



Fort Pierce



Port St. Lucie



amazon

W Midway Road

Wylder



Wylder

4,000 homes under construction

# 74.10 Acres For Sale on Midway Road, Port St. Lucie

Development Land – Potential Commercial and/or Residential Development

Colliers



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# Executive Summary

## Property Overview



## 74.10 Total Acres of Developable Land

The subject property is located in western St. Lucie County, one of three counties which make up the designated Treasure Coast. The property offers 74.10 acres of developable land zoned under Port St. Lucie's Planned Unit Development (PUD) District on West Midway Road immediately off I-95. The area is trending as the next expansion point for the county. The site sits around a number of proposed and approved new mixed use developments that will include a growth of industrial, residential and retail elements in the area.

- St. Lucie County is experiencing a massive expansion along the I-95 corridor with a number of newly approved developments, many others being proposed or already under construction and some existing ones being expanded
- Midway Road is home to a variety of these new projects including Willow Lakes Village, which will include the nation's largest WaveGarden pushing the area as one of premier tourist destinations in the US
- Midway Road, which is currently undergoing expansion, offering an I-95 interchange and a proposed Florida's Turnpike interchange
- Port St. Lucie's Planned Unit Development (PUD) District allows for an array of residential and non-residential uses.



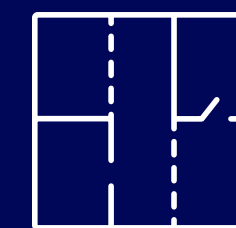




# Investment Highlights

## 74.10 Acres of Developable Land

- o Interstate proximity
- o Business-friendly environment
- o Located near new developments
- o Planned Unit Development
- o Located in fastest growing region in South Florida
- o Planned Unit Development (PUD) District allows for an array of residential and non-residential uses



**Parcel:**

3303-412-0001-000-1



Planned Unit  
Development



**Size:**

74.10 acres



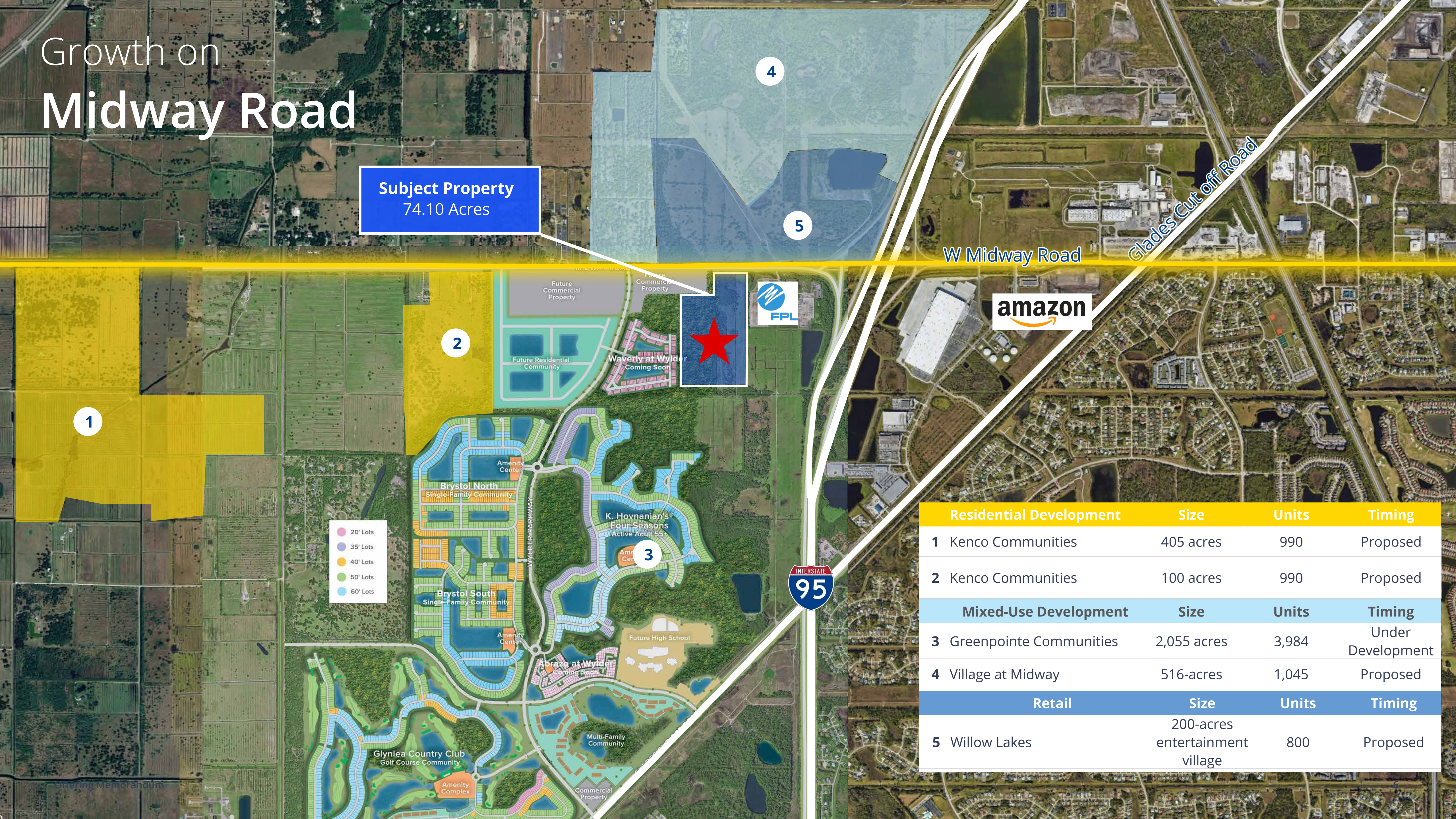
**Asking Price:**

\$26 million



# Growth on Midway Road

Subject Property  
74.10 Acres



Residential Development		Size	Units	Timing
1	Kenco Communities	405 acres	990	Proposed
2	Kenco Communities	100 acres	990	Proposed
Mixed-Use Development		Size	Units	Timing
3	Greenpointe Communities	2,055 acres	3,984	Under Development
4	Village at Midway	516-acres	1,045	Proposed
Retail		Size	Units	Timing
5	Willow Lakes	200-acres entertainment village	800	Proposed



