

FOR SALE

BRANDYWINE LANE

PORT ST LUCIE, FL 34986



\$1,700,000 - \$3,710,000

COMMERCIAL DEVELOPMENT OPPORTUNITY



SUMMARY

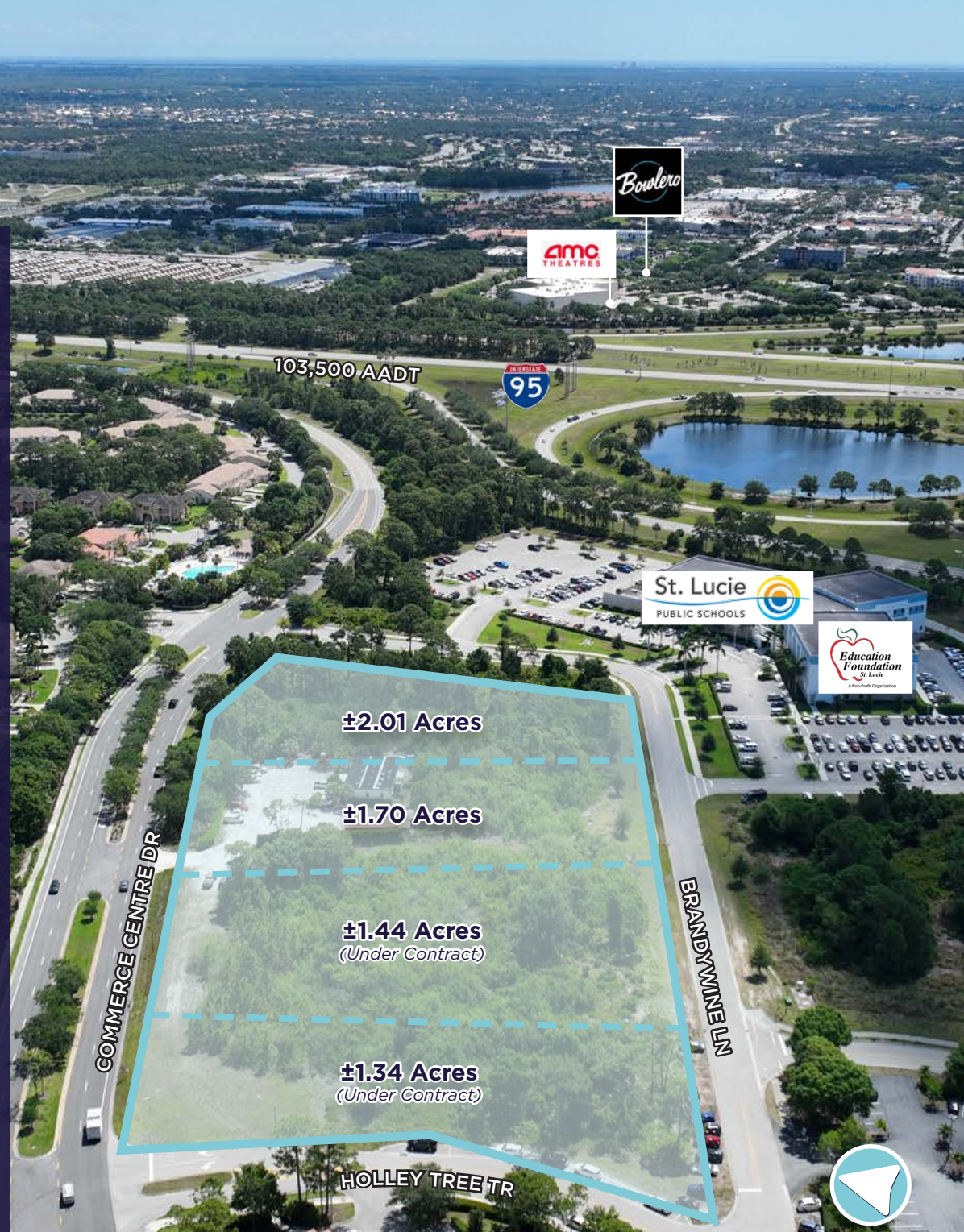
PROPERTY DETAILS

Address:	Brandywine Lane, Port St Lucie, FL 34986
List Price:	\$3,710,000 (\$1,000,000/Acre)
Lot Pricing:	1.34 Acres: \$1,340,000 (under contract) 1.44 Acres: \$1,440,000 (under contract) 1.70 Acres: \$1,700,000 2.01 Acres: \$2,010,000
Zoning:	CG - General Commercial
Future Land Use:	Commercial General
Municipality:	St Lucie County
Total Land Size:	±6.49 Acres (±3.71 Acres Available)
Parcel IDs:	1.34 Acres: 3327-806-0003-000-8 (Under Contract) 1.44 Acres: 3327-806-0004-000-5 (Under Contract) 1.70 Acres: 3327-808-0004-000-1 2.01 Acres: 3327-808-0005-000-8

