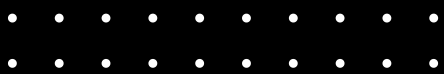


MOUHALIS CAPITAL MANAGEMENT



Built to suit or
ground lease
opportunity in
North Fort
Pierce, FL


NW Corner of Indrio Road
& Kings Highway






NW Corner of Indrio Road & Kings Hwy, Fort Pierce, FL


OPPORTUNITY OVERVIEW



50,713 PEOPLE
IN A 5-MILE RADIUS



\$84,136 AHHI
IN A 5-MILE RADIUS



BTS or GL
OPPORTUNITY

Great opportunity to capitalize on the growth of north Saint Lucie County.

Great Access: Cross access through the 7-11 to the lighted intersection of Indrio Rd & Kings Hwy.

Flexible Zoning: Most uses permitted by right under Commercial Neighborhood zoning designation.

DEAL STRUCTURE

Ground Lease or BTS

ADDRESS

NW Corner of Indrio Road &
Kings Hwy, Fort Pierce, FL

SITE SIZE

1.32 Acres

ZONING

Commercial Neighborhood
(Restaurants except for Coffee
Permitted)

EVAN MOUHALIS
Managing Partner
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Evan@MouhalisCM.com

LENNAR®

INDRIO GROVES

3,000 UNITS

PROPOSED

156 HOMES

PROPOSED

1,200 UNITS

WATERSTONE:

New 700+ Unit Community

D·R·HORTON®
America's Builder

PROPOSED 1,090 UNITS

PROPOSED BIG
BOX RETAIL

PROPOSED

Publix

1.32 ACRE SITE



PROPOSED 2,683
UNITS - LUMER