



PRESENTED BY:
BRANDON BOLLIG
847-410-9047
BRANDON.BOLLIG@SVN.COM

FOR SALE:
\$2,225,000
36.29 ACRES

AG/D Development Land

OFFERING
MEMORANDUM

SE Quadrant of Johnston Rd. & L-20
St. Lucie County, FL 34951



CONFIDENTIALITY AND DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN Commercial Partners® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Commercial Partners® Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Commercial Partners® Advisor.

Neither the SVN Commercial Partners® Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Commercial Partners® Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Commercial Partners® Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Commercial Partners® Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

EXCLUSIVELY PREPARED BY

BRANDON BOLLIG

847-410-9047

brandon.bollig@svn.com





TABLE OF CONTENTS

04 EXECUTIVE SUMMARY

07 AREA OVERVIEW

13 PROPERTY PHOTOS

15 PROPERTY SURVEY

17 DEMOGRAPHICS

19 MEET THE TEAM

A man in a blue shirt is seen from the back, addressing a group of people in a meeting room. The room has large windows in the background, and the scene is brightly lit. The text 'EXECUTIVE SUMMARY' is overlaid on the right side of the image.

EXECUTIVE SUMMARY

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
POTENTIAL



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



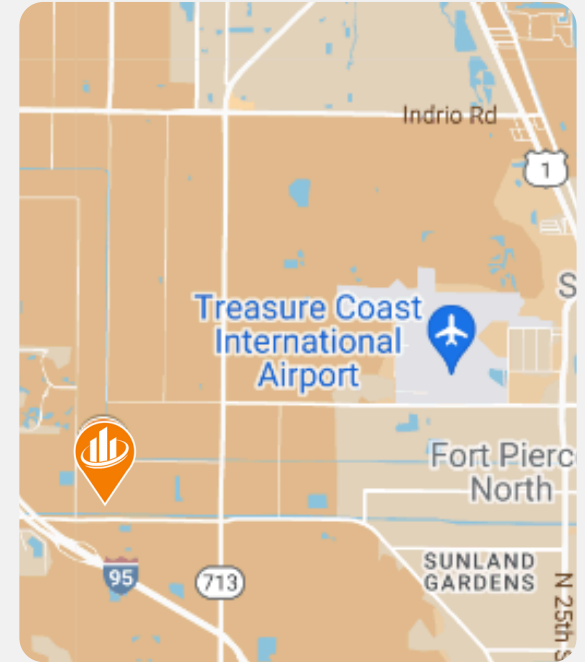
ZONING
AG-1



FLU
TVC
DENSITY 2DU/AC



AIRPORT PROXIMITY
2.6 MI TO FPR