PROPERTY OVERVIEW

Two commercial lots totaling ±3.71 acres are available along Commerce Centre Drive & Brandywine Lane in Port St. Lucie, FL. Offered individually or together, the CG-zoned parcels are well-suited for a variety of commercial uses. Located in St. Lucie West near PGA Village, the area is seeing continued growth with new residential development by Meritage Homes and other major developers.

Surrounded by national, regional, and local retailers—including Walmart, Publix, and several popular dining options—the site is also near Clover Park Stadium and many national hotel chains, benefitting from strong seasonal traffic and a rapidly expanding permanent population.



LOOKING NORTH



103,500 AADT

COMMERCE CENTRE DR

±1.34 Acres
(Under Contract)

±1.44 Acres
(Under Contract)

±1.70 Acres

±2.01 Acres



BRANDYWINE LN.



RESERVE BLVD

LOOKING EAST

cloverpark

goodwill ROSS DRESS FOR LESS petco
Staples Walmart HomeGoods

amc THEATRES
Bowlero



CARRABBA'S ITALIAN GRILL

103,500 AADT

St. Lucie PUBLIC SCHOOLS

Education Foundation St. Lucie

Meritage Homes

COMMERCE CENTRE DR

BRANDYWINE LN

RESERVE BLVD

±2.01 Acres
±1.70 Acres
±1.44 Acres (Under Contract)
±1.34 Acres (Under Contract)