# Growth on Midway Road

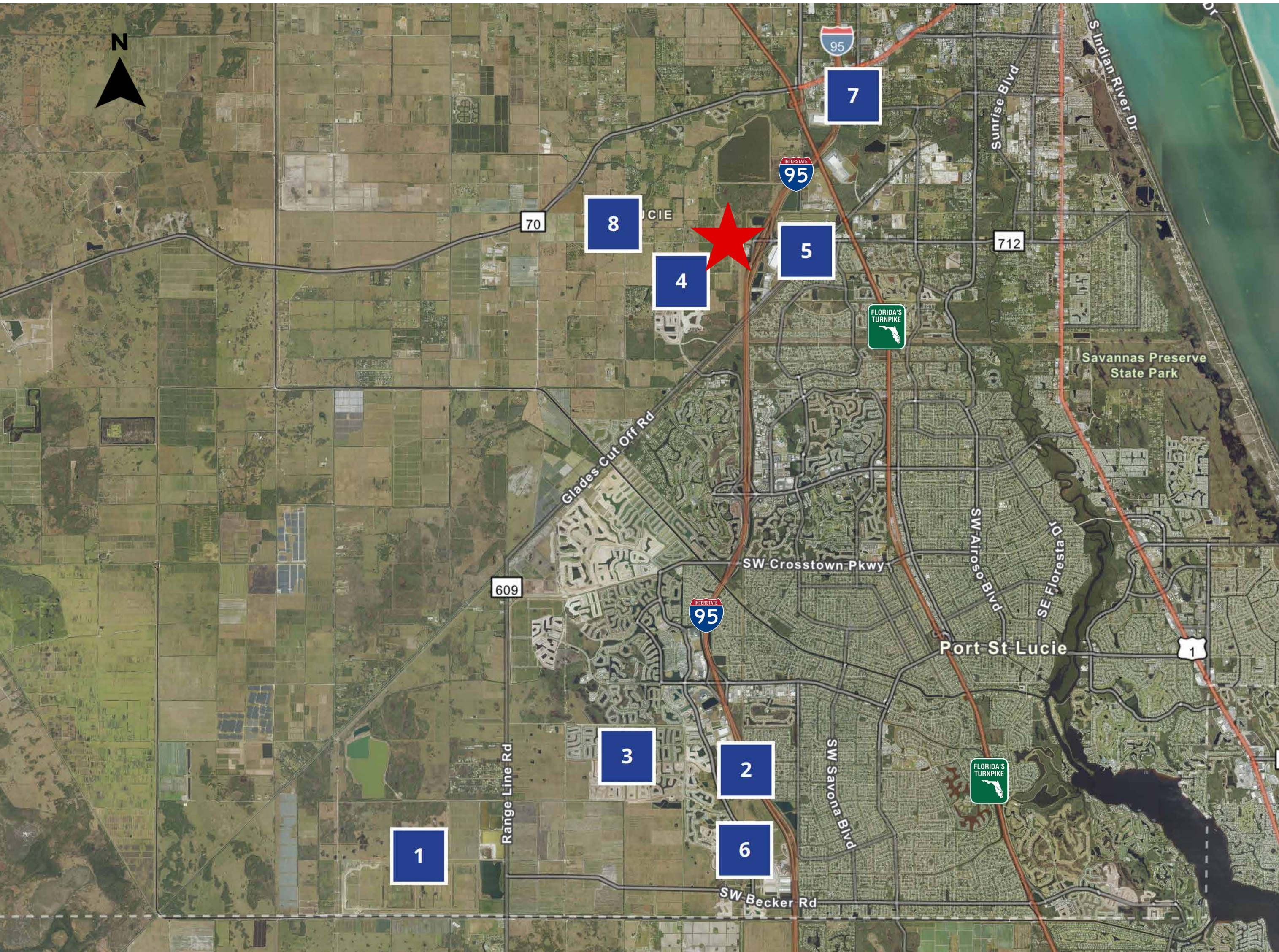
Growth and development along Midway Road between Port St. Lucie and Fort Pierce, Florida, is primarily driven by significant infrastructure improvements and large-scale residential and commercial projects to accommodate the region's rapidly growing population. The Florida Department of Transportation (FDOT) is spearheading several key initiatives. A major project involves widening Midway Road (County Road 712) from a two-lane to a four-lane divided highway across multiple segments to improve traffic flow, safety, and freight mobility. This expansion includes the addition of bike lanes and sidewalks to enhance multi-modal connectivity. Concurrently, a new partial interchange at Midway Road and Florida's Turnpike is being designed to provide better access to and from the south, further easing traffic congestion and supporting emergency evacuations.

These road projects are paving the way for substantial commercial and residential development. For example, the Willow Lakes master-planned community is proposed for the area east of I-95. This ambitious project is set to feature a mix of residential units, commercial spaces, and recreational amenities, including a large surfing park. Another significant development, the LTC Ranch, is approved to include thousands of residential units and millions of square feet of office, retail, and industrial space. These new developments, alongside existing commercial hubs like the Amazon Distribution Center and a Wawa, underscore the area's transition into a major economic and residential corridor. The local government's planning and zoning efforts are crucial in managing this rapid growth, ensuring that the new developments align with the county's comprehensive plan for an orderly and balanced future.





# Surrounding Developments



## 1 Wilson Grove (Proposed)

- 7,700 residential units
- +1M SF of commercial space

## 2 Tradition Center of Commerce (Under Development)

- +1,000 residential units
- 3.8M SF of industrial space
- 2.6M SF of retail space

## 3 Tradition (Under Development)

- 572 residential units (proposed)
- 128 residential units (under development)
- 8.2M SF of commercial space

