



# Orange Lake Crossing

OFFERING  
MEMORANDUM

9 contiguous parcels located at  
12801 Williams Road Port Saint Lucie 34987

**PRESENTED BY:**

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**FOR SALE:**

**SUBJECT TO OFFER**



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A man in a blue shirt is seen from the back, presenting to a group of people seated at tables in a meeting room. Large windows in the background show a bright, outdoor scene. A black rectangular box with orange and white text is overlaid on the right side of the image.

# EXECUTIVE SUMMARY

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Located within the City of Port St. Lucie in St. Lucie County, Florida, Orange Lake Crossing is an ideal location and offers a significant opportunity to be a part of the successful and continued growth within this area of the city and the county.

The property consists of nine contiguous parcels totaling approximately 256 acres and is located in the northwestern portion of the city, conveniently located less than 3 miles from I-95 and 4 miles north of Tradition and Tradition Center for Commerce.

With an annexation and development agreement with the City of Port St. Lucie already in place, Orange Lake Crossing is slated for development under one or more Planned Unit Developments (PUD) for residential, commercial and office uses for the following density:

- 1,358 residential units
- 154,202 square feet of commercial use
- 161,912 square feet of office/institutional

## HIGHLIGHTS



EXCELLENT HIGHWAY AND INTERCHANGE ACCESS



CLOSE PROXIMITY TO I-95 & TURNPIKE



DEVELOPMENT OPPORTUNITY



RAPIDLY GROWING MARKET

TO ACCESS THE VIDEO BROCHURE, CLICK THE LINK BELOW:



# COMPLETE HIGHLIGHTS

- Development Agreement: Per an Annexation Agreement, the site is slated for 1,358 residential units, 154,202 square feet of commercial, and 161,912 square feet of office facilities, providing for the potential of a Master Plan community.
- Development Upside: The property has current AG Zoning with a Mixed FLU and development agreement in place that can be zoned into, providing an excellent investment opportunity with significant commercial and residential potential.
- Proximity to Major Highways: Located less than 3 miles from I-95 and about 5 miles from a Florida Turnpike interchange.
- Proximity to commercial amenities: Located roughly 10 minutes driving time to major commercial amenities necessary to consumers.
- Nearby Developments: Approximately 4 miles north of the Tradition Center for Commerce, indicating strong regional growth. Less than a half mile from highly successful Wylder.



