

FOR SALE

14.4-Acre Site
SW Village Parkway
PORT ST. LUCIE | FL

Centrally
Located in the
Town of Tradition

Incentives are available, including expedited permitting, infrastructure and other development-related mandates for either land parcel which can be purchased individually.

INTERSTATE 95

LANDING AT TRADITION

11.63 AC

2.77 AC

VILLAGE PARKWAY



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THE LAND

The site consists of two undeveloped parcels, encompassing a combined total land area of ± 14.4 acres which can be purchased separately. The subject property offers an excellent opportunity for a commercial development project in a premium location with excellent visibility and accessibility from Interstate 95.

THE AREA

Port St. Lucie is located in St. Lucie County, equidistant (± 115 miles) to Miami (to the south) and Orlando (to the northwest). The City is accessible by Florida's Turnpike, Interstate 95, US 1 and the Treasure Coast International Airport. Port St. Lucie offers a live, work, play environment that is also becoming a life sciences and medical research hub at the Tradition Center for Innovation.

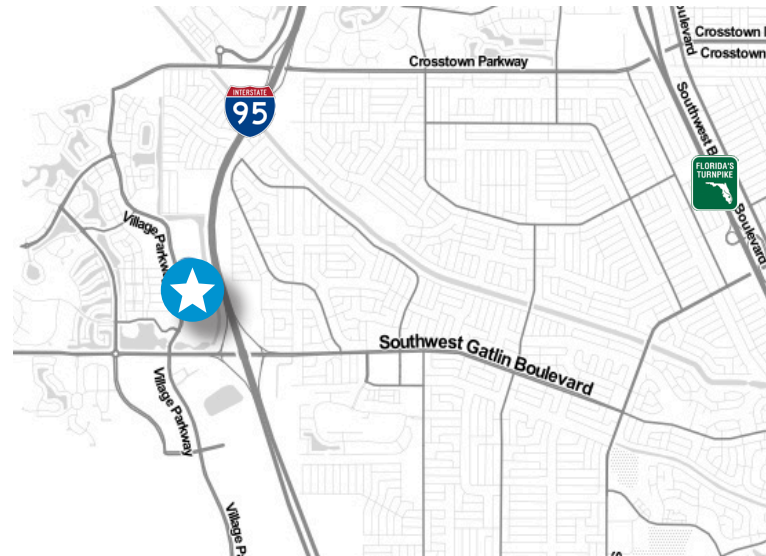
AERIAL MAP



SITE SPECIFICATIONS

Property Address	SW Gatlin Boulevard, Port St. Lucie, FL
Parcel Numbers	4310-603-0009-000-8 4310-603-0008-000-1
Lot Sizes	± 2.77 Acres ± 11.63 Acres
Total SF	$\pm 627,308$
Frontage	SW Village Parkway and Interstate 95
Use Code	1000
Classification	Development of Regional Impact
County	St. Lucie
Utilities Available	Water, sewer, electric, cable, high-speed internet and gas
Closest Retailers	Target, Publix, Michael's, TJ Maxx, Subway, Starbucks, Bed Bath & Beyond, Old Navy, Famous Footwear, Pier 1 Imports, LA Fitness, Starbucks, Subway, Babies R Us

LOCATION MAP



INVESTMENT HIGHLIGHTS

- Adjacent to Interstate 95 with high visibility
- Approvals and entitlements in place – “Shovel Ready” site
- Zoning will allow for office, retail, commercial and/or hotel development
- Located in the fast growing St. Lucie County area
- Excellent branding opportunity
- Situated just north of the highly trafficked retail center, The Landing at Tradition

ASKING PRICE:

For 2.77 acres:

\$1.935M (\$698,556.00 per acre)

For 11.63 acres:

\$8,500,000 (\$730,868 per acre)

For combined 14.4 acres:

\$10,200,000 (\$708,333 per acre)

CONTACT US

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