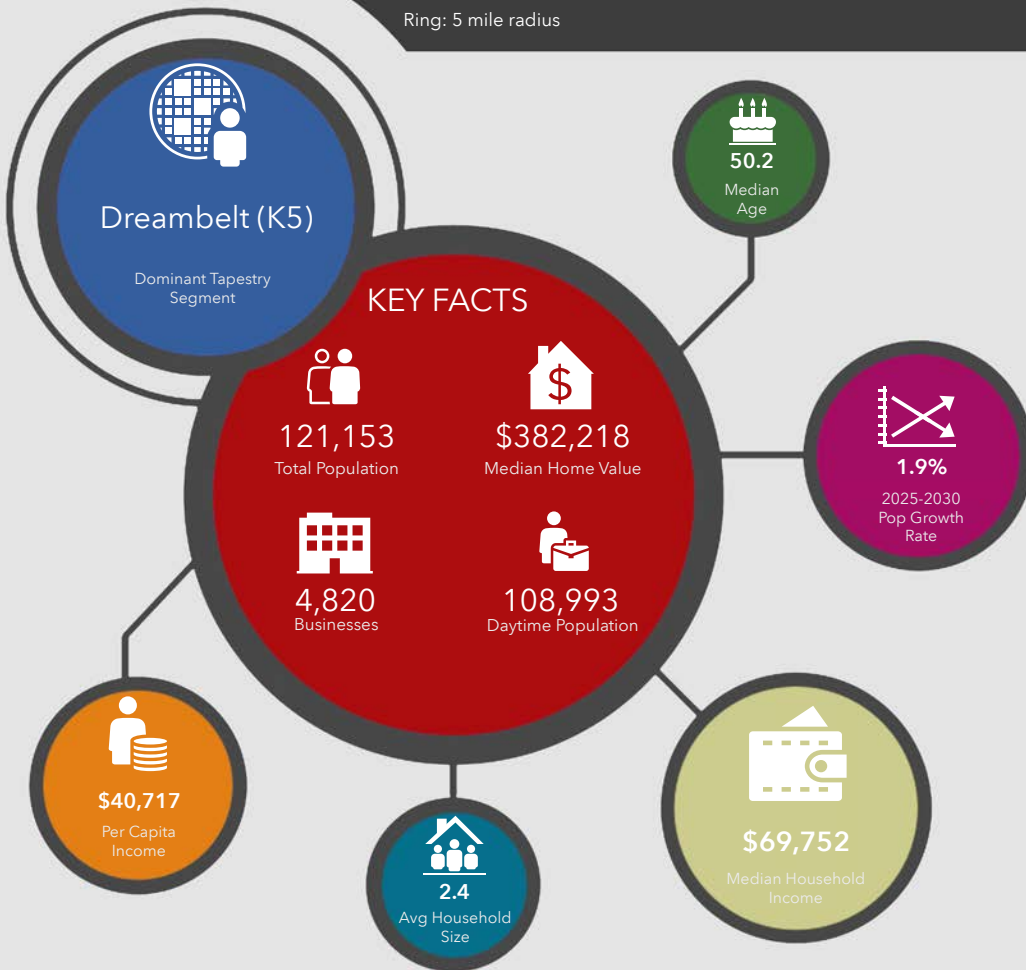
MAJOR DESTINATIONS		
Destination	Distance	Time
I-95	9.7 Miles	18 Minutes
Florida Turnpike	5.9 Miles	6 Minutes
US Hwy 1	1.3 Miles	3 Minutes
St Lucie Medical Center	0.8 Miles	2 Minutes