TOTAL SIZE:  
± 256 AC



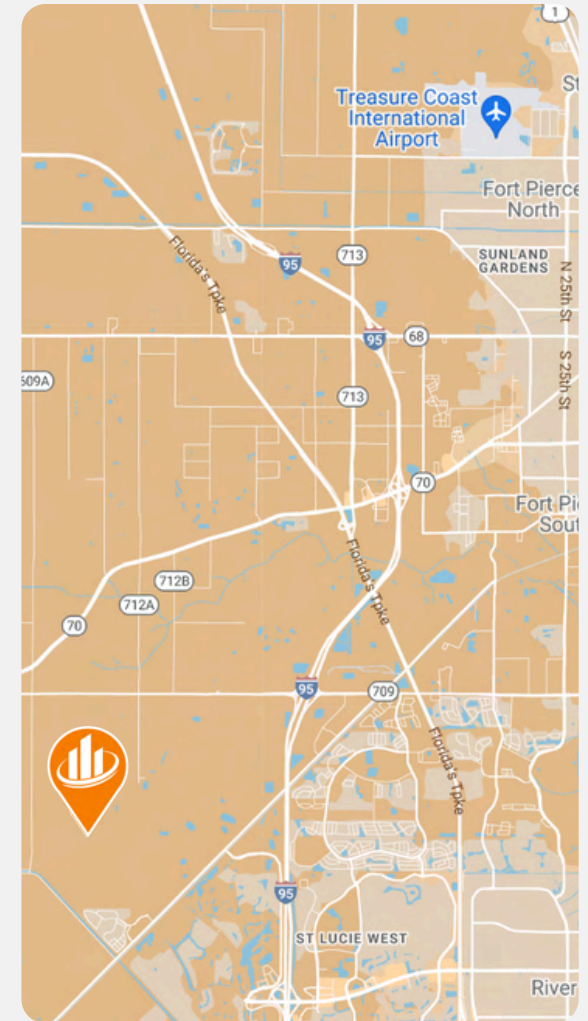
FUTURE LAND USE  
MIXED



CRE AMENITIES  
> 10 MIN



AIRPORT PROXIMITY  
<4 MI TO FPR

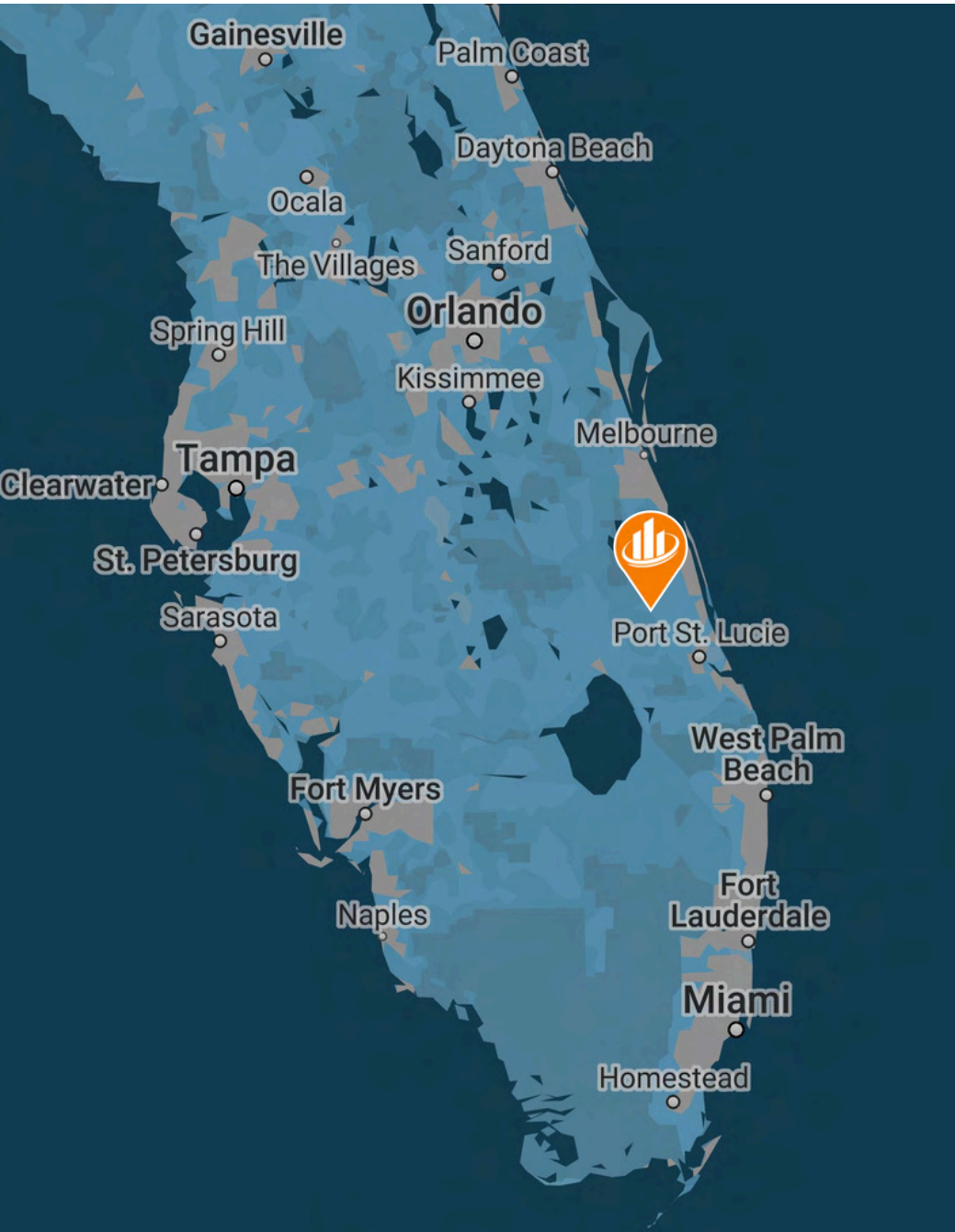




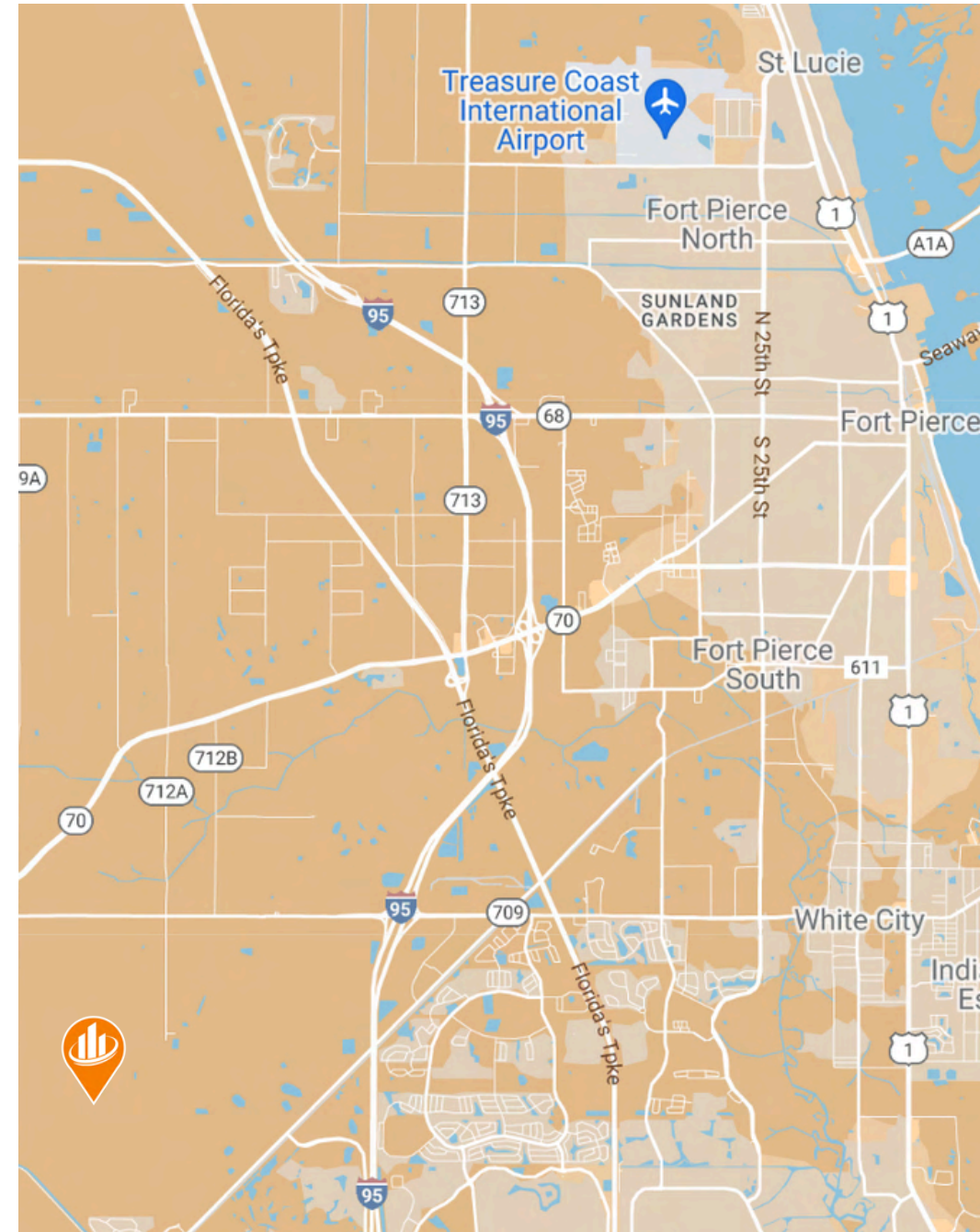
AREA  
OVERVIEW

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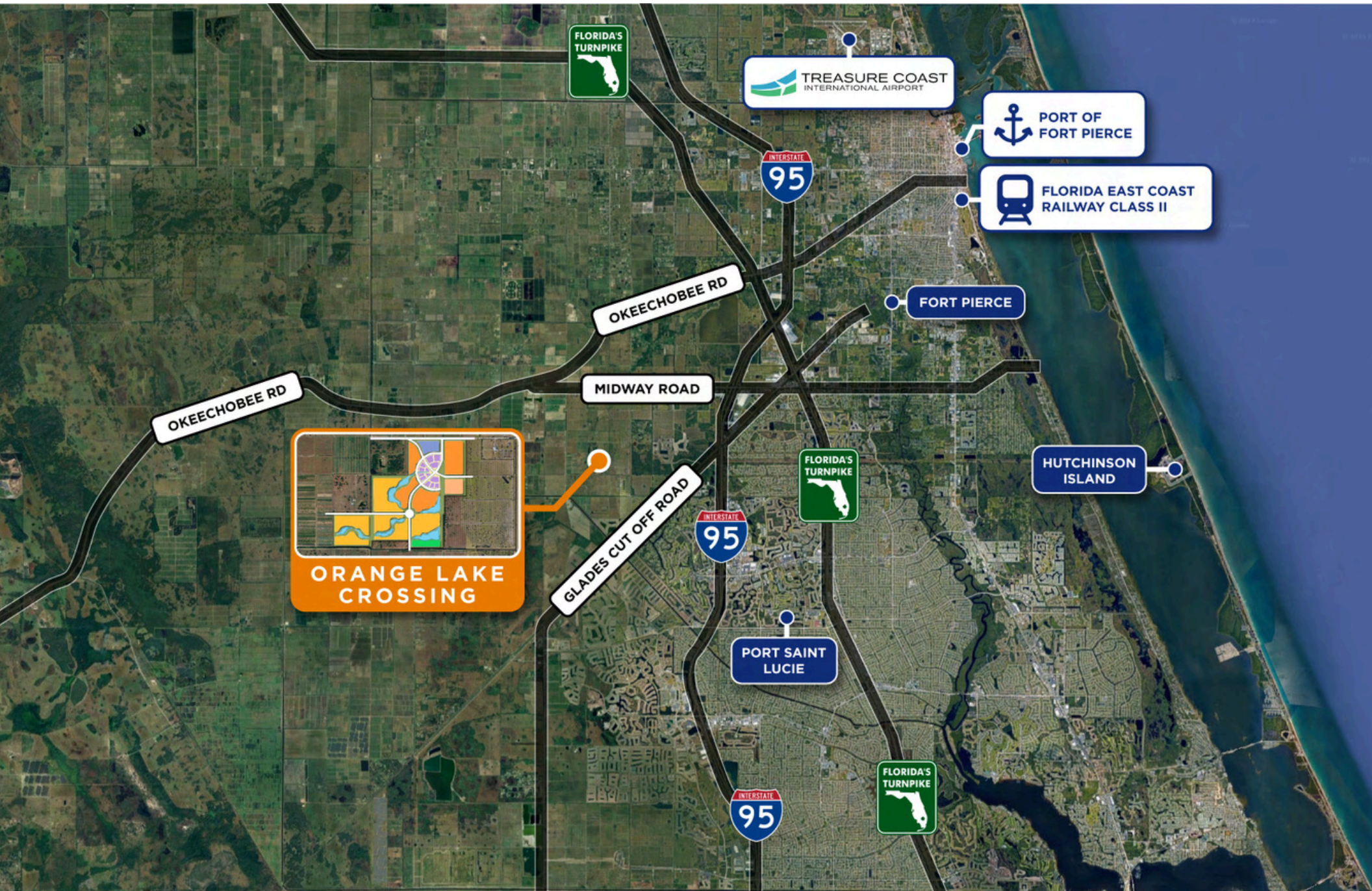
# REGIONAL MAP



# LOCAL MAP



# REGIONAL MAP



SHINN RD

MCCARTHY RD

### PARCELS ID

- 1 3308-432-0000-000-1
- 2 3308-341-0001-000-9
- 3 3317-211-0000-000-0
- 4 3317-221-0000-000-1
- 5 3317-121-0000-010-7
- 6 3317-213-0000-000-6
- 7 3318-140-0000-000-6
- 8 3317-231-0000-000-2
- 9 3317-240-0000-000-0