## 4 Greenpointe Communities (Under Construction) (Wylder)

- 3,984 residential units
- 113-acre public park, commercial and office space

## 5 Midway Business Park (Under Development)

- 240 acres for the development of industrial and retail

## 6 Eden At Tradition - Multifamily (Under Development)

- 214 residential units

## 7 Aviva West - Multifamily (Under Development)

- 222 residential units

## 8 Future Residential Development (Kenco Communities)

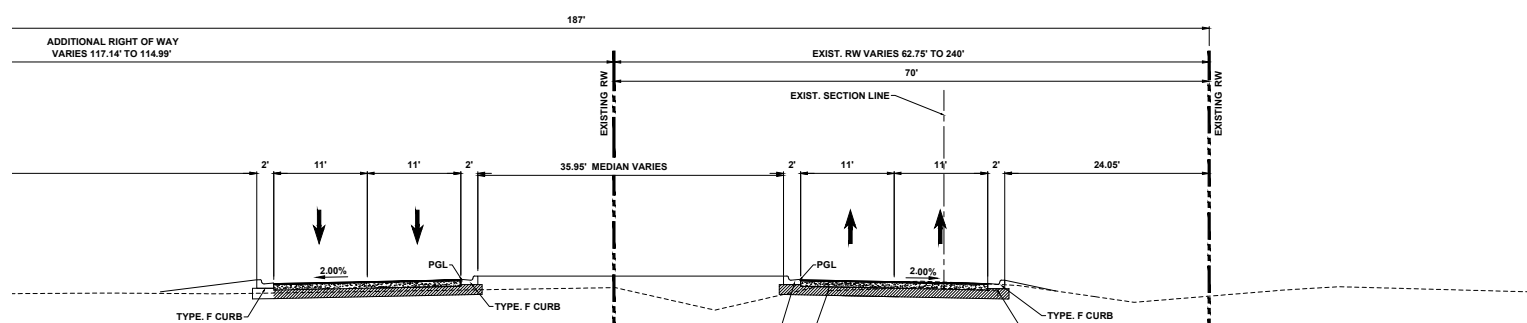
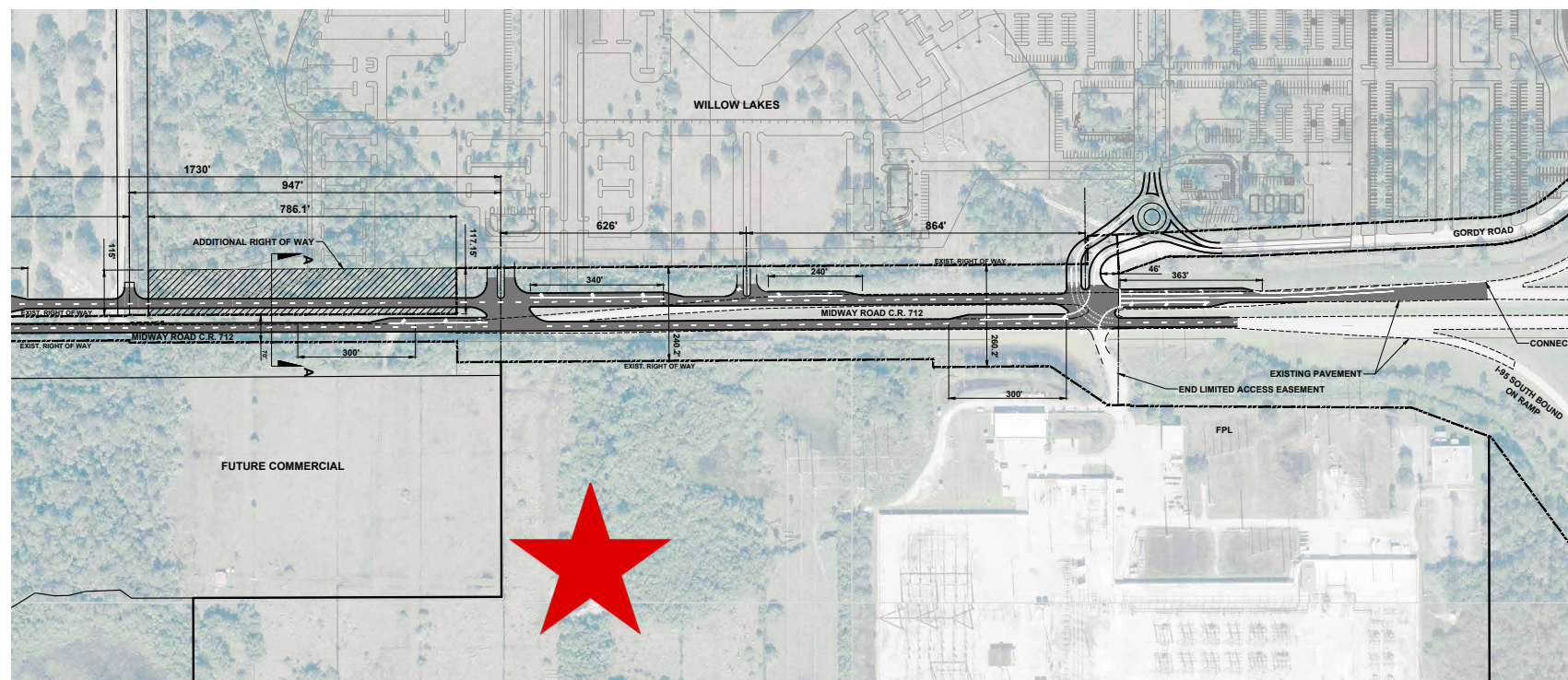
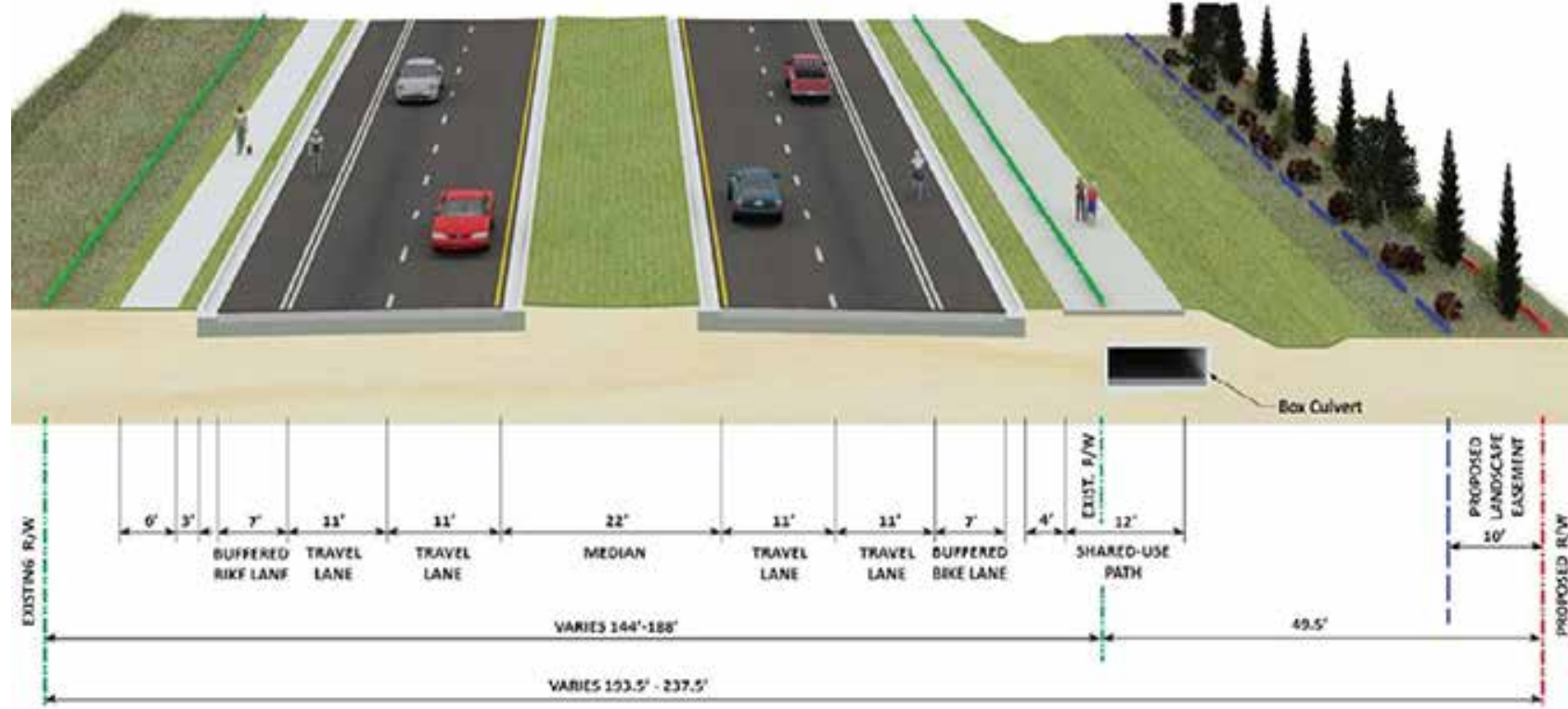
- 990 residential units
- 406 Acre - Assemblage A
- 100 Acre - Assemblage B