HOLLEY TREE TRL

PGA Village

TUTTO FRESCO FINE DINING & PATIO BAR



LOOKING WEST




SHERATON
VACATION CLUB
PGA Vacation Resort • Port St. Lucie


Hilton
Garden Inn
at PGA Village


MainStay
SUITES
BY HILTON


PGA Village


Chevron


TUTTO FRESCO
FINE DINING & PATIO BAR


PGA
GOLF CLUB

RESERVE BLVD


Education
Foundation
St. Lucie
A Non-Profit Organization

St. Lucie
PUBLIC SCHOOLS 

BRANDYWINE LN

COMMERCE CENTRE DR



SATELLITE IMAGE



PROPOSED
CROSSTOWN EXTENSION

±6.49 ACRES
AVAILABLE

Astor Creek Golf &
Country Club

PGA Golf Club at
PGA Village

ALTON
CENTRAL PARK

AMC
THEATRES
Bowlero



TOWN CENTER AT ST LUCIE WEST

goodwill ROSS DRESS FOR LESS petco
Staples Walmart

SW VILLAGE PKWY

CROSSTOWN PKWY

CHRIST FELLOWSHIP
CHURCH

TOWNEPLACE
SUITES
BY MARRIOTT

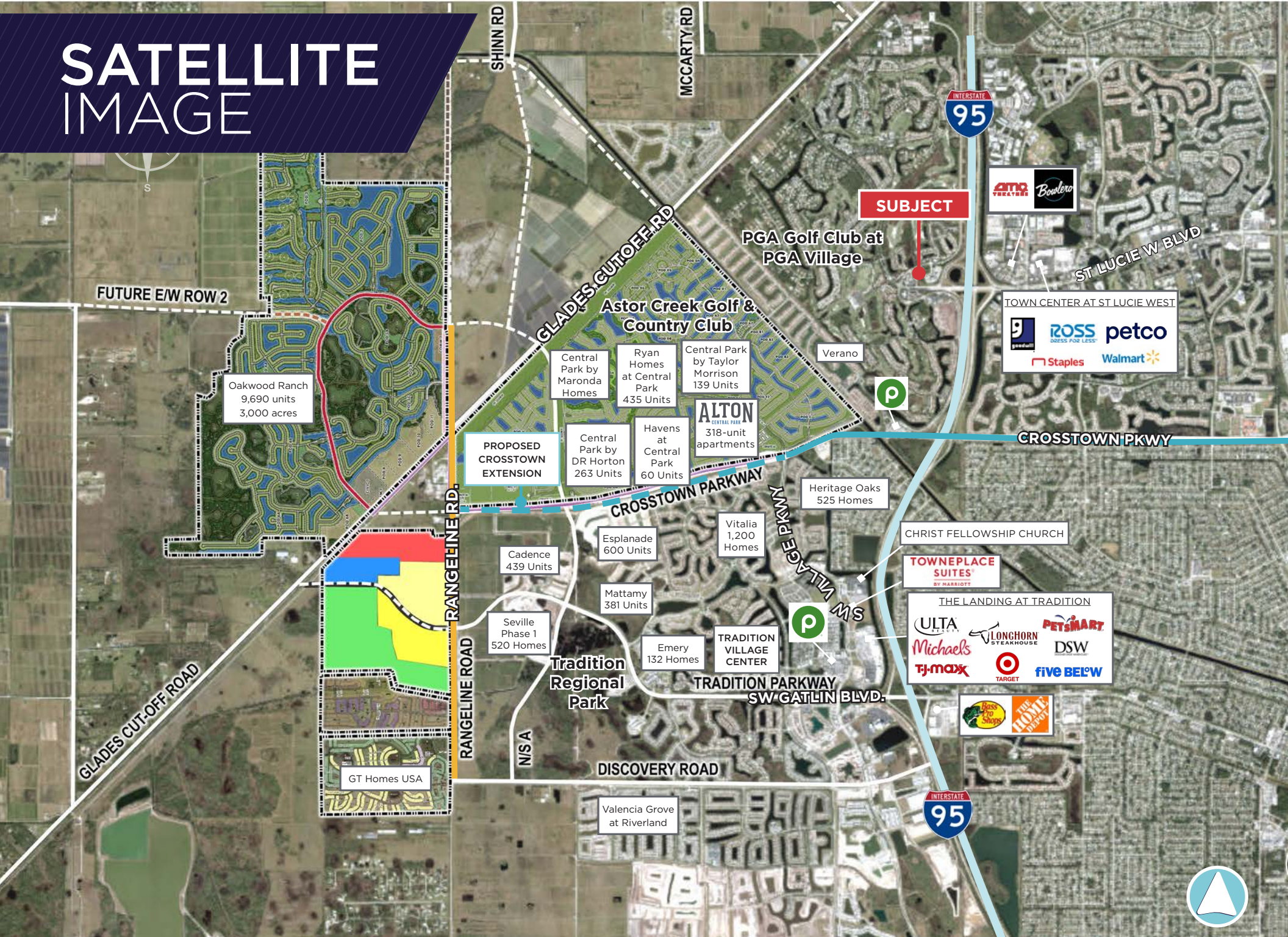
TRADITION VILLAGE
CENTER

THE LANDING AT TRADITION
ULTA BEAUTY Burlington PETS M A R T
MICHAEL'S LONGHORN STEAKHOUSE DSW
TJ-MAXX TARGET FIVE BELOW

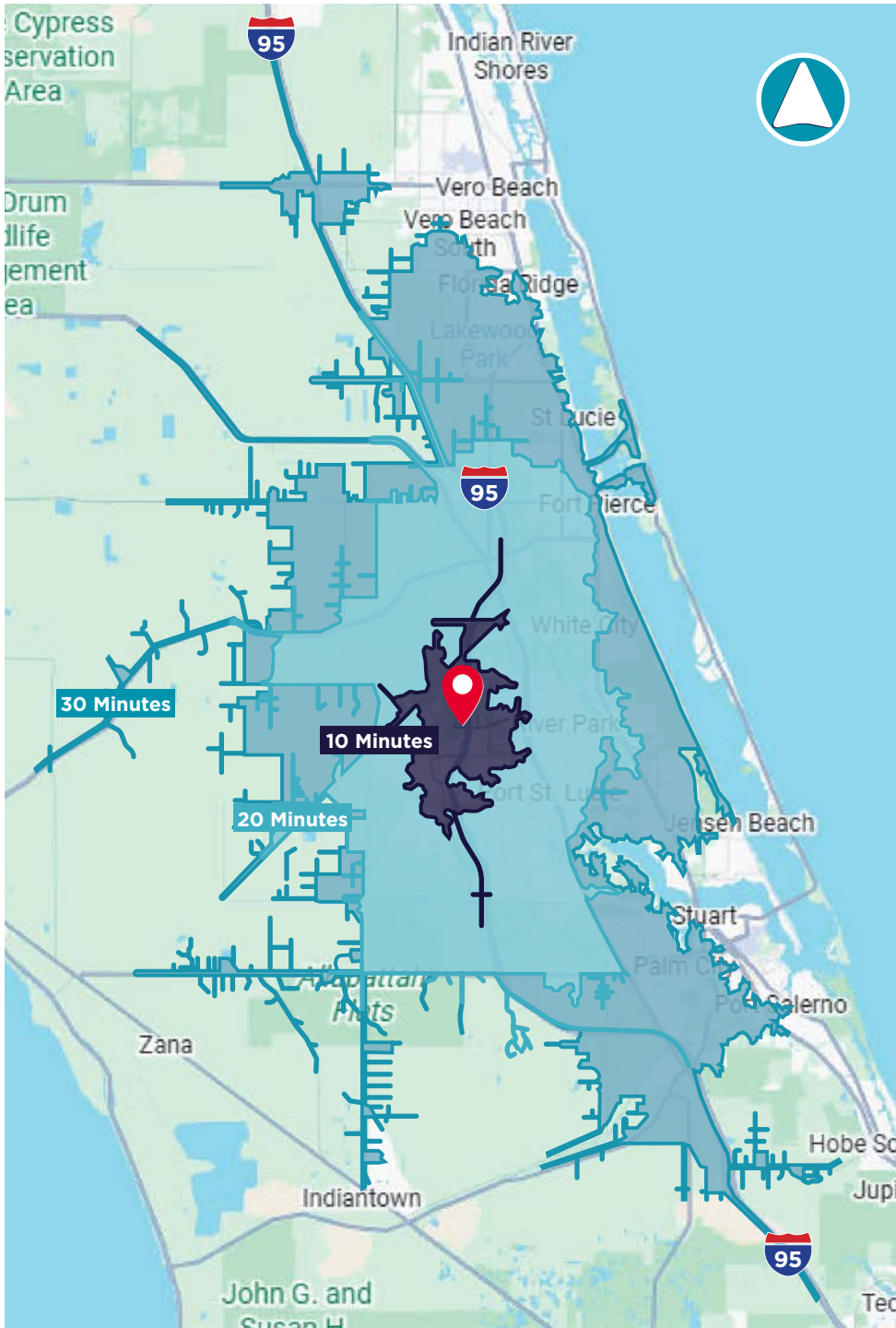
SW GATLIN BLVD

Bass Pro Shops THE HOME DEPOT

SATELLITE IMAGE



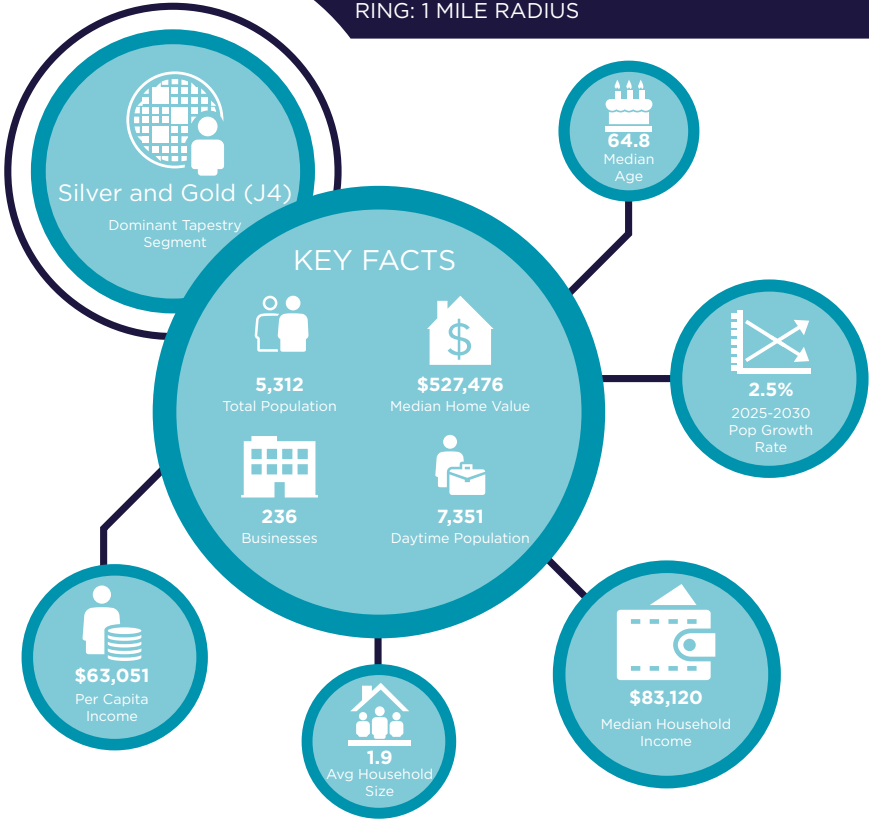
DRIVE TIME



10 MINUTES	20 MINUTES	30 MINUTES
22,731 2010 Population	201,164 2010 Population	349,179 2010 Population
35,504 2025 Population	285,844 2025 Population	461,691 2025 Population
56.19% 2010-2025 Population Growth	42.10% 2010-2025 Population Growth	32.22% 2010-2025 Population Growth
2.69% 2025-2030 (Annual) Est. Population Growth	2.67% 2025-2030 (Annual) Est. Population Growth	2.15% 2025-2030 (Annual) Est. Population Growth