SHINN RD

WILLIAMS RD

WILLIAMS RD

WILLIAMS RD

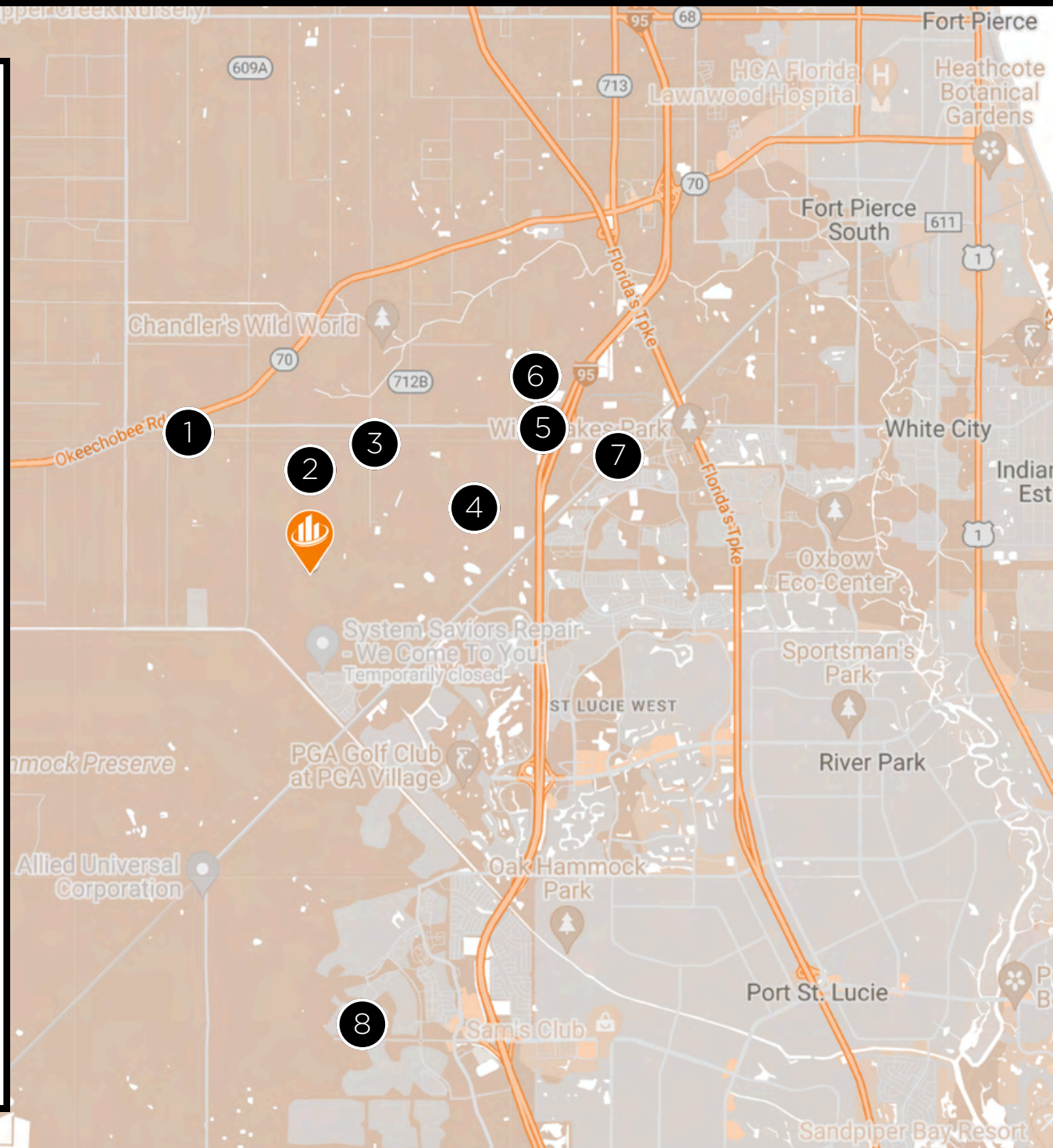
MCCARTHY RD

SHINN RD

CARTHY RD

## DEVELOPMENT MAP

- 1** Entertainment District (proposed)  
2,740 acres including County Fairgrounds, amphitheater, zoo, water park, sports fields, retail center, and more.
- 2** West Creek PUD  
Approved Mixed-Use PUD including 1150 dwelling units, commercial, recreational, and more.
- 3** Founders Crossing PUD  
Approved Mixed-Use PUD including 875 dwelling units, commercial, recreational, and more.
- 4** Wylder  
1,970 acre community featuring 4,000 residential units, commercial, golf course, schools.
- 5** Willow Lakes at Wave Garden  
Approved - world's largest wave garden including hospitality, residential units, entertainment, and commercial.
- 6** Village at Midway  
Master Planned Mixed-Use including Industrial, Commercial, and Multifamily.
- 7** Midway Business Park  
240 acres of industrial, commercial, retail, and warehouse.
- 8** Tradition  
1000s of acres of residential, commercial, retail, and industrial development.