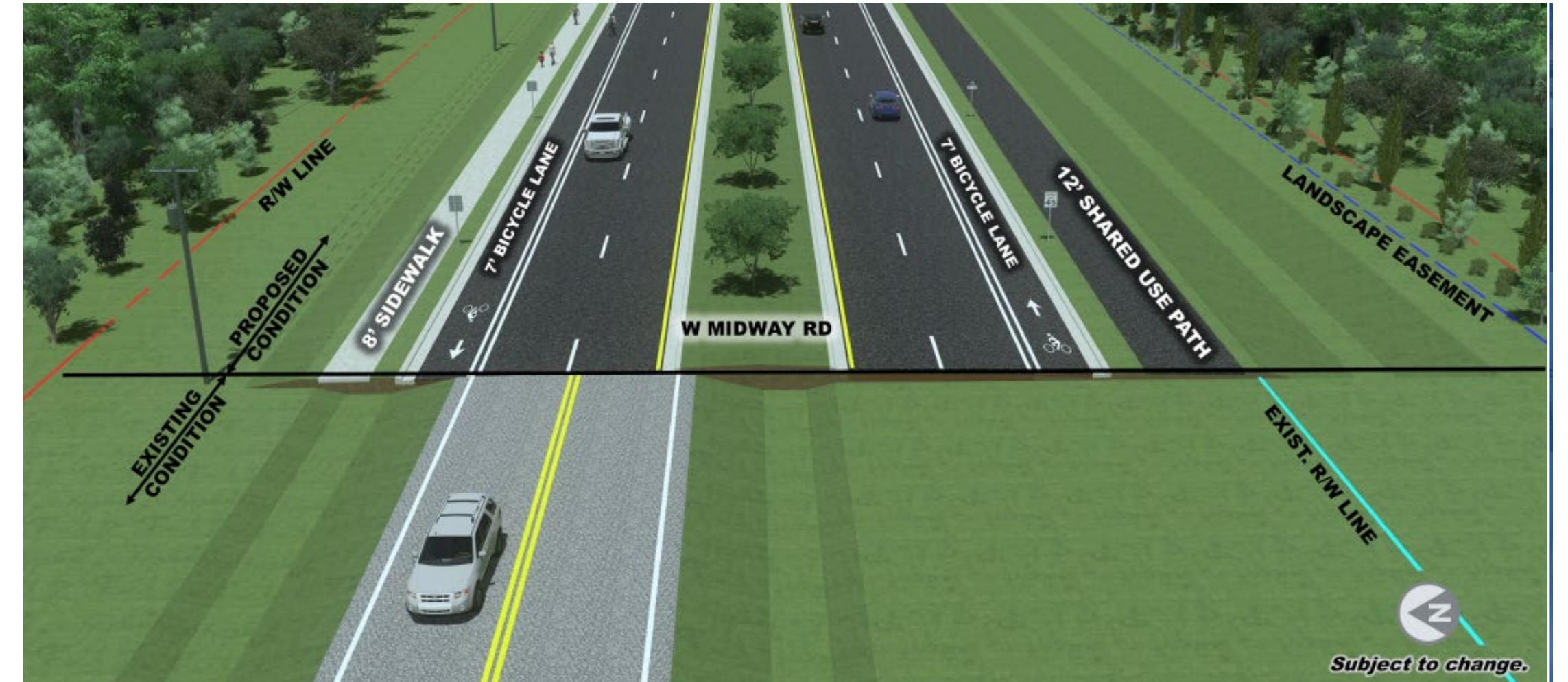
# Midway Road Expansion Project

The new off-ramp connection from Northbound Turnpike Mainline to Midway Road will be signalized. The new ramps will tie into the project to widen Midway Road from Glades Cut Off Road to Jenkins Road from two to four lanes, which is being designed by FDOT District 4 (FPID 231440-4). The two new ramps and widening of Midway Road from Glades Cut Off Road to Jenkins Road will be built together as one construction project.

**New Typical Section - CR 712/Midway Road  
(Looking East)**



## Rendering



## Construction Photos





# Logistics Overview

Located centrally, the subject property offers excellent connectivity to all major metro areas in Florida. Its equidistant position between the Orlando and Miami submarkets makes it an ideal distribution point. This strategic location provides easy access to all of Florida’s major ports, including those in Jacksonville, Miami, Port Canaveral, Everglades, and Tampa, with a drive time of approximately three and a half hours or less. This logistical advantage allows for efficient, statewide distribution and streamlined access to both domestic and international markets.