POINTS OF INTEREST			
SHOPPING			
	Destination	Distance	Time
1	Treasure Coast Square Mall	3.3 Miles	9 Minutes
2	The Landing at Tradition	12.1 Miles	23 Minutes
3	Shoppes of Victoria Square	5.3 Miles	13 Minutes
4	Tradition Village Center	12 Miles	23 Minutes
5	Shoppes at St Lucie West	8.7 Miles	19 Minutes
6	Walmart Supercenter	1.6 Miles	6 Minutes
DINING			
	Destination	Distance	Time
7	Circa69 Bar & Grill	6.8 Miles	13 Minutes
8	Conchy Joe's Seafood	6.6 Miles	13 Minutes
9	Oak & Ember Steakhouse	6.7 Miles	16 Minutes
ENTERTAINMENT			
	Destination	Distance	Time
10	Elev8 Fun Jensen Beach	3.4 Miles	9 Minutes
11	Regal Treasure Coast Mall	3.6 Miles	10 Minutes
12	Lyric Theater	6.5 Miles	15 Minutes
13	Stuart Bowl	7.8 Miles	18 Minutes
14	Clover Park	10.8 Miles	23 Minutes
15	Sportsman's Park	6.1 Miles	14 Minutes
RECREATION			
	Destination	Distance	Time
16	Savannas Preserve State	1.9 Miles	4 Minutes
17	The Port District	3.4 Miles	9 Minutes
18	Spanish Lakes Golf Club	6.0 Miles	13 Minutes
19	Jensen Beach Causeway Park	7.2 Miles	14 Minutes
HEALTHCARE			
	Destination	Distance	Time
20	St Lucie Medical Center	0.7 Miles	2 Minutes

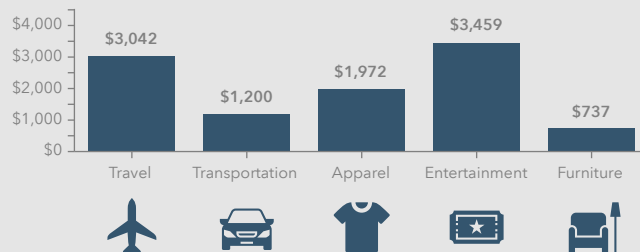


10 Minutes	20 Minutes	30 Minutes
40,956 2010 Population	184,171 2010 Population	341,109 2010 Population
48,494 2025 Population	222,579 2025 Population	446,221 2025 Population
18.41% 2010-2025 Population Growth	20.85% 2010-2025 Population Growth	30.81% 2010-2025 Population Growth
1.83% 2025-2030 (Annual) Est. Population Growth	1.93% 2025-2030 (Annual) Est. Population Growth	1.99% 2025-2030 (Annual) Est. Population Growth
50.1 2025 Median Age	48.5 2025 Median Age	47.5 2025 Median Age
\$84,497 Average Household Income	\$95,191 Average Household Income	\$102,853 Average Household Income
40.3% Percentage with Associates Degree or Better	40.3% Percentage with Associates Degree or Better	43.1% Percentage with Associates Degree or Better
55.8% Percentage in White Collar Profession	57.9% Percentage in White Collar Profession	58.6% Percentage in White Collar Profession

2160 SE Hillmoor Dr, Port Saint Lucie, Florida, 34952
Ring: 5 mile radius



KEY SPENDING FACTS



Population

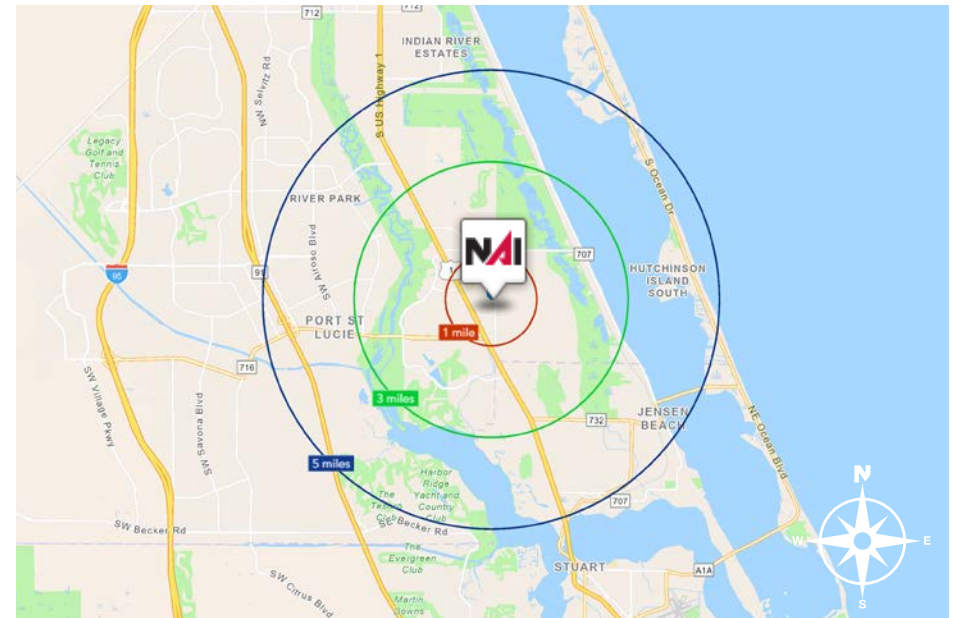
1 Mile:	11,304
3 Mile:	49,236
5 Mile:	121,153