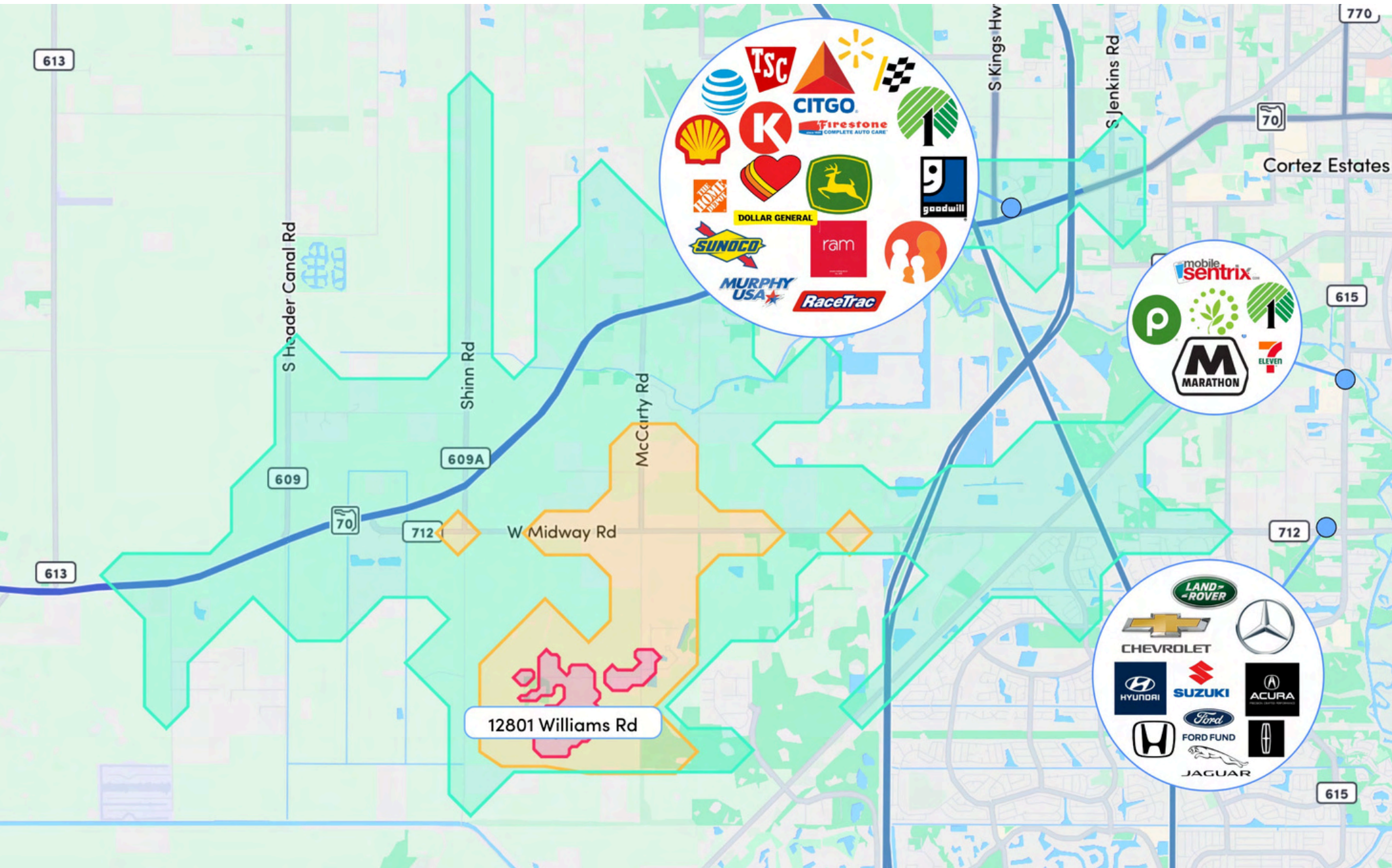


## POINTS OF INTEREST

- 1 Buc-ee's (proposed)
- 2 Willow Lakes Wave Garden (approved)
- 3 Treasure Coast International Airport
- 4 National Navy UDT-SEAL Museum
- 5 Manatee Observation and Education Center
- 6 HCA Florida Lawnwood Hospital
- 7 Brightline Stuart Location (proposed)



# RETAIL MAP

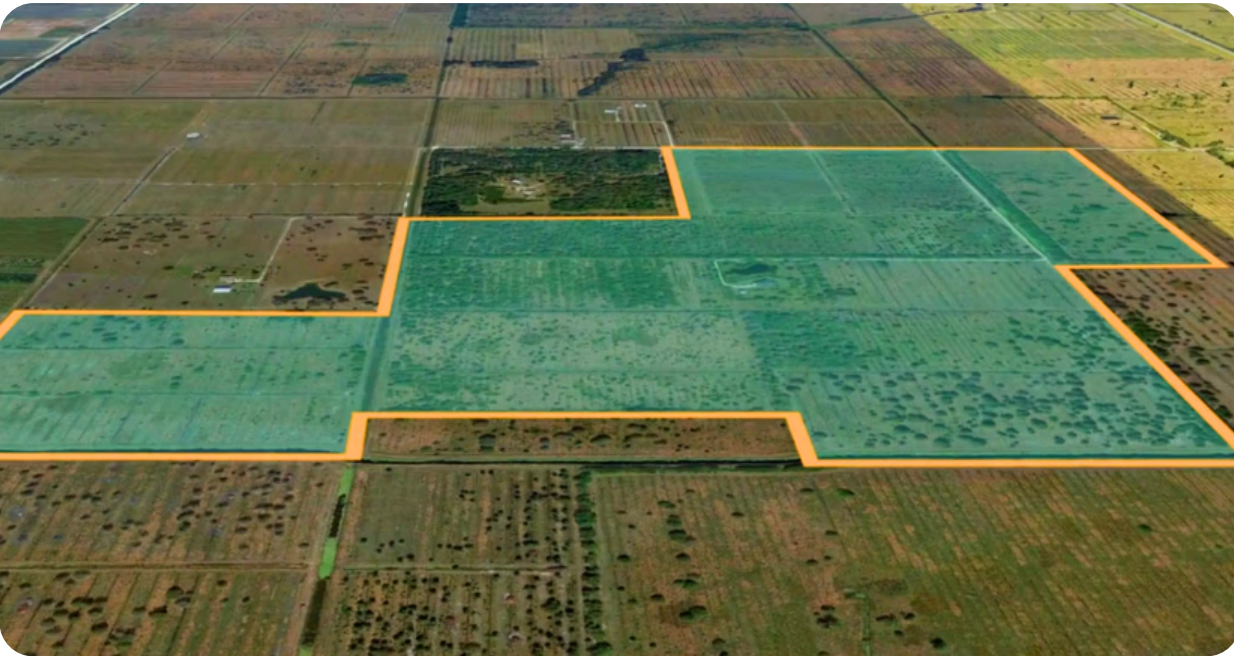




# PROPERTY OVERVIEW

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# EXECUTIVE SUMMARY



## PROPERTY SUMMARY

**PARCEL #:** #1 3308-432-0000-000-1  
#2 3308-341-0001-000-9  
#3 3317-211-0000-000-0  
#4 3317-221-0000-000-1  
#5 3317-121-0000-010-7  
#6 3317-213-0000-000-6  
#7 3318-140-0000-000-6  
#8 3317-231-0000-000-2  
#9 3317-240-0000-000-0

**ACREAGE:** +/- 256 AC

**COUNTY:** ST LUCIE COUNTY

**MARKET:** PORT ST. LUCIE

**MUNICIPALITY:** CITY OF PORT ST. LUCIE

**ZONING:** AG-5

**2023 TAXES** \$13,823.82  
AG EXEMPTION

**SALE TYPE** DEVELOPMENT &  
ANNEXATION  
AGREEMENT IN PLACE

**TRAFFIC COUNT:** 5,400 AADT ON  
MIDWAY RD &  
11,000 AADT ON  
OKEECHOBEE RD



# PROPERTY SURVEY

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**SITE DATA**

TOTAL SITE ACREAGE 247.00 AC. ( 10,759,320 SQ. FT.)  
 TOTAL RETENTION AREA REQUIRED 33.37 AC.(15.00%)  
 TOTAL RETENTION AREA PROVIDED 41.25 AC.(16.70%)  
 TOTAL RECREATION PROVIDED 5.19 AC.