City	Distance
West Palm Beach	58 miles
Fort Lauderdale	100 miles
Miami	128 miles
Orlando	121 miles
Tampa	150 miles
Jacksonville	226 miles





## Area Overview

# Why The Treasure Coast?

- **Accessibility:** Equidistant to both Miami and Orlando markets ( $\pm 115$  miles), the area is served by the Treasure Coast International Airport, I-95 and Florida's Turnpike.
- **Growth and Redevelopment:** Supportive City and County officials welcome revitalization and provide Master-planned communities that support the infrastructure and growth of the area.
- **A Business Magnet:** The region is exploding with growth and new developments and has a proven track record as a business-friendly area that also offers economic incentives.
- **Lifestyle and Amenities:** The area offers miles of pristine beaches, over 11,000 acres of parks and preserves, waterfront dining and retail, First Data Field, the home of the Mets Spring Training, and so much more. A unique combination of suburban communities and business districts that provide a vast array of business opportunities with live, work and play appeal.
- **Skilled workforce:** The Treasure Coast is home to Indian River State College, Keiser University, and Florida Atlantic University (north campus). This lends to the highly skilled workforce, with 33.9% of the population having an Associate degree or higher.
- **Employment Opportunity:** With over 63% of the population commuting, there is a clear benefit to attract local talent and offer a job with less commute time.
- **Substantial Population Boom:** Over the last five years, the population has grown 15.6% and is expected to grow by another 6.4% by 2030.

Sources: Hydra (sourced from ESRI, Zillow.com/research/data, FLDEO, Moody's Precise Reports)





# Treasure Coast Market Snapshot

Encompassing the counties of St. Lucie and Martin, the Treasure Coast serves up beautiful beaches and parks, commercial downtown areas, and residential neighborhoods. Located just off, and accessible by, a plethora of scenic avenues, Florida’s Treasure Coast is 45 minutes from Palm Beach International Airport, 90 minutes from Fort Lauderdale Hollywood International Airport, almost two hours from Miami International Airport, and two hours from Orlando International Airport.

The Treasure Coast has emerged as a place where businesses can grow locally and have success on a global scale with a focus on talent and innovation. The area has a friendly business climate with expedited permitting processes, low business fees and easily accessible resources. The unmatched quality of life found in the affordable community, with small town charm and the amenities of a large city, contribute to the growing population of 556,000. Over the last five years, the population has grown 15.6% and is expected to grow by another 6.4% by 2030.

More than 43% of the 25+ population are college graduates and the local institutions of higher learning offer strong employer-driven training programs helping to create a skilled workforce. The dynamic business environment, skilled workforce, optimal location, and infrastructure, along with the unmatched quality of life attract and retain a variety of companies and residents.

15.6%

Population Growth Over the Last 5 Years

#9

Best Florida City to Move to in 2025 (Consumer Affairs)

4%

Increase in Net Migration Over the Last 5 Years

63%

Outbound Commuters Shows the needs for Local Employment Centers

Market Comparison	Treasure Coast	South Florida (West Palm Beach - Miami)
Population Growth (2019-2024 Change)	+15.8%	+5.3%
Commuters	63.0%	31.1%
Single Family Housing Permits (2019-2024)	+30.3K	+41.4K
Net Migration (2019-2024)	+92.8K	+306K
Zillow Value Home Index	+69.5%	+65.9%

