

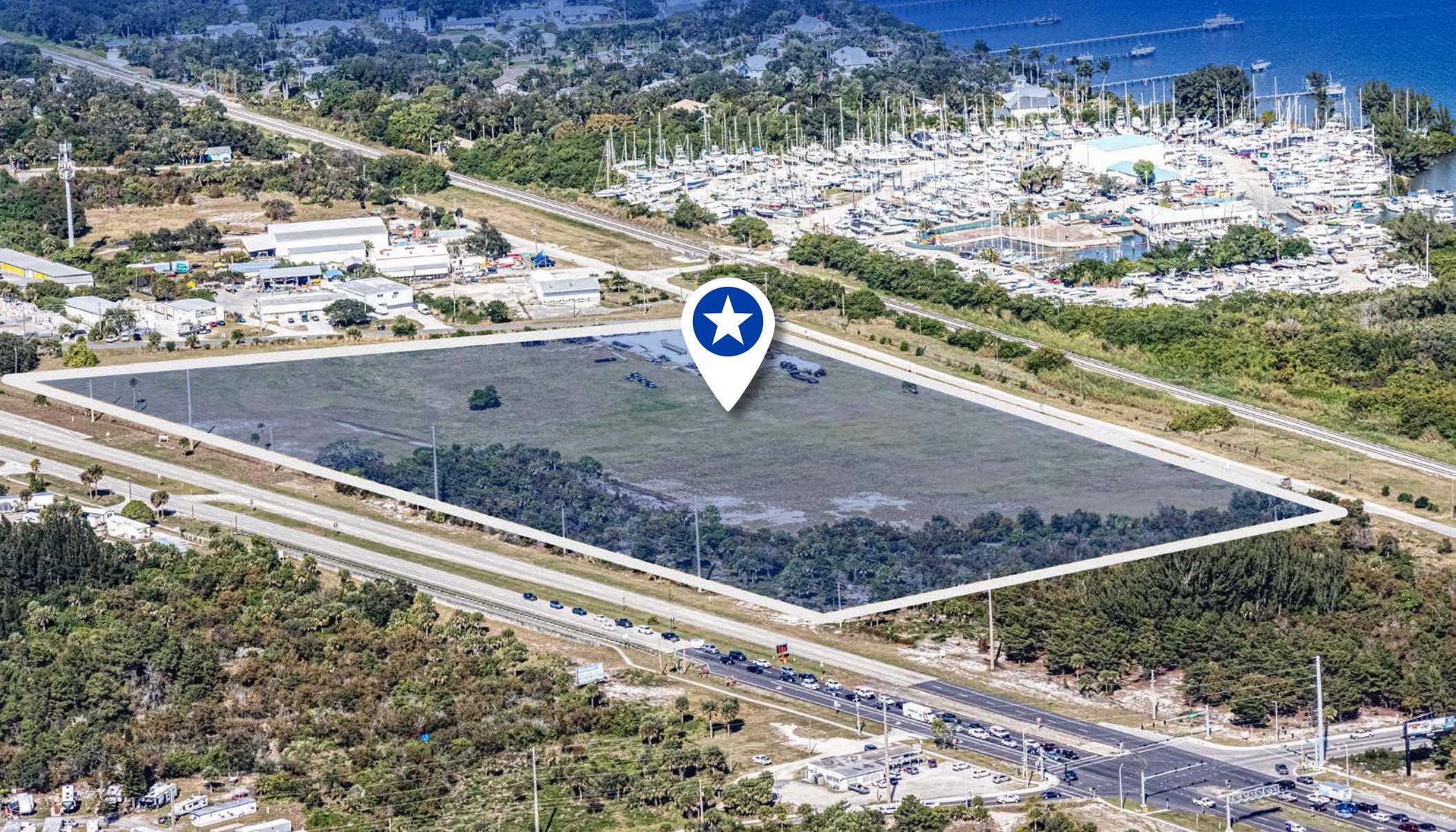
OFFERING MEMORANDUM

# Treasure Coast Industrial Qualified Opportunity Zone

2300 North Old Dixie Hwy, Fort Pierce, FL 34946



A ± 20-ACRE INDUSTRIAL / FLEX DEVELOPMENT OPPORTUNITY ALONG NORTH OLD DIXIE HIGHWAY IN FORT PIERCE, FLORIDA



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# EXECUTIVE SUMMARY



# Executive Summary

## Treasure Coast Industrial Qualified Opportunity Zone

Northmarq is pleased to present **Treasure Coast Industrial Qualified Opportunity Zone Site**, a unique ±20-acre development opportunity along North Old Dixie Highway in Fort Pierce, Florida. Currently undeveloped land, the site is best suited for Industrial/For Sale, For Lease, and Build-to-Suit developments, offering flexibility for a wide range of users seeking customized or turnkey solutions. Located within St. Lucie County, one of Florida's most strategically positioned markets, the property benefits from direct access to I-95 and Florida's Turnpike. This unique location places Palm Beach around an hour away and Miami within two hours, both of which have commercial airports and large seaports. This central connectivity enhances appeal for logistics, manufacturing, and service-oriented users requiring efficient routes to Florida's major population and employment hubs.

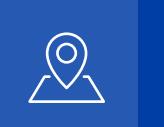
Businesses relocating here can leverage Florida's highly favorable tax environment, which has no corporate franchise tax, no state personal income tax, no inventory tax, and no taxes on foreign income. These benefits can significantly reduce operational costs and business risk. St. Lucie County's expanding labor pool provides access to a skilled workforce supported by strong regional population growth. With proximity to five international and regional airports and the added long-term advantages of its Opportunity Zone designation, the site offers a compelling opportunity for users and investors pursuing scalable industrial development sites in a high-growth Florida market.



**±20 AC**  
Total Acreage



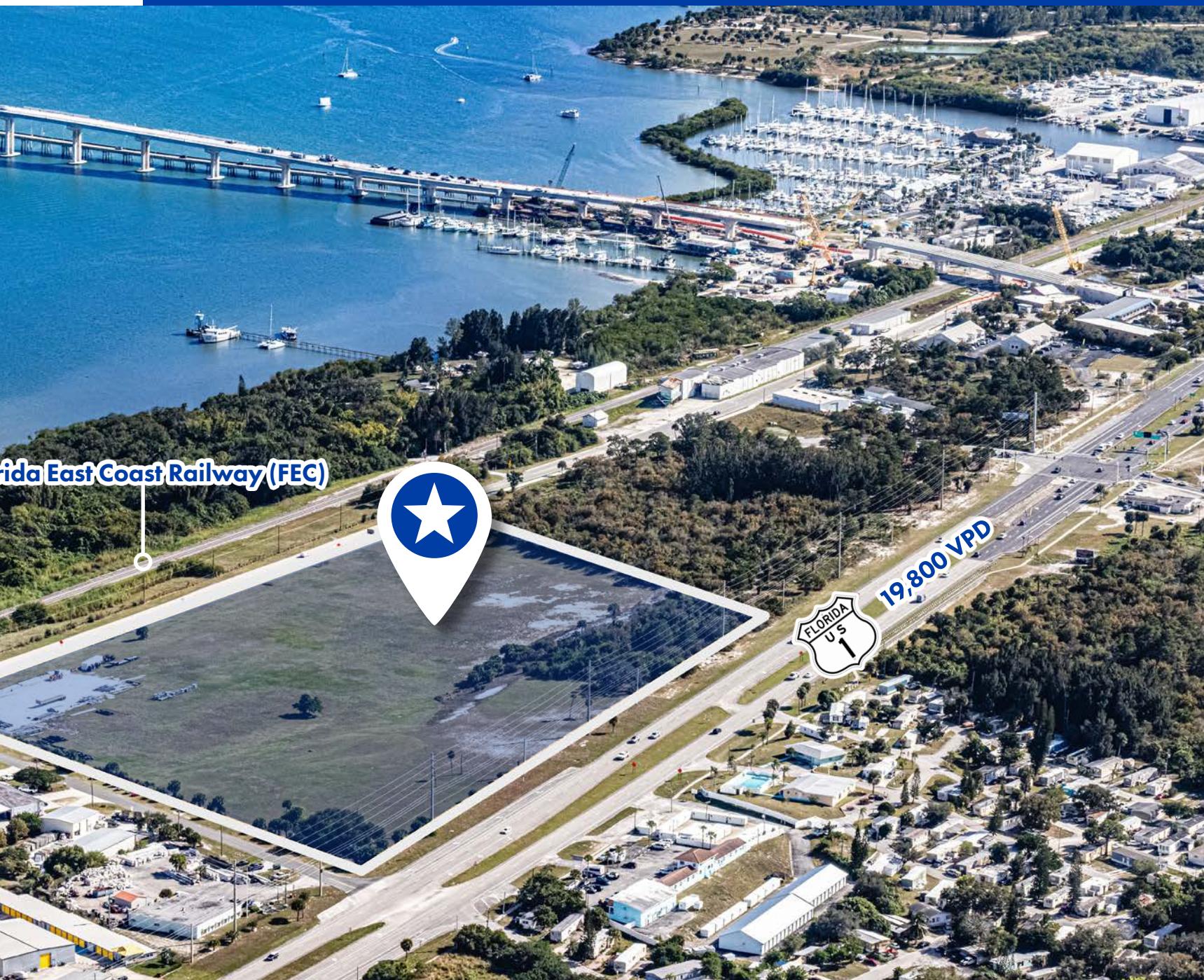
**Industrial or Flex: For Sale,  
For Lease, or Built-to-Suit**  
Projected Site Use



**IL**  
Zoning



**St Lucie**  
County



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# INVESTMENT HIGHLIGHTS



# Treasure Coast Industrial Qualified Opportunity Zone

## Site Description

### PROPERTY SUMMARY

ADDRESS	2300 N Old Dixie Hwy, Fort Pierce, FL 34946
TERMS	All Cash
ACREAGE	± 20 AC
PARCEL ID NUMBER	1433-130-0007-000-2
COUNTY	St. Lucie County
SUBMARKET	Fort Pierce
CURRENT USE	Undeveloped Land
PROJECTED SITE USE	Industrial or Flex: For Sale, For Lease, or Built-to-Suit
ZONING	IL – Industrial (Light)

### UTILITIES

UTILITIES	PROVIDER	LOCATION
WATER / WASTEWATER	Fort Pierce Utilities Authority (FPUA) To the Site	
ELECTRIC	Fort Pierce Utilities Authority (FPUA) To the Site	



# Fort Pierce, Florida *Demographics*

5 Mile Radius



**62,000+**  
*Population*



**4.7%**  
*Annual Growth  
(2024-2029)*



**245,000+**  
*Employment/Labor Force  
(St Lucie County)*



**\$52,000**  
*Median Income*



# Fort Pierce, Florida *Market Statistics*



The region sits at the center of Florida's "Distribution Triangle" (Miami–Orlando–Tampa), giving industrial users same-day truck access to more than 70% of Florida's population.



Port of Fort Pierce is one of Florida's deepest inlets, allowing it to accommodate large vessels and making it a rising player in marine logistics and cargo support.

## WORKFORCE

**3**  
**TOP**  
**INDUSTRIES**



FOOD MANUFACTURING



TRANSPORTATION EQUIPMENT MANUFACTURING



AVIATION / AEROSPACE MANUFACTURING

03

# LOCATION OVERVIEW



St. Lucie County

# Fort Pierce, Florida

Fort Pierce is a key city within St. Lucie County on Florida's Treasure Coast, positioned between Orlando and Miami with direct access to both I-95 and Florida's Turnpike. This connectivity places Palm Beach roughly one hour south and Miami within two hours, providing efficient routes to major commercial airports and seaports that support regional logistics and distribution.

St. Lucie County continues to experience strong population and business growth, supported by a growing labor pool and proximity to institutions such as Indian River State College. The county's strategic location has attracted manufacturing, logistics, and service-oriented employers seeking access to Florida's expanding consumer base.

Businesses locating in the area benefit from Florida's favorable tax environment, including no corporate franchise tax, no personal income tax, no inventory tax, and no tax on foreign income. The property's Opportunity Zone designation adds further investment advantages.

The ±20-acre Treasure Coast Industrial Qualified Opportunity Zone Site is situated along N. Old Dixie Highway, offering quick access to major transportation corridors and multiple regional airports. Its location and development flexibility make it well-suited for industrial, flex, and build-to-suit users seeking a central position within a high-growth Florida market.



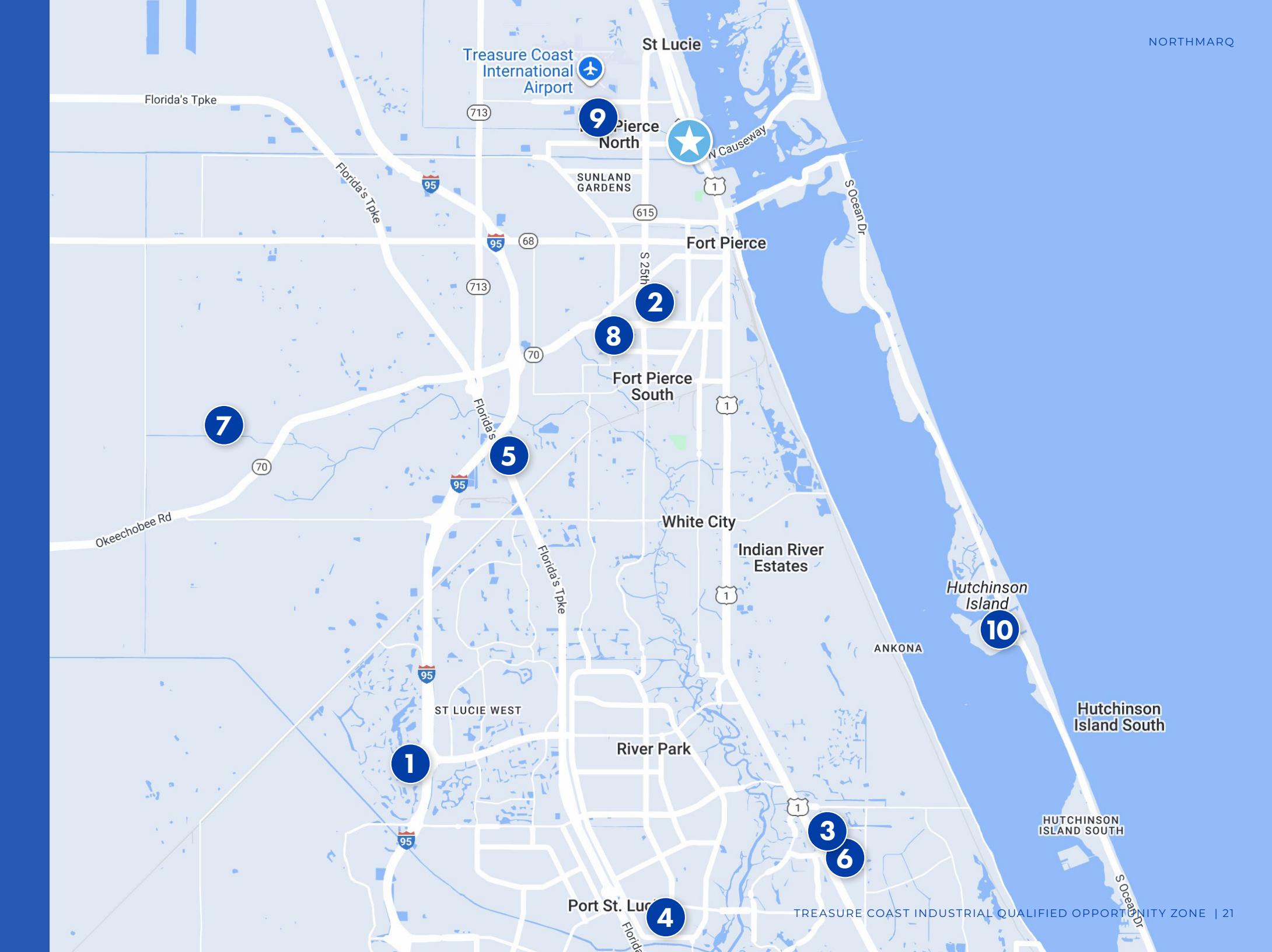
# 04

# MAJOR EMPLOYERS



# Major Employers

#	EMPLOYER	EMPLOYEES	PRODUCT / SERVICE
1	St. Lucie Public Schools	5,253	Education
2	HCA Florida Lawnwood Hospital	1,896	Healthcare
3	Cleveland Clinic Martin Health	1,544	Healthcare
4	City of Port St Lucie	1,363	City government
5	Walmart Distribution Center	1,273	Distribution Center
6	HCA Florida St. Lucie Hospital	937	Healthcare
7	St. Lucie County	791	County Government
8	Indian River State College	734	Education
9	Pursuit Boats	652	Boat Manufacturer
10	Florida Power & Light Co.	610	Electric Utility



# 05

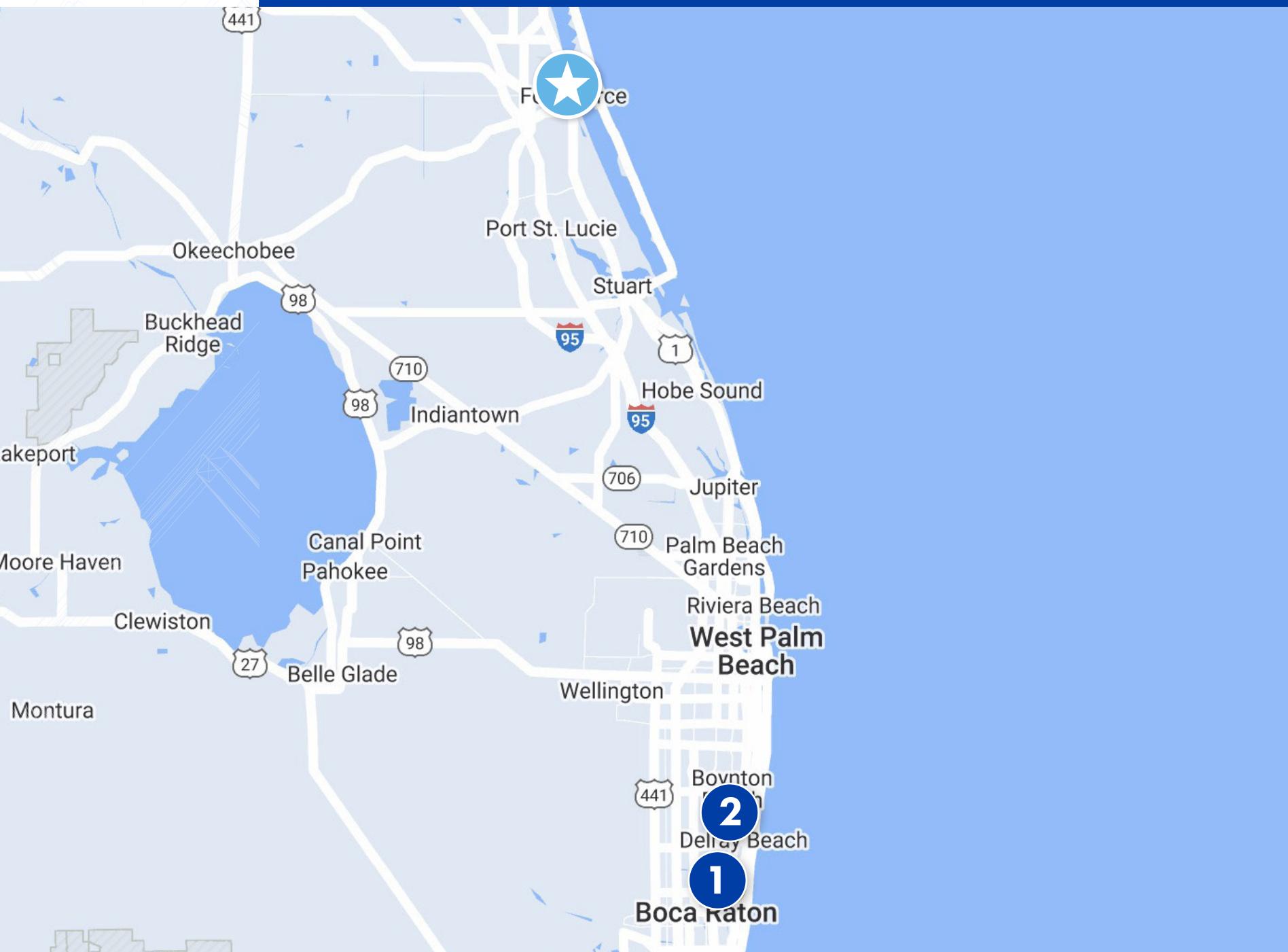
# RENT COMPARABLES



# Rent Comparables



PROPERTY	YEAR BUILT	VACANCY	TOTAL SF	SIZE (AC)	FAR	TOTAL RENT/YEAR	MKT/SF /YR	RENT TYPE	CONCESSIONS/COMMENTS
1 Boca Logistics Park	2023	65%	119,117	8.74	0.31	\$1,876,093	\$15.75	NNN	644-646 Park of Commerce Way
2 Egret Point Logistics Center Bldg 1	2025	4%	233,438	30.78	0.17	\$3,559,930	\$15.25	NNN	3800 S Congress Ave
<b>PROPERTY AVERAGES</b>	<b>2024</b>		<b>176,278</b>	<b>19.76</b>		<b>\$1,812,007</b>	<b>\$15.50</b>		



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# FINANCIAL ANALYSIS & RESEARCH



# Financial Analysis & Research

## HYPOTHETICAL DEVELOPMENT SCENARIO

PROJECT COSTS	PER LAND FOOT	%	PER UNIT	PER SF <sup>1</sup>	AMOUNT
Land Costs	\$ 13.40	16%	\$ 1,740,411	\$ 29.84	\$ 10,442,465
Hard Costs		58%	6,416,667	\$ 110.00	38,500,000
Soft Costs		12%	1,283,333	\$ 22.00	7,700,000
Carry Costs		1%	133,306	\$ 2.29	799,839
TI's and Leasing Fees		14%	1,502,083	\$ 25.75	9,012,500
<b>Total Project Costs</b>	<b>100%</b>		<b>\$11,075,801</b>	<b>\$189.87</b>	<b>\$66,454,803</b>
<b>Current Market Operations</b>					
<b>(Triple Net) Net Operating Income<sup>2</sup></b>			<b>\$775,469</b>	<b>\$13.29</b>	<b>\$4,652,813</b>
<b>Combined Net Operating Income</b>			<b>\$775,469</b>	<b>\$13.29</b>	<b>\$4,652,813</b>
<b>NET RETURN ON COST<sup>3</sup></b>					
<b>Reversion Valuation</b>					<b>7.00%</b>
<b>Triple Net Valuation Information</b>					
Net Operating Income <sup>4</sup>			\$775,469	\$13.29	\$4,652,813
Capitalization Rate					5.00%
<b>Estimated Value</b>			<b>\$15,509,375</b>	<b>\$265.88</b>	<b>\$93,056,250</b>
<b>Total Combined Reversion Value</b>			<b>\$15,509,375</b>	<b>\$265.88</b>	<b>\$93,056,250</b>
<b>Project Capitalization</b>					
Loan Amount		65%	\$7,199,270	\$123.42	\$43,195,622
Total Equity		35%	\$3,876,530	\$66.45	\$23,259,181
<b>Total Capitalization</b>	<b>100%</b>		<b>\$11,075,801</b>	<b>\$189.87</b>	<b>\$66,454,803</b>
<b>Equity Request</b>					
Joint-Venture Equity Partner		90%	\$3,488,877	\$59.81	\$20,933,263
Developer Equity		10%	\$387,653	\$6.65	\$2,325,918
<b>Total Equity</b>	<b>100%</b>		<b>\$3,876,530</b>	<b>\$66.45</b>	<b>\$23,259,181</b>

PROJECT LEVEL IRR <sup>5</sup>	PER UNIT	PER SF <sup>1</sup>	AMOUNT
Project Level Equity Multiple <sup>5</sup>			
<b>Loan Assumptions</b>			
Loan Amount			\$7,199,270
Term			\$213.42
Amortization			\$43,195,622
Interest Rate			3 Years
Annual Debt Service			30
Loan to Cost			60.00%
			\$23,259,181
			5%

## FOOTNOTES

1) Unless noted, Per Square Foot (PSF) is per Total Project SF (350,000).

2) NOI is based on Year 3 stabilized numbers.

3) Net Return on Cost is calculated on current market rents and expenses, as detailed on the Pro Forma page, and total project cost.

4) NOI is per 2 Operations and according to the assumptions detailed on the Cash Flow Summary page.

5) Project Level Returns are based on a 24 month hold period.

# Pro Forma

Rental Income <sup>1</sup>	# of Units	% of Total Units	Square Feet	MONTHLY RENT		ANNUAL TOTALS	
				Per Unit	\$/PSF	Amount	
BUILDING 1	1	17%	125,000	\$156,250	\$15.00	\$1,875,000	
BUILDING 2	1	17%	125,000	\$156,250	\$15.00	\$1,875,000	
BUILDING 3	1	17%	25,000	\$31,250	\$15.00	\$375,000	
BUILDING 4	1	17%	25,000	\$31,250	\$15.00	\$375,000	
BUILDING 5	1	17%	25,000	\$31,250	\$15.00	\$375,000	
BUILDING 6	1	17%	25,000	\$31,250	\$15.00	\$375,000	
<b>Current Market Rents</b>	<b>6</b>	<b>100%</b>	<b>350,000</b>	<b>\$72,917</b>	<b>\$15.00</b>	<b>\$5,250,000</b>	
<b>Potential Gross Income (Triple Net)</b>				<b>\$72,917</b>	<b>\$15.00</b>	<b>\$5,250,000</b>	
<b>Potential Gross Income (PGI)</b>				<b>\$72,917</b>	<b>\$15.00</b>	<b>\$5,250,000</b>	
<b>Triple Net</b>							
Less Vacancy		-5.00%		\$3,646	\$0.75	\$262,500	
<b>Effective Gross Income (EGI)</b>				<b>\$69,271</b>	<b>\$14.25</b>	<b>\$4,987,500</b>	
<b>Operating Expenses <sup>2</sup></b>							
Unrecoverable Expenses <sup>3</sup>		5%		20,781	0.36	124,688	
<b>Total Operating Expenses</b>				<b>\$20,781</b>	<b>\$0.36</b>	<b>\$124,688</b>	
Less Replacement Reserves <sup>5</sup>		5%		\$35,000	\$0.60	\$210,000	
<b>Total Operating Expenses &amp; Reserves</b>				<b>\$55,781</b>	<b>\$0.96</b>	<b>\$334,688</b>	
<b>Net Operating Income (NOI)</b>				<b>\$775,469</b>	<b>\$13.29</b>	<b>\$4,652,813</b>	
<b>Net Return on Cost</b>							<b>7.00%</b>
<b>FOOTNOTES</b>							
1)	Rental Income is based on current market rates.						
2)	Operating Expenses are based on current market rates.						
3)	Unrecoverable Expenses are based off 5% of a 50% expense to NOI ratio.						
4)	Franchise Taxes are based on 0.000% multiplied by Effective Gross Income (EGI).						
5)	Replacement Reserves are based on market standards of approximately \$35000 per unit.						





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## EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Treasure Coast Industrial Qualified Opportunity Zone**.

## OFFERING STRUCTURE

**Treasure Coast Industrial Qualified Opportunity Zone** is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

## ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

## COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

## DISCLAIMER

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