**PARCEL #1- ESTATES**

SITE ACREAGE 32.22 AC. (1,403,503 SQ. FT.)  
 APPROXIMATE LINEAR FOOTAGE 6400'  
 LOT SIZE 80' x 125'  
 NUMBER OF UNITS PROPOSED 80 UNITS  
 RETENTION AREA REQUIRED 3.22 AC (15%)  
 RETENTION AREA PROPOSED 5.09 AC (15.80%)

**PARCEL #2- SINGLE FAMILY**

SITE ACREAGE 29.16 AC. ( 1,268,283 SQ. FT.)  
 APPROXIMATE LINEAR FOOTAGE 5600'  
 LOT SIZE 50' x 125'  
 NUMBER OF UNITS PROPOSED 112 UNITS  
 RETENTION AREA REQUIRED 4.37 AC. (15%)  
 RETENTION AREA PROPOSED 4.02 AC. (13.79%)

**PARCEL #3- SINGLE FAMILY**

SITE ACREAGE 109.72 AC. ( 4,779,587 SQ. FT.)  
 APPROXIMATE LINEAR FOOTAGE 23,000'  
 LOT SIZE 50' x 110' & 50' x 125'  
 NUMBER OF UNITS PROPOSED 460 UNITS  
 RETENTION AREA REQUIRED 16.46 AC. (15%)  
 RETENTION AREA PROPOSED 22.59 AC. (20.59%)

**PARCEL #4- CIVIC USE AREA**

SITE ACREAGE 8.31 AC. ( 361,983 SQ. FT.)  
 RETENTION AREA REQUIRED 1.25 AC. (15%)

**PARCEL #5- MULTI- FAMILY**

SITE ACREAGE 36.29 AC. ( 1,580,792 SQ. FT.)  
 APPROXIMATE LINEAR FOOTAGE 8,750'  
 RETENTION AREA REQUIRED 5.44 AC. (15%)  
 RETENTION AREA PROPOSED 6.13 AC. (16.89%)

**PARCEL #6- MULTI- FAMILY**

SITE ACREAGE 17.58 AC. ( 765,784 SQ. FT.)  
 APPROXIMATE LINEAR FOOTAGE 4,000'  
 RETENTION AREA REQUIRED 2.63 AC. (15%)  
 RETENTION AREA PROPOSED 3.42 AC. (19.45%)

DENNIS/SANDRA WOODAMS  
 Z: AG-5  
 FLU: AG-5

WILD DATE LLC  
 Z: AG-5  
 FLU: AG-5

**PARCEL #1**  
 32.22 ACRES

WILD DATE LLC  
 Z: AG-5  
 FLU: AG-5

RUTAI LLC  
 Z: AG-5  
 FLU: AG-5

WILLIAMS ROAD (100' R.O.W.)

MIDWAY DEVELOPMENT EAST INC.  
 Z: AG-5  
 FLU: AG-5

PATSY K. NELSON-YORK  
 Z: AG-5  
 FLU: AG-5

WILLIAMS ROAD (100' R.O.W.)

NORTH-SOUTH D (150' R.O.W.)

N.S.L.R.W.C.D. CANAL NO. 87 (80' R.O.W.)

N.S.L.R.W.C.D. CANAL NO. 87 (80' R.O.W.)

N.S.L.R.W.C.D. CANAL NO. 87 (80' R.O.W.)

N.S.L.R.W.C.D. CANAL NO. 87 (80' R.O.W.)

N.S.L.R.W.C.D. CANAL NO. 89

N.S.L.R.W.C.D. CANAL NO. 89

E/W #5 (150' R.O.W.)

E/W #5 (150' R.O.W.)

E/W #5 (150' R.O.W.)

GARRY WEBB  
 Z: AG-5  
 FLU: AG-5

GARRY WEBB  
 Z: AG-5  
 FLU: AG-5

CEPU LTD.  
 Z: AG-5  
 FLU: AG-5

CITY OF PORT ST. LUCIE  
 Z: MUNICIPAL PROPERTIES  
 FLU: UTILITIES

CIVIC USE AREA

PATSY K. NELSON-YORK  
 Z: AG-5  
 FLU: AG-5

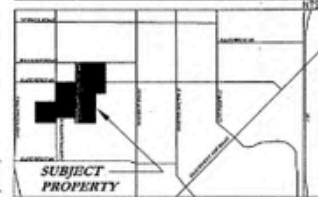
CITY OF PORT ST. LUCIE  
 Z: MUNICIPAL PROPERTIES  
 FLU: UTILITIES

N.S.L.R.W.C.D. CANAL NO. 87 (80' R.O.W.)

N.S.L.R.W.C.D. CANAL NO. 87 (80' R.O.W.)

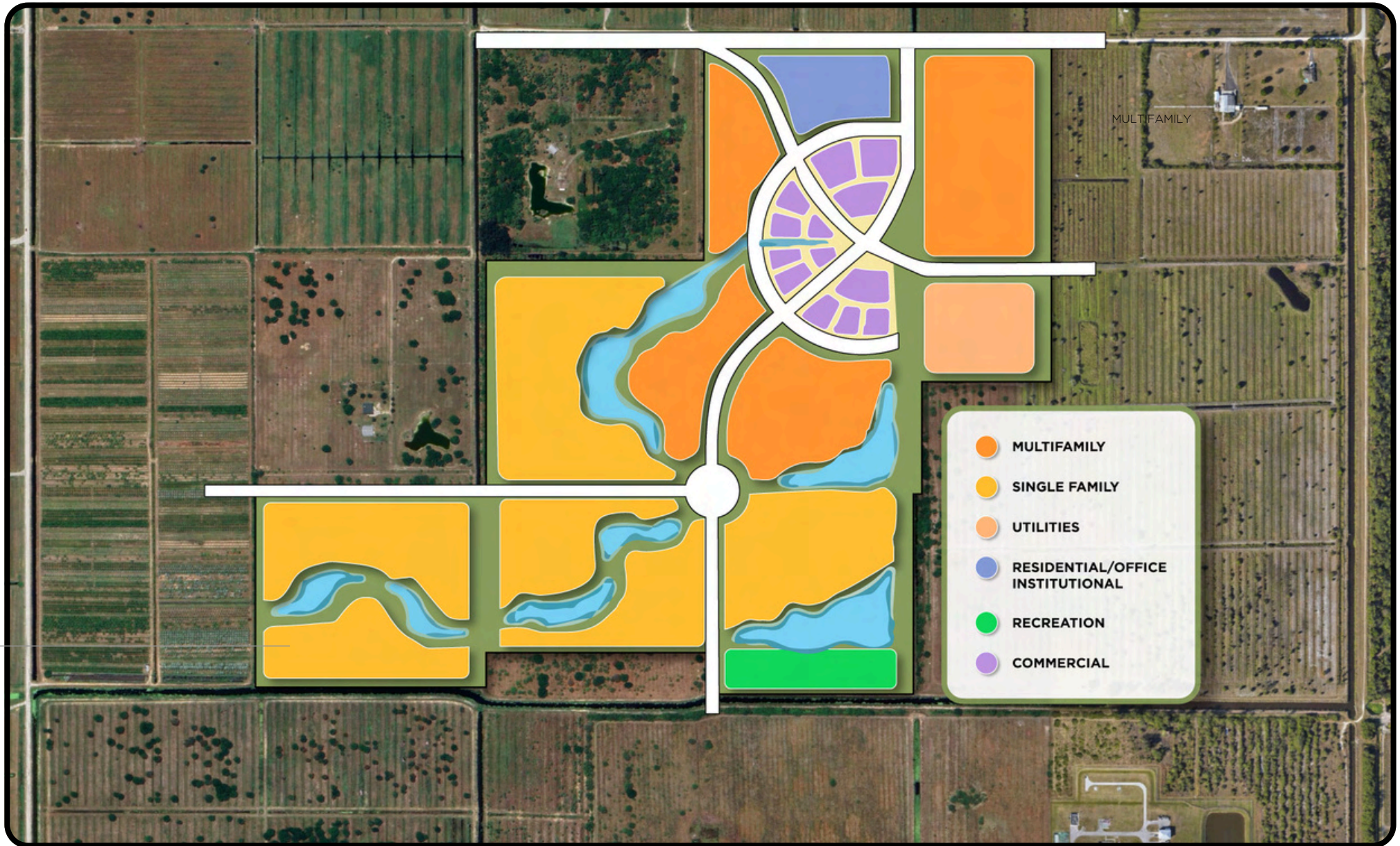
ZONING  
 STAMP

LOCATION  
 MAP





# PLANNED UNIT DEVELOPMENT DETAILS





# PROPERTY PHOTOS

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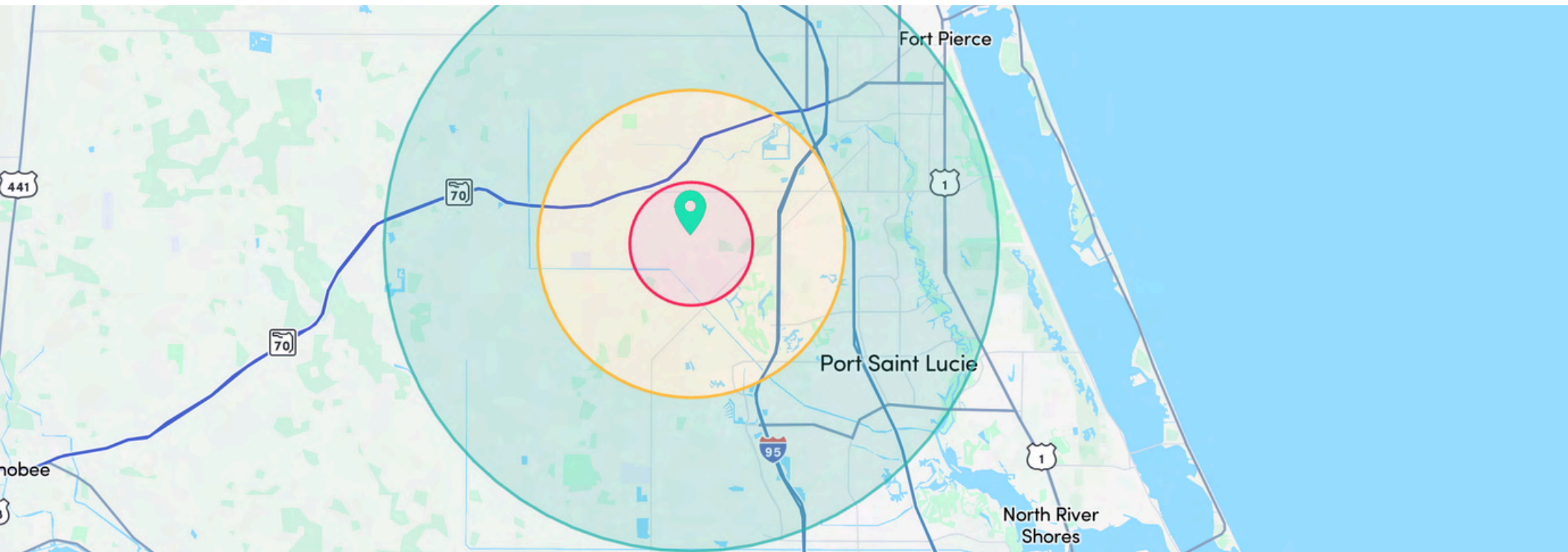




# DEMOGRAPHIC SUMMARY

## Demographic & Consumer Spend Overview

		Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Population	2023	1,739	2,071	33,566	38,007	248,025	275,254
Workday Population	2023	726	--	35,984	--	227,620	--
Total Households	2023	653	783	14,170	15,917	93,207	103,739
Avg. Household Income	2023	\$96.4k	\$105.2k	\$98.8k	\$110.2k	\$88.9k	\$99.8k
Total Consumer Spend	2022	--	--	\$145.9k	\$165k	\$1.5b	\$1.6b





MEET THE  
TEAM

# MEET THE TEAM | SVN COMMERCIAL PARTNERS

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**Brandon Bollig**

Advisor

847.410.9047 | brandon.bollig@svn.com

As a Commercial Real Estate Advisor, Brandon has a wealth of knowledge and experience to draw from to best serve his clients. Brandon and his wife are commercial property owners and landlords themselves, which helps him understand the goals and needs of any property owner/investor and how best to help clients overcome any obstacles they may face and ensure they achieve their goals.

Prior to joining SVN Commercial Partners, Brandon enjoyed an 8-year career in the National Hockey League (NHL), where he spent time with the Chicago Blackhawks, Calgary Flames, San Jose Sharks, and Nashville Predators organizations. Most notably, Brandon was a member of the 2013 Stanley Cup Champion Chicago Blackhawks.



**Ashley Bloom**

Managing Partner

941.961.7109 | ashley.bloom@svn.com

Ashley Barrett Bloom has been affiliated with SVN for approximately 10 years. Mr. Bloom has established his practice as a land expert locally, regionally, and nationally. By combining a strong network of Offices & Advisors with a spirit of collaboration, Bloom provides his clients with a listing team that provides local expertise with a regional & national platform.

To further add value to clients, Bloom has taken on the role of owner's representative in the entitlement process of multiple projects. With a long history in land development, Bloom has extensive relationships with industry professionals as well as buyers of both residential and commercial land.



**Scott Maesel**

Managing Partner

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Scott R. Maesel is a Managing Director for SVN Chicago Commercial in Chicago's West Loop/Fulton Market and SVN Commercial Partners in Boca Raton, Florida. With over 25 years of industry experience, Maesel is a highly regarded Chicago CRE veteran and named one of Crain's Most Influential CRE brokers.

Maesel continues to be an active team leader of the SVN Urban Real Estate Team formed in 2012 and consisting of 4 other specialized team members. He and his team have positioned themselves as the definitive West Loop/Fulton Market and near west side commercial property experts. With over 175 completed transactions of both sales and leasing no other firm has more market share than SVN in the area. He is the former President of the Advisory Council for the highly acclaimed Mary Bartelme Park in the West Loop and past President of the West Loop Community Organization.

# CONFIDENTIALITY AND DISCLAIMER

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EXCLUSIVELY PREPARED BY

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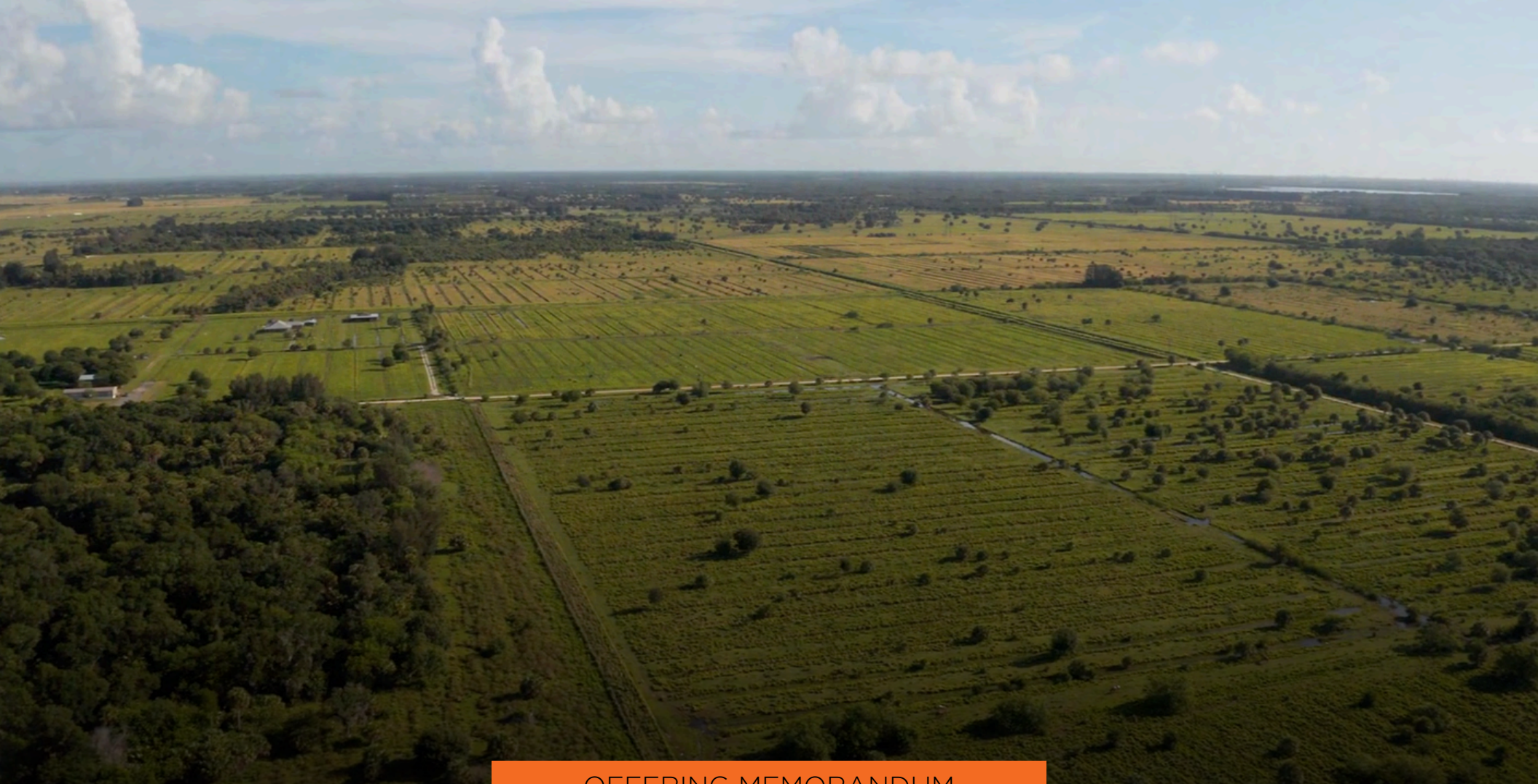
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