Source: ESRI, Zillow, Colliers



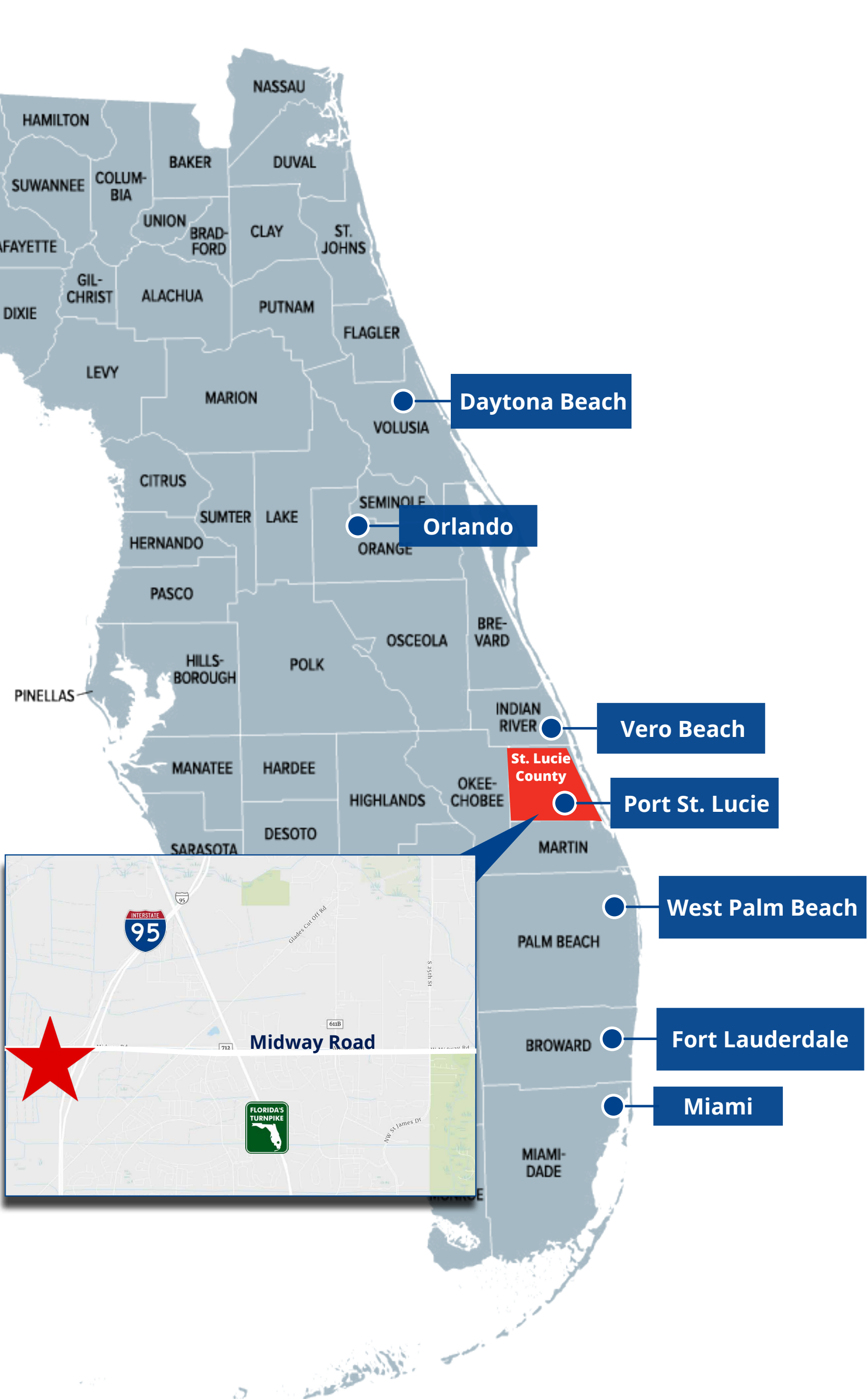


# Area Overview

## St. Lucie County

St. Lucie County is located in the heart of Florida’s Treasure Coast, 120 miles south of Orlando and 60 miles north of West Palm Beach. St. Lucie County serves up beautiful beaches and parks, commercial areas, and residential neighborhoods all located just off of, and accessible by, a plethora of scenic avenues. The County has emerged as a place where businesses can grow locally and have success on a global scale with a focus on talent and innovation. St. Lucie County has a friendly business climate with expedited permitting processes, low business fees and easily accessible resources. The unmatched quality of life found in the affordable residential community that has a small-town charm contributes to the growing population of 375,000. The County has seen strong population growth - over the last five years the population has grown 14% and over the last 15 years 35.4%. St. Lucie County is home to a skilled and educated workforce with 40.3% of the 25+ population being college graduates. The local institutions of higher learning offer strong employer-driven training programs helping to create a skilled workforce. The dynamic business environment, skilled workforce, optimal location, and infrastructure, along with the unmatched quality of life attract and retain a variety of companies and residents. In fact, over the next five years, the population is expected to grow an additional 13.2% to reach 425,000 residents by 2030.

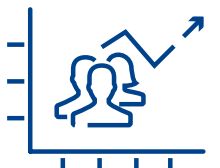
St. Lucie County has an abundance of open space that is in short supply in counties to the south due to their location tucked between the Everglades and Atlantic Ocean. As construction continues to complete within the already land constrained southern counties, prices for available land are driven higher. Land costs in the southern counties are at least doubled the cost of land in St. Lucie County, driving companies north to more affordable and developable land in St. Lucie and surrounding counties. St. Lucie County’s proximity to existing markets and its airports and seaports make it an ideal location for new development. Additionally, living costs are lower, making labor more affordable. The available and affordable land, lower living costs, and highly skilled workforce of St. Lucie County provide ideal development opportunities.



## Location Demographics



Current Total Population  
375,000



5 Year Projected  
Total Population  
425,000



Current Median HH  
Income  
\$71,000



5 Year Projected  
Median HH Income  
\$80,000



# Area Overview

## Port St. Lucie

The Tradition area in Port St. Lucie is experiencing a period of significant and explosive growth, driven by a combination of residential and commercial development. Since 2010, the population has grown by 63.2% up to 107,663 residents in 2024. This surge is transforming the region into a major hub within Southeast Florida. Key factors contributing to this growth include a robust residential boom, characterized by rapidly increasing new-home construction that attracts a large influx of residents. Communities within Tradition are expanding, with developers like Mattamy Homes actively building new neighborhoods. The appeal of these neighborhoods lies in their planned community design, which offers amenities, parks, and recreational spaces, fostering a strong sense of community. In total there are 643 single family and townhomes underway, and an additional 214 multifamily units. Parallel to this, the area is seeing a rise in commercial expansion, with new businesses, retail spaces, and employment opportunities emerging. The strategic location along Interstate-95 makes Tradition

particularly attractive for businesses seeking accessibility and growth potential, and the growth of distribution centers and other large business presences are significantly adding to the local job market. Furthermore, substantial investments in infrastructure, including trails, parks, and community spaces, are enhancing the quality of life for residents, while the development of town centers and recreational facilities contributes to a vibrant and active community. This growth is also fueled by the overall population boom in Port St. Lucie, one of the fastest growing cities in the United States, with Tradition playing a major role in that expansion. Florida’s favorable tax climate is also a significant factor in attracting new residents. In essence, Tradition is evolving into a self-sufficient and thriving community, attracting residents and businesses alike, and solidifying Port St. Lucie’s position as a rapidly growing city.



## St. Lucie County Major Employers

Employees	# of Employees	Industry	Location
St. Lucie Public Schools	5,253	Education	Port St. Lucie
HCA Florida Lawnwood Hospital	1,896	Healthcare services	Fort Pierce
Cleveland Clinic Martin Health	1,544	Healthcare services	St. Lucie County
City of Port St Lucie	1,363	City government	Port St. Lucie
Walmart Distribution Center	1,273	Dry goods distribution center	Fort Pierce
HCA Florida St. Lucie Hospital	937	Healthcare services	Port St. Lucie

## Port of Fort Pierce

The Port of Fort Pierce is undergoing a significant transformation, shifting its focus from a traditional cargo port to a thriving marine industry hub. Derecktor Shipyards is establishing a state-of-the-art facility for the maintenance, refit, and overhaul of superyachts. This facility will feature the world’s largest mobile vessel hoist, capable of handling some of the largest yachts in the world. This development is expected to create numerous jobs and boost the local economy. Additionally, Harbour Pointe Park is being transformed into a vibrant waterfront destination with features like a restaurant, event lawn, pavilion, boat launch, and marina. The park will provide increased public access to the waterfront, enhancing recreational opportunities for residents and visitors. The transformation is expected to create jobs, attract new businesses, and generate revenue for the local economy. The port’s focus on the marine industry will position it as a leading destination for yacht

maintenance, repair, and storage, positioning it as a major player in the marine industry and a vibrant waterfront destination.

## Tourism

St. Lucie is the perfect vacation destination offering fishing, 21 miles of beaches, nature adventures, more than 20 golf courses, and thriving arts and culture. Port St. Lucie attracted approximately 1 million visitors, generating an economic impact of roughly \$700 million in 2023. Port St. Lucie offers endless adventures such as airboat tours, botanical gardens, horseback riding on the beach, farmer’s markets, and river cruises. In addition to those activities tourists can visit the St. Lucie County Aquarium, the Manatee Observation and Education Center, Downtown Fort Pierce, Oxbow Eco-Center, the St. Lucie County Regional Historic Center, any of the three museums or any number of trails allowing self-guided tours.



