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### EXCLUSIVELY PREPARED BY

### **BRANDON BOLLIG**

847-410-9047 brandon.bollig@svn.com





# TABLE OF CONTENTS

- 2 EXECUTIVE SUMMARY
- 7 AREA OVERVIEW
  - 13 PROPERTY PHOTOS
  - 15 PROPERTY SURVEY
  - 17 DEMOGRAPHICS
  - 19 MEET THE TEAM



# **EXECUTIVE SUMMARY**



SVN Commercial Partners is pleased to present for sale approximately 36.29 acres of cleared, vacant land with tremendous potential for residential development in the highly coveted Treasure Coast of Florida. Known for its stunning natural beauty, pristine beaches, and vibrant communities, the Treasure Coast is a desirable destination for residents and investors alike.

Fort Pierce epitomizes the region's growth trajectory, characterized by a burgeoning population and robust job market. The city has attracted national home builders and renowned brands, creating a thriving environment for investment.

This expansive 36.29-acre site holds immense promise for future residential development, addressing the pressing need for housing in the rapidly expanding workforce. With its close proximity to Meadowood Golf & Tennis Club, residents will enjoy access to premium amenities. Additionally, the property is conveniently located just 2.5 miles from the expanding Treasure Coast International Airport, eagerly awaiting approval for commercial flights.

The proposed Willow Lakes Wavegarden, poised to become the world's largest surf park resort, adds further allure to the area's potential. Moreover, the site's proximity to the potential location of the newest Buc-ee's Florida, promising excitement and job opportunities, enhances its appeal. Nearby Eagle Bend, a proposed 1713-unit Planned Unit Development (PUD), further underscores the desirability of the location.

Strategically positioned near I-95 and the Florida Turnpike, this property offers seamless accessibility and connectivity, making it an attractive prospect for investors looking to capitalize on Fort Pierce's dynamic landscape. Contact Brandon Bollig at SVN Commercial Partners today to explore the vast potential within these 36.29 acres and become part of the exciting growth unfolding in this thriving community.

### **HIGHLIGHTS**



CLOSE PROXIMITY
TO DOWNTOWN
FORT PIERCE



DEVELOPMENT POTFNTIAL



BOOMING GROWTH



CLOSE PROXIMITY
TO MAJOR
ROADWAYS

TO ACCESS THE PUBLIC SHARE FOLDER. CLICK THE LINK BELOW:

**CLICK HERE** 

# PROPERTY HIGHLIGHTS

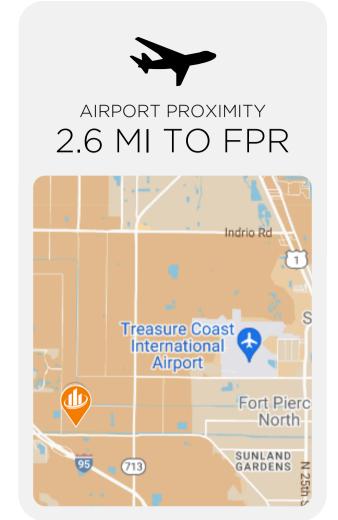
- Healthy \$104,000 household income within 1 mile.
- AG Classification allows Buyer to pay nominal property taxes while navigating the permitting process.
- Significant roadway improvements slated in the next 5 years.
- Surrounded by major existing and proposed developments and attractions (Meadowood CC, Treasure Coast Int'l Airport, Willow Lakes Wavegarden, Buc-ee's)
- Favorable TVC Future Land Use at 2du/ac, with the potential to increase the density. See the Zoning Overview in following pages.
- With prime accessibility just minutes from I-95 and FL Turnpike (with major interchange coming to immediate vicinity, along with housing shortage, this area has a serious demand for workforce housing.
- Nearby Treasure Coast Int'l Airport is eagerly awaiting their approval to operate commercial flights, which will have immediate impact on the local economy.