55.1 2025 Median Age	43.8 2025 Median Age	46.8 2025 Median Age
\$110,562 Average Household Income	\$99,244 Average Household Income	\$99,393 Average Household Income
45.2% Percentage with Associates Degree or Better	39.9% Percentage with Associates Degree or Better	41.4% Percentage with Associates Degree or Better
65.4% Percentage in White Collar Profession	56.9% Percentage in White Collar Profession	58.3% Percentage in White Collar Profession

2025 DEMOGRAPHICS

BRANDYWINE LANE RING: 1 MILE RADIUS



POPULATION

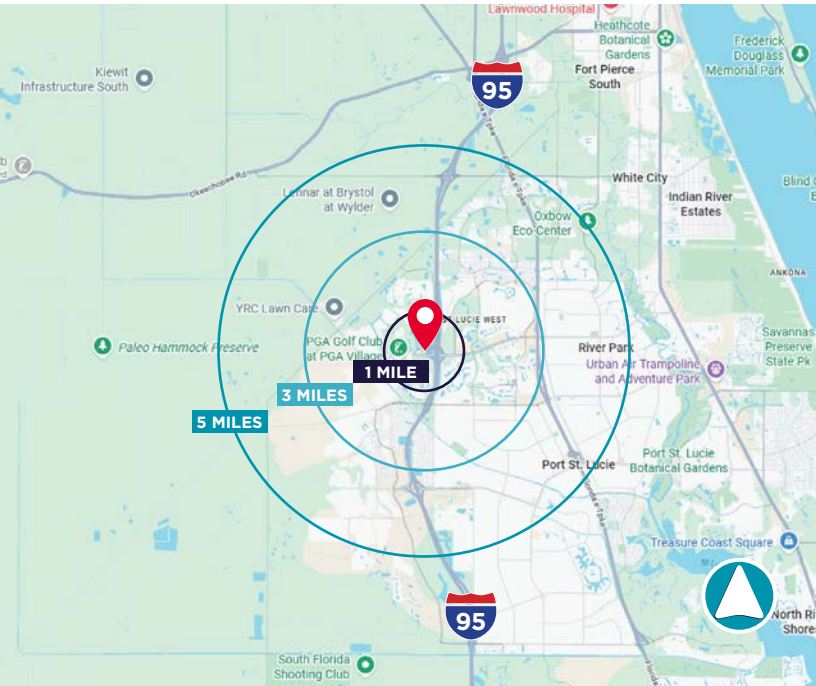
1 Mile:	5,312
3 Mile:	49,301
5 Mile:	136,869

AVERAGE HOUSEHOLD INCOME

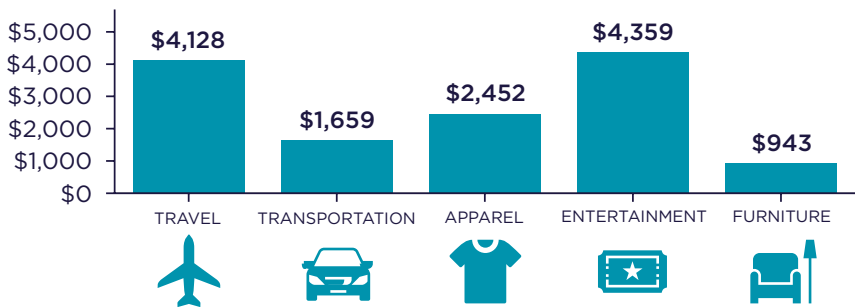
1 Mile:	\$123,659
3 Mile:	\$112,884
5 Mile:	\$105,350

MEDIAN AGE

1 Mile:	64.8
3 Mile:	54.5
5 Mile:	46.7



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

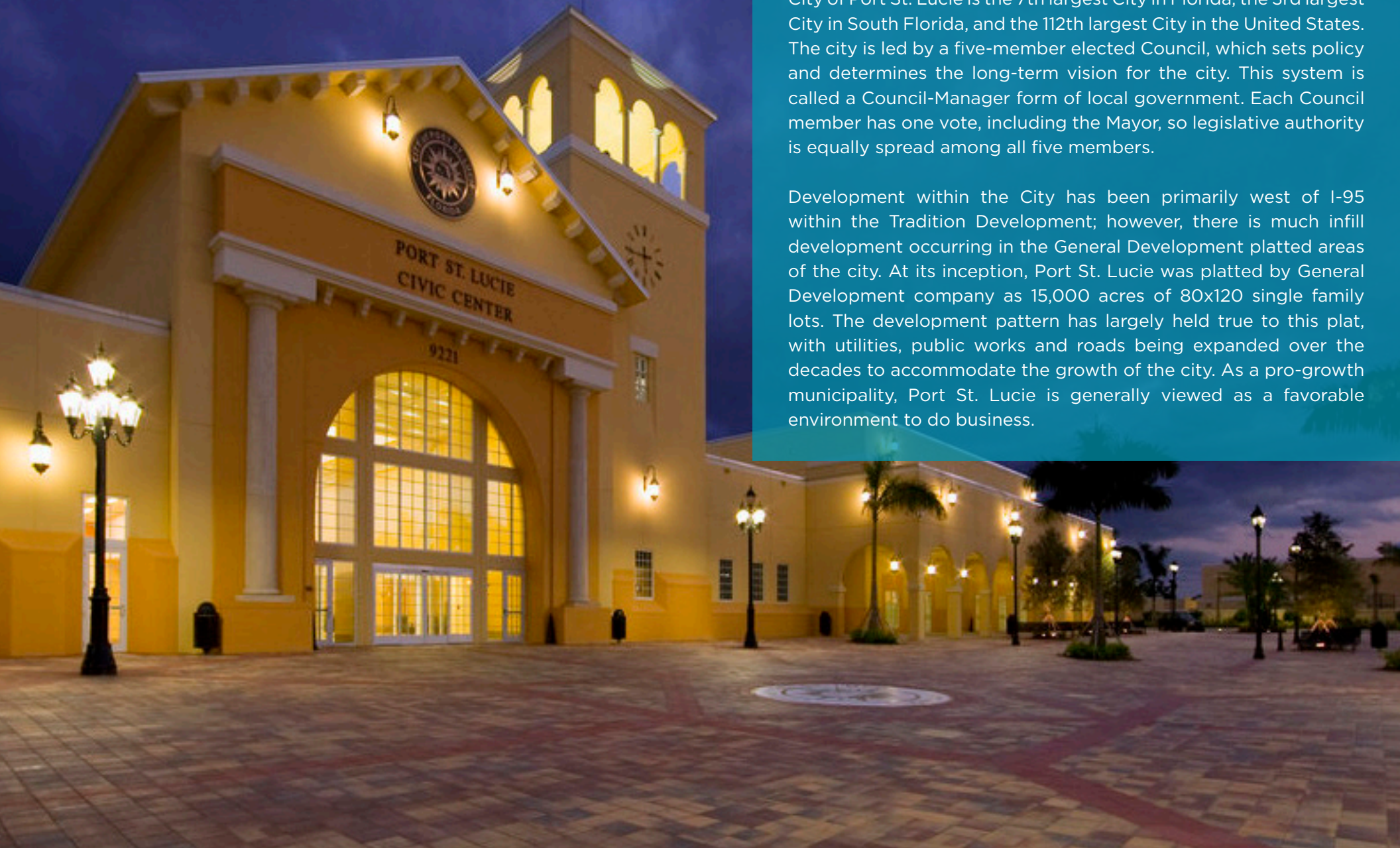
© 2025 Esri
Spending facts are average annual dollars per household

CITY OVERVIEW

City of Port St Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.



REGIONAL OVERVIEW

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



OFFERING SUMMARY

COMMERCIAL DEVELOPMENT OPPORTUNITY

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FOR SALE

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