# Area Overview

## Business Development

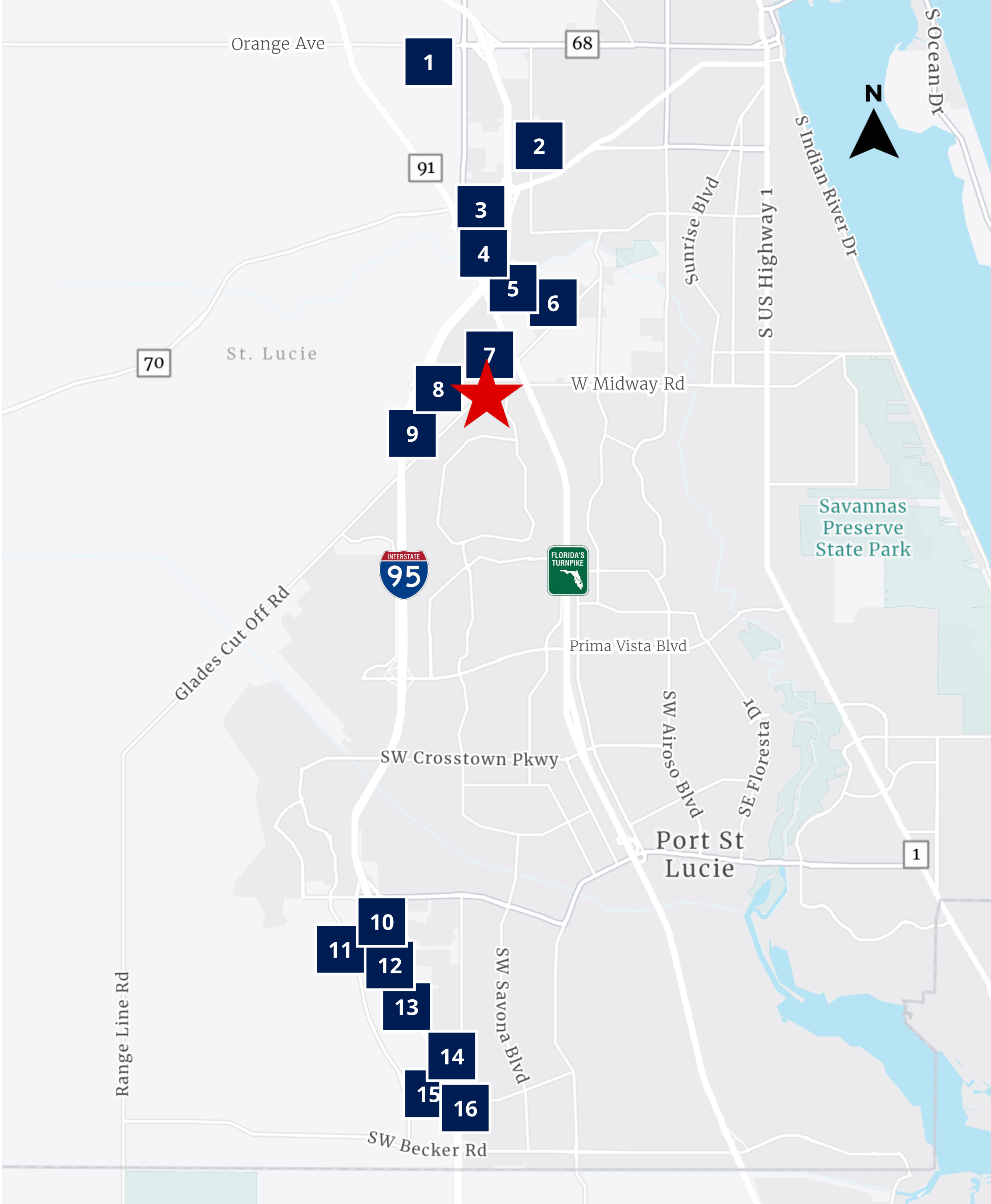
Business development in St. Lucie County has been a driving factor for population growth, drawing in new businesses and expanding existing businesses. Over the last five years, the County has seen 74 new projects, across 16 million square feet of new development, and retained and created over 10,000 jobs. One new project underway is Costco Wholesale, who will be relocating its Depot from Palm Beach County to Port St. Lucie. The project, codenamed Project Everest, is for 1.9 million square feet of cold/dry storage and distribution facilities to be constructed in two phases. Sitework is underway now for the 595,000-square-foot phase one which will employ 265 residents at a wage of \$55,350 plus benefits. Additional projects include OCULUS Surgical, APP Jet Center, Treasure Coast Food Bank, Florida Coast Surgical Hospital, Dragonfly Commerce Park Glades Commerce Center, LactaLogics interior buildout & equipment installation, Legacy Park at Tradition cold storage facility, Pursuit Boats expansion, Tradition Commerce Park, and Twin Vee expansion.

## Pristine Beaches

Port St. Lucie is home to 21 miles of uncrowded and pristine beaches with nearly half of St. Lucie County’s coastline being public preservation. Port St. Lucie beaches offer free admission and free parking with the exception of the Florida State Park beaches.