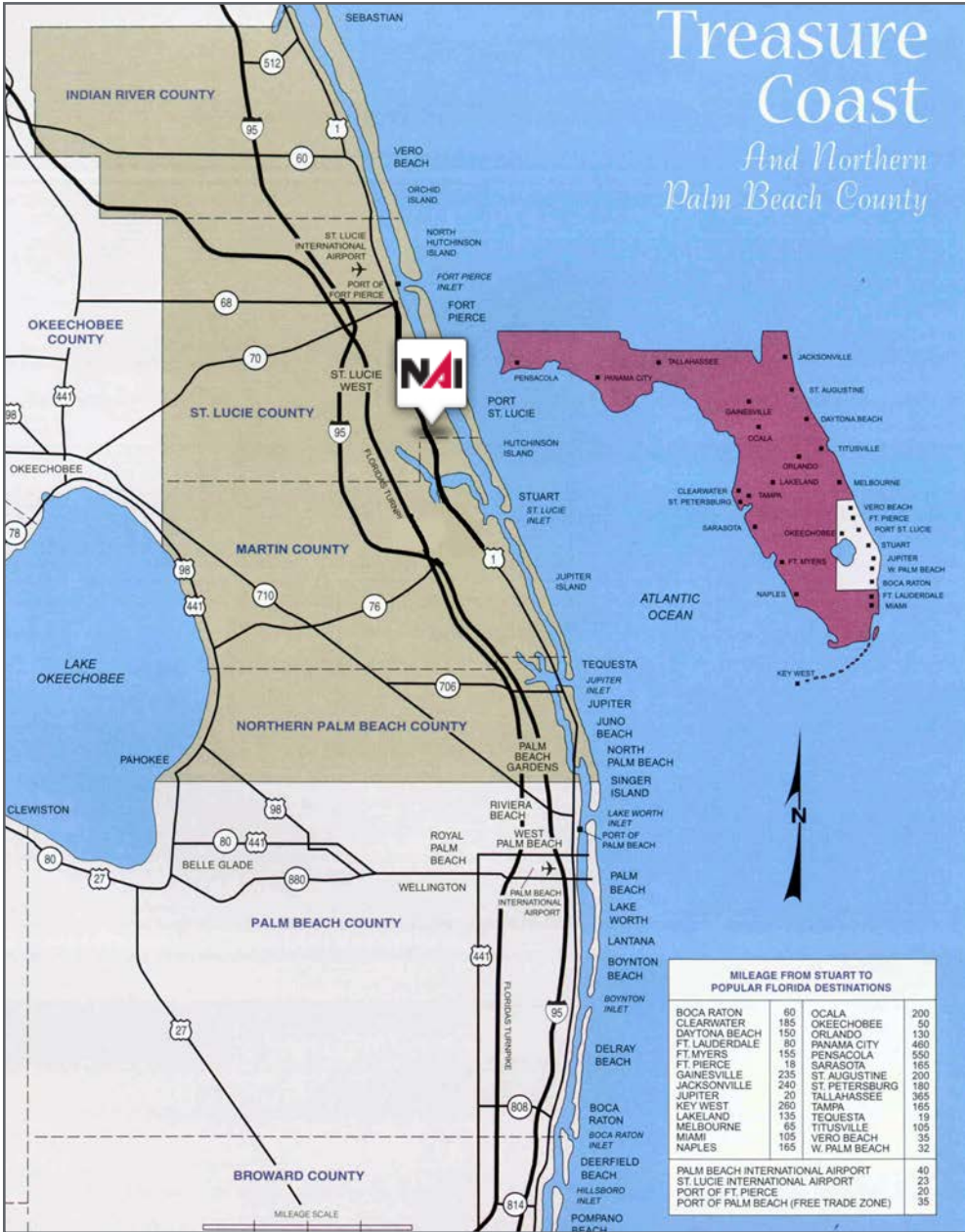
Average Household Income

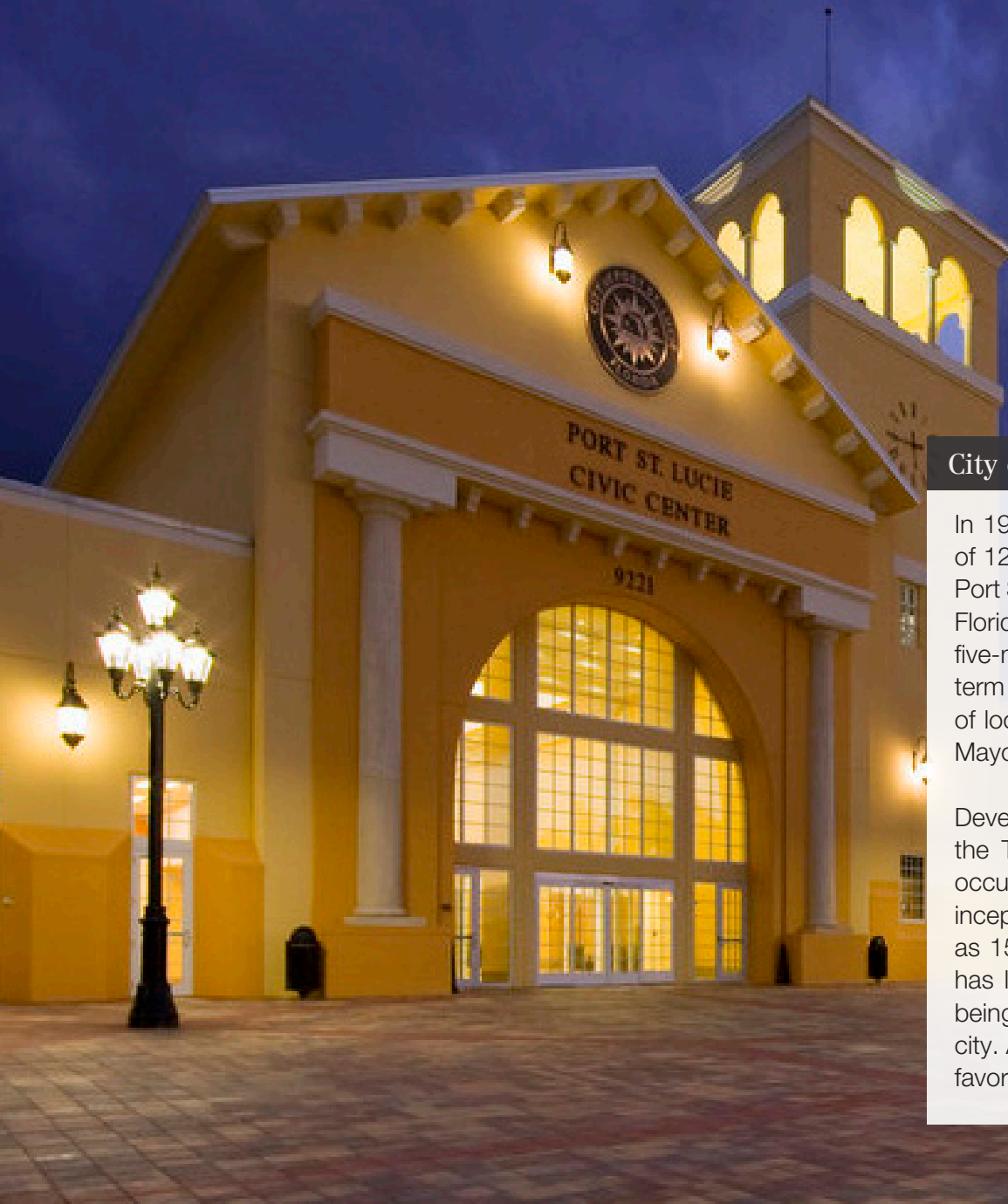
1 Mile:	\$76,109
3 Mile:	\$86,345
5 Mile:	\$96,245

Median Age

1 Mile:	41.3
3 Mile:	51.2
5 Mile:	50.2







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.



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