SIZE: ~36.29 AC







PARCEL #: 1334-411-0000-000-1

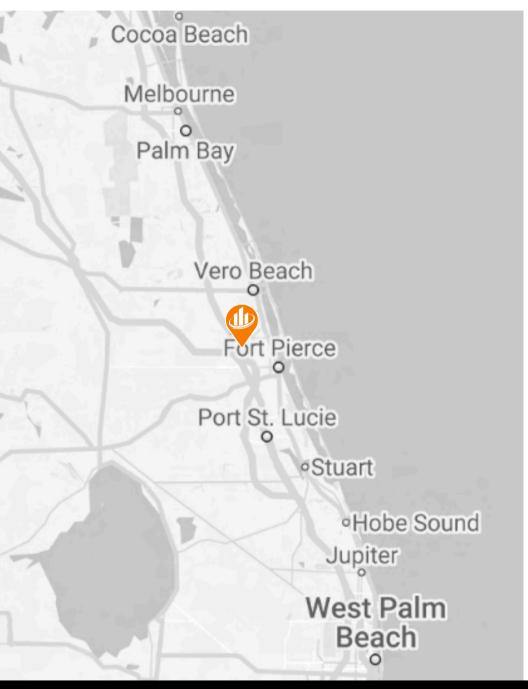
COUNTY: ST. LUCIE

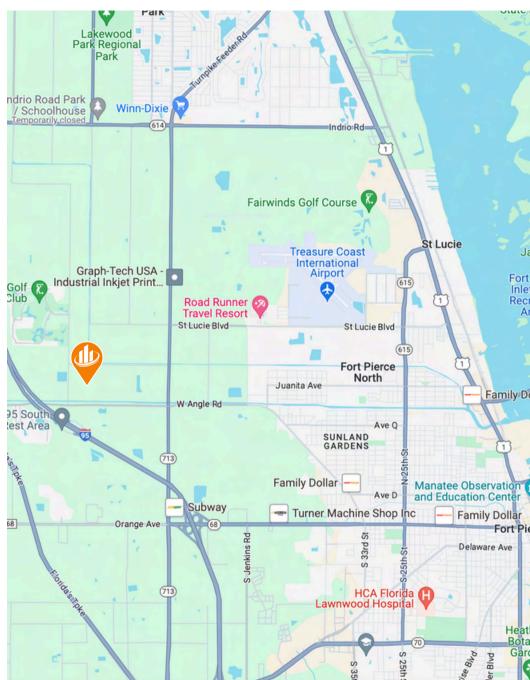
MARKET: FORT PIERCE

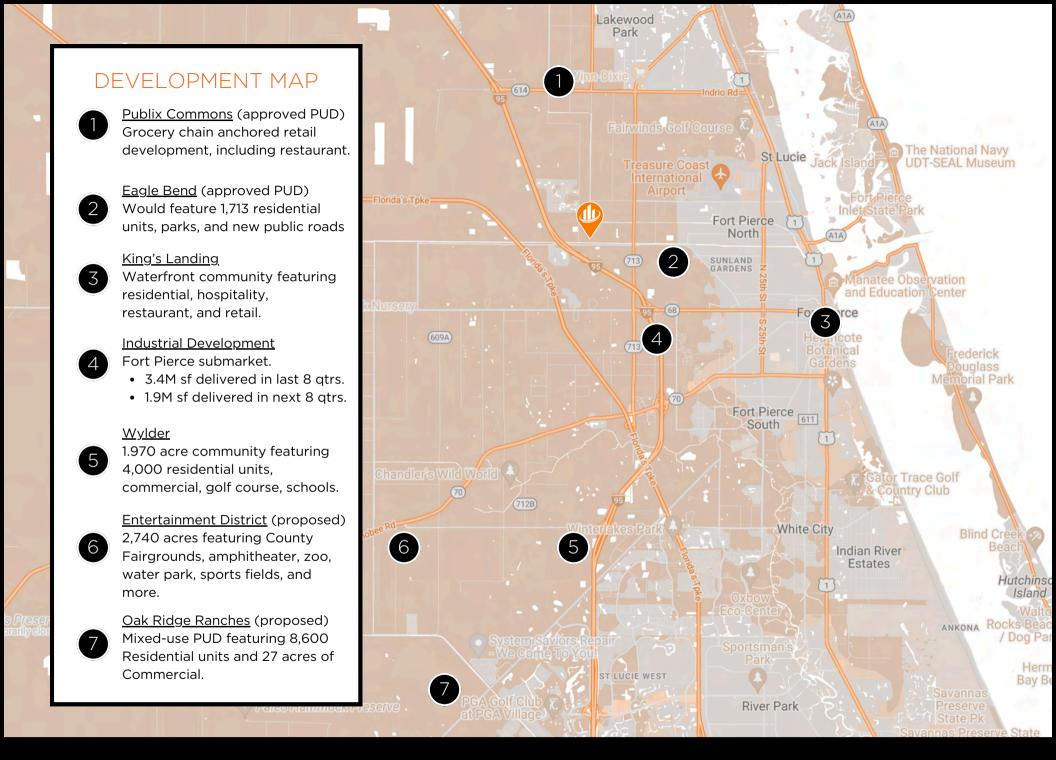
2023 TAXES \$935.97

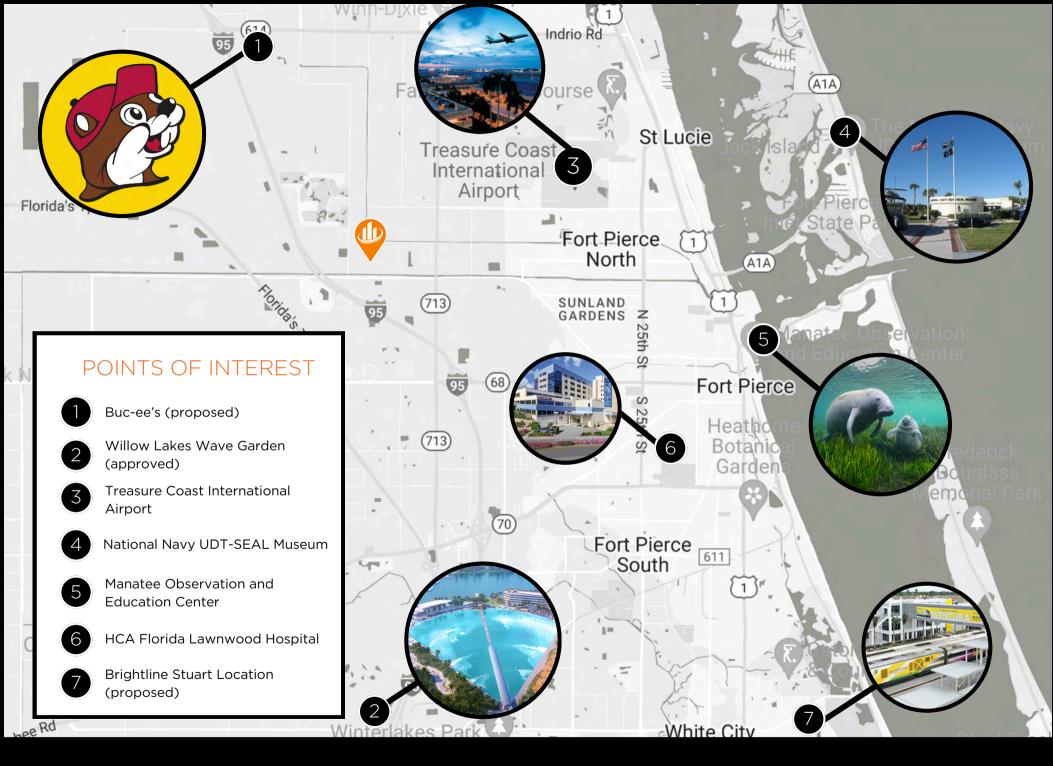


### AREA MAP

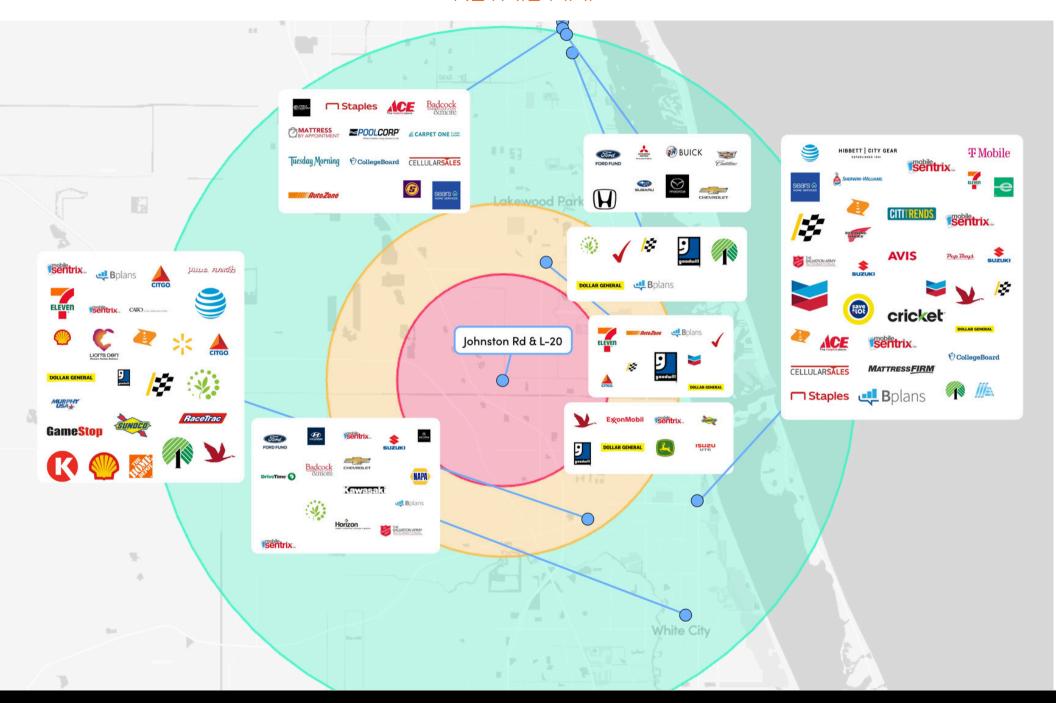








## RETAIL MAP



### **70NING OVERVIEW**

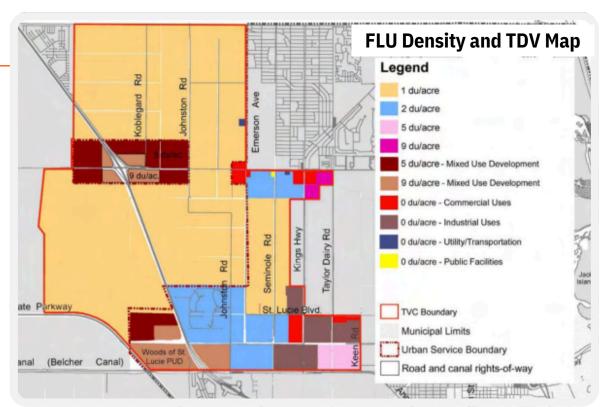
### **Current Zoning - AG-1 AGRICULTURAL**

Purpose - The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one (1) dwelling unit per gross acre. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

### Future Land Use - TVC -

### Objective of Development within Urban Service Boundary

Objective 11.1.3: To provide incentives to re-allocate potential development from areas located outside of the Urban Service Boundary (USB) to appropriate areas located inside the USB. Policy 11.1.3.1 - Incentives for Development Inside the USB.



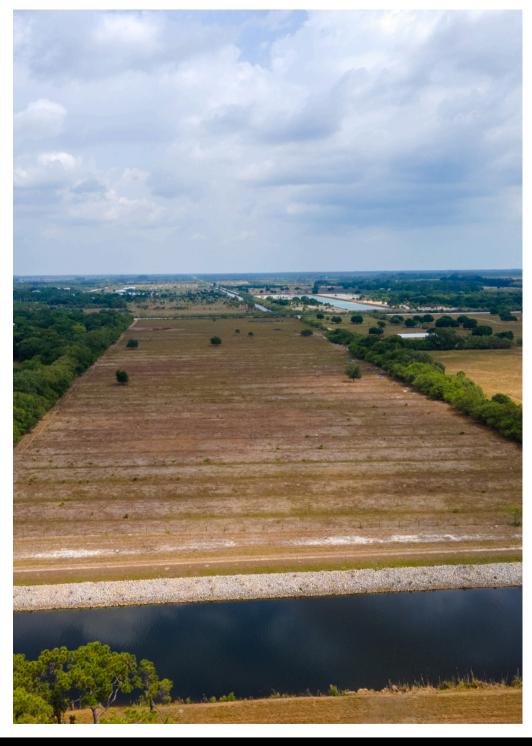
1. County Incentives. For projects that conform to the TVC Land Development Regulations and, additionally, provide affordable housing, workforce housing or propose mixed-use development, the County may offer incentives such as, but St. Lucie County 11- 7 Adopted\_updated 12.2022 Comprehensive Plan TVC Element GOPs not limited to, expedited permit review or density bonuses as established by the County Commission.

2. Reduced Requirements. To encourage development within the USB, new development has the following reduced requirements: a. Incremental development is permitted. New development does not have a minimum parcel size. Existing parcels may subdivide into individual building sites. New development shall follow the TVC Land Development Regulations to ensure connectivity and compatibility with existing adjacent development, without affecting the property's existing density and intensity. b. Towns and Villages have reduced requirements for Open Space & Countryside, and consequently for overall minimum size as outlined in Table 11-2 and Table 11-3.

3. Transfer of Development Rights (TDR) Program. For projects that conform to the Goals, Objectives and Policies of the TVC Element, the TDR Program outlined by Objective 11.1.7 establishes density bonuses to encourage development inside the Urban Service Boundary (USB) and transfers of density from eligible sending sites outside of the USB to designated receiving sites inside of the USB. Projects that propose to build a Town or Village may also transfer any unused transferable development rights remaining on the subject property as set forth in the TDR Program outlined by Objective 11.1.7.

4. Potential Densities and Intensities. The TVC Element shall not limit the underlying potential densities or intensities, as established by the pre-existing Future Land Use Element as of [date of adoption of TVC amendment]. New non-residential uses allowed pursuant to the pre-existing Future Land Use Element are encouraged to follow the retail and workplace strategies outlined in this element and shall follow the TVC Land Development Regulations. The potential densities and intensities on the TDV Map may be increased by the application of the policies in the TVC Element. For more info on TVC FLU - click here





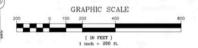


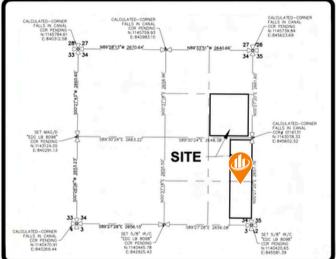




# OF PROP. LINE

# **ALTA/NSPS LAND TITLE BOUNDARY SURVEY**





### SEC. 34, TWP. 34S, RGE. 39E

### SYMBOL & ABBREVIATION LEGEND:

2000 D

	ASPINICT	con	EDGE OF PHYEMENT				WOMANIES	m(29 C)	TELEPHONE RISE
	BACK FLOW PREMENTER	COM	EDGE OF WATER	435	HIDRANI	P.B.	PLAT BOOK	106	TOE OF SLOPE
	BENDMARK (BW) OR	00(2)	ELECTRIC BOX	104	NOH	090	PLAT DATA	108	TOP OF BANK/BI
	geolag conteol point		ELECTRIC HAND HOLE	Rev	WIERT	P.O.B.	PONT OF BESIMING	ton.	TOP OF MIT
	(00F)	DH	(040		MON PIPE	P.O.C.	PONT OF	X 0.0	TOPOGRAPHIC DA
	CHALE RISER	D/I	ELECTRIC METER		MON ROO	844	POINT OF COMPOUND	x 00	(SDFT SURFACE)
	CALDIAND	250	ELECTRICAL PANEL	8/0	MON ROD AND CAP	P.C.	POINT OF CURYATURE	X 6.00	TOPOGRAPHIC DA OHARD SURFACED
	CATCH BASIN	D./D.DV.	ELEVATION	В	WHICHTON CONTROL	8.1.	PONT OF TANGENCY	TWOH	TOWNSHIP
			FEDERAL IMPRODUCY		LDv97w	P.O.T.	PONT OF TERMINIS	0	TRAFFIC HANGHO
	CENTERLAK	FEMA	MANAGEMENT AGENCY	rit.	LIGHT FOST	PVC	POLYMYS, CHLORDE	0	
	DENTIFIED CORNER	F.O.	FRER OFTIC	MAG/D	MAS NAIL MAS BRAND	8.5	PROFESSIONAL LAND	7509	MATTIC SIGNAL
	CHAIN LINK FENCE	FORM	FRER OPTIC HAND HOLE	and a	NAL.		SURVEYOR RADIUS	TVP	THRICAL
	OHORD	77		80	MALBOX	800	RADIO	U.E.	UTUTY CASEMEN
	DIEAN DUT	0	FRER OPTIC MARKER	Mark.		85K	REAL THE KINEWATIC	55	UNDERGROUND S
	CLEAN OUT	C0 5350	FREE OFTIC RISES	week,	MENN HIGH MYZER FINE				
- 6	COMMUNICATION RISER			MUN.	MEAN LOWER WATER LINE	awy bd	RECLAMED WATER VALVE	DAN	UNDERGROUND S
	CONCRETE	(M)	FIELD MEASURED			8.5	REDISTERED LAND	UNK	UNIONOMI
		FFL	FINSHED FLOOR ELEVATION	0	METAL USHT POST		SURVEYOR	704	UNKNOWN HANDS
	CONCRETE USHT POST	roor	FLORIDA DEPARTMENT OF	TO.	METAL POWER POLE	ROP	RENFORCED CONCRETE		
	CONCRETE WONLMENT	1001	TRANSPORTATION	-		9.79	ROAT-OF-WAY	"855 ⊡	UNKNOWN RISER
28	CONCRETE POWER POLE	FPS.	FLOREA FOMER AND	MON	METAL PIPE MONAMENT	8.70	800 AND CAP	0	UNKNOWN TYPE I
-	((09)	67	FDOT		NON DESCRIPT NAL AND	-00			
-	CONCRETE POMER POLE W/STREET LIGHT	FM.	FORCE MAIN	N/D	DOK	(3)	SARVETARY MANHOLE	VOP	WITHFIED CLAY P
_	CONCRETE SIGNAL LIGHT	no	FOUND	N.R.	NON-RADIAL	sybd	SHIVTHRY VALVE	(90)	(MI)
	POLE	(D)	CONTRACTOR ATT	NAVORE	MORTH AMERICAN MERTICAL DATUM OF	500	section	wybd	MATER VALVE (M
	COMMISSION WITH PAPE			10000	1988			an hel	married and all fine
		50 FT.	SQUARE PEET	No.	MARKE	0	PROPERTY CORNER	0	WELL
	CURB INLET	GAS (XC)	GAS YALK	0.R.R.	OFFICIAL RECORDS BOOK		RIGHT-OF-WAY CONTROL		WOOD FENCE
	DECORATIVE LIGHT POST	01	GEDGRAPHIC INFORMATION SYSTEMS	OHE	OVER HEAD WHES		50N	5-0	WOOD POLE STRE
	DEED	000	GROUND	PG .	PAGE			4	USHT
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	DELTA/DENTRAL ANGLE	6		PK NAL	PARKER-KALON NAL	-de	SPRINKLER VALVE		
	DIRMETER (DA.)	(8)	HARDICAP	PK/D	PARKER-HALDY NAIL &	STA	STATION		
				14/0	prox	210			



VICINITY MAP

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY **COMMITMENT # 1427825** 

### COMMITMENT DATE: JULY 23, 2023 AT 11:00 PM

- RIGHT OF WAY DEED IN FAVOR OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 244, PAGE 2252, PUBLIC RECORDS
- AFFECTS SUBJECT PROPERTY: NOT A SURVEY MATTER.

### LEGAL DESCRIPTION:

SCHEDULE B-II ITEMS TITLE COMMITMENT PREPARED BY

EAST 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 39 EAST, LESS AND EXCEPT ALL 1/5 OF MAY FOR PUBLIC ROADS AND DRANAGE CANALS AND THAT PART OF THE ABOVE DESCRIBED PROPERTY CONVEYED IT FIRM, AND SOUTH FLORIDG FLOOD CONTROL DESTRICT IN DEED BOOK 257, PAGE 655, PUBLIC RECORDS OF ST. LUDGE COUNTY,

### SURVEYORS NOTES AND REPORT:

- TO SECTION 472.027, FLORIDA STATUTES.
  THE SURVEY MAN REPRESENDED REPRESENT AND THAILD WITHOUT THE ORIGINAL SCRAFTURE AND SEAL OF A FLORIDA LUCINIZED SURVEYOR AND WAVERS OF GROSSIAL ELECTRODAY SCRAFTURE. THE SURVEY CANNOT BE TRANSPORTED ON ASSOCIATION OF THE SURVEY WILL WARK THIS SURVEY NIVALD. THE LAST DATE OF FILE WORK (AND DATA ACCUSTORS) WAS AUGUST 17, 2023.

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### CERTIFIED TO:

DAMAN MARTINEZ AND DAWN MARTINEZ FARM CREDIT OF FLORIDA, ACA, ISADA, ATMA, IN ITS SOLE CAPACITY AND AS AGENT/NOMINEE KAHEN AND KAHEN PL. OLD REPURLIE NATIONAL, TITLE INSURANCE COMPANY

### ALTA CERTIFICATION:

2021 MANMAN STANDARD DETAI, REQUIREMENTS FOR ATTACAPS LAND THE SMRCE, MADE IN ACCORDANCE WHO THE ALTA MAN NSPS, MOI NOLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 & 18 OF TABLE A THEREOF, THE PIELDROPK WAS COMPLETED ON AUGUST 17, 200

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION #5556

10250 VILLAGE DADKWA **UNIT 201** PORT ST LUCIE EL 3498

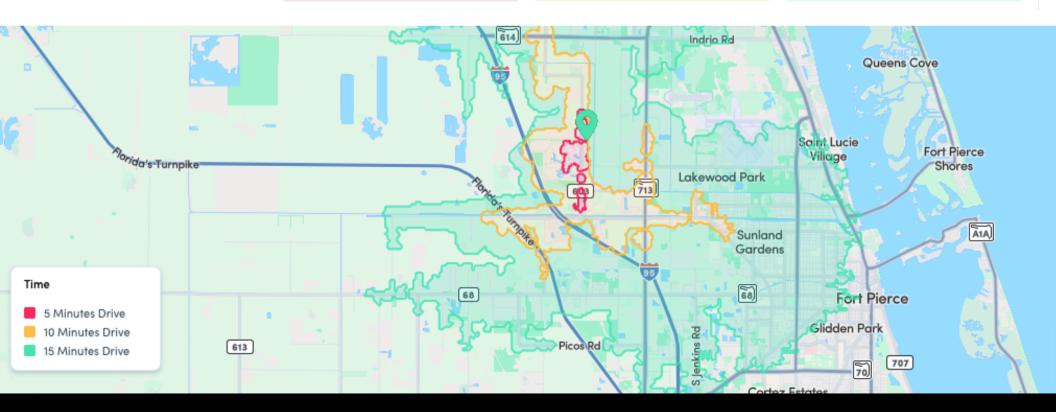
ALTA/NSPS LAND TITL BOUNDARY SURVEY

1 OF 1



# DEMOGRAPHIC SUMMARY

Demographic & Consumer Spend Overview	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	^
Total Population	586	662	6,571	7,273	38,943	42,415	
Workday Population	337		6,980		36,417		
Total Households	251	287	2,245	2,529	14,974	16,339	
Avg. Household Income	\$104.2k	\$118.9k	\$75k	\$84.5k	\$67.8k	\$76.4k	
Total Consumer Spend	\$4.2m	\$4.7m	\$62.3m	\$69.1m	\$351.9m	\$388.2m	





# MEET THE TEAM | SVN COMMERCIAL PARTNERS



# <u>Brandon Bollig</u>

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.

Dedication to the craft, maintained focus on a set of goals, and most importantly, relentless work ethic to achieve those goals are all experiences Brandon learned as a professional athlete which he applies to his commercial real estate practice. Brandon focuses his efforts on Land development/redevelopment, and Investment Sales all along the east coast of Florida.





36.29 Acres

Address TBD Johnston Rd. & L20 Fort Pierce, FL 34951

EXCLUSIVELY LISTED BY: -

# **BRANDON BOLLIG**

847-410-9047 brandon.bollig@svn.com