Offering Memorandum

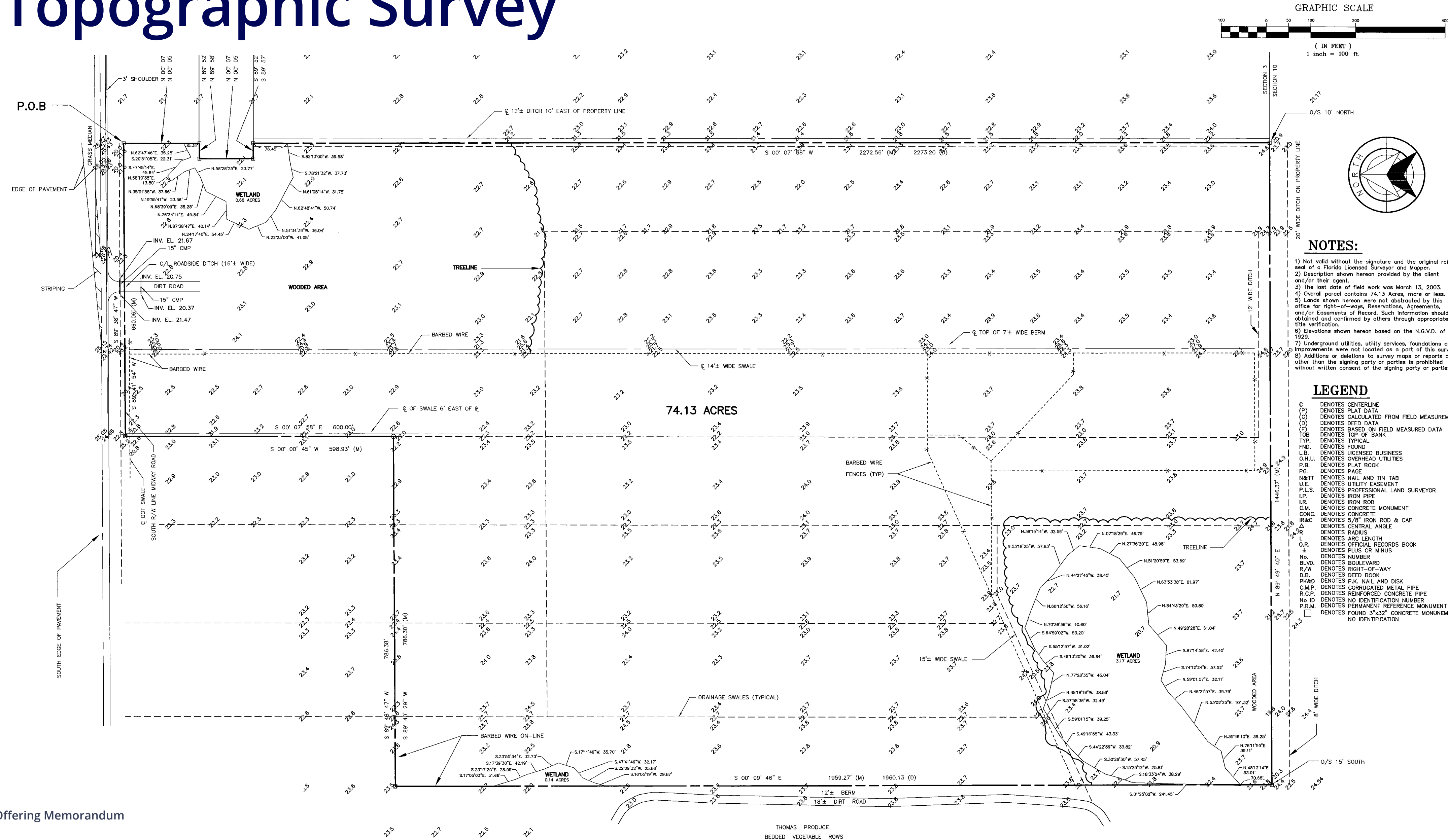


## Subject Property

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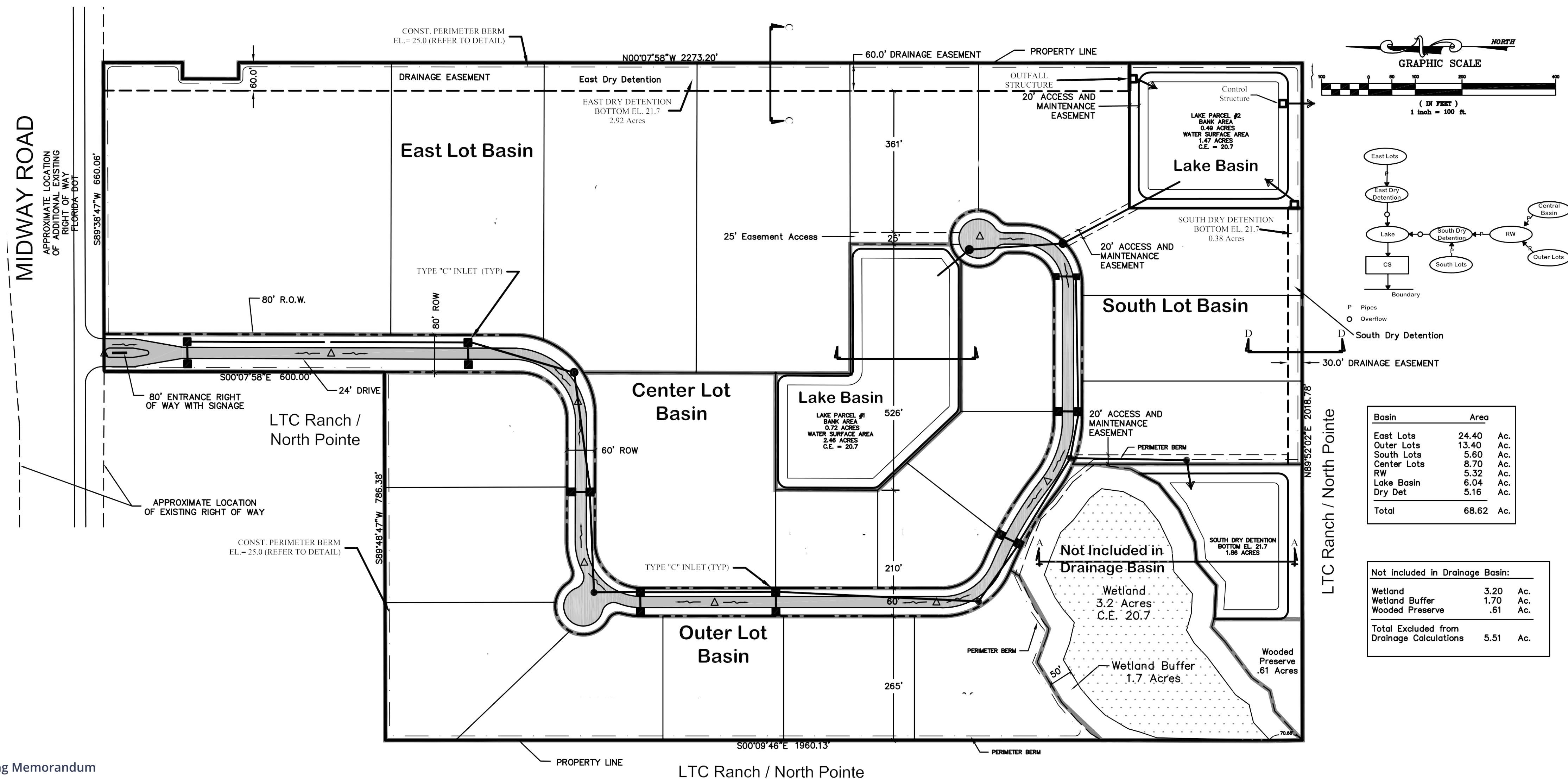
# Boundary and Topographic Survey





# Possible Site Plan

## Distribution/Light Industrial





## Confidentiality & Disclaimer Statement

**This is a confidential Offering Memorandum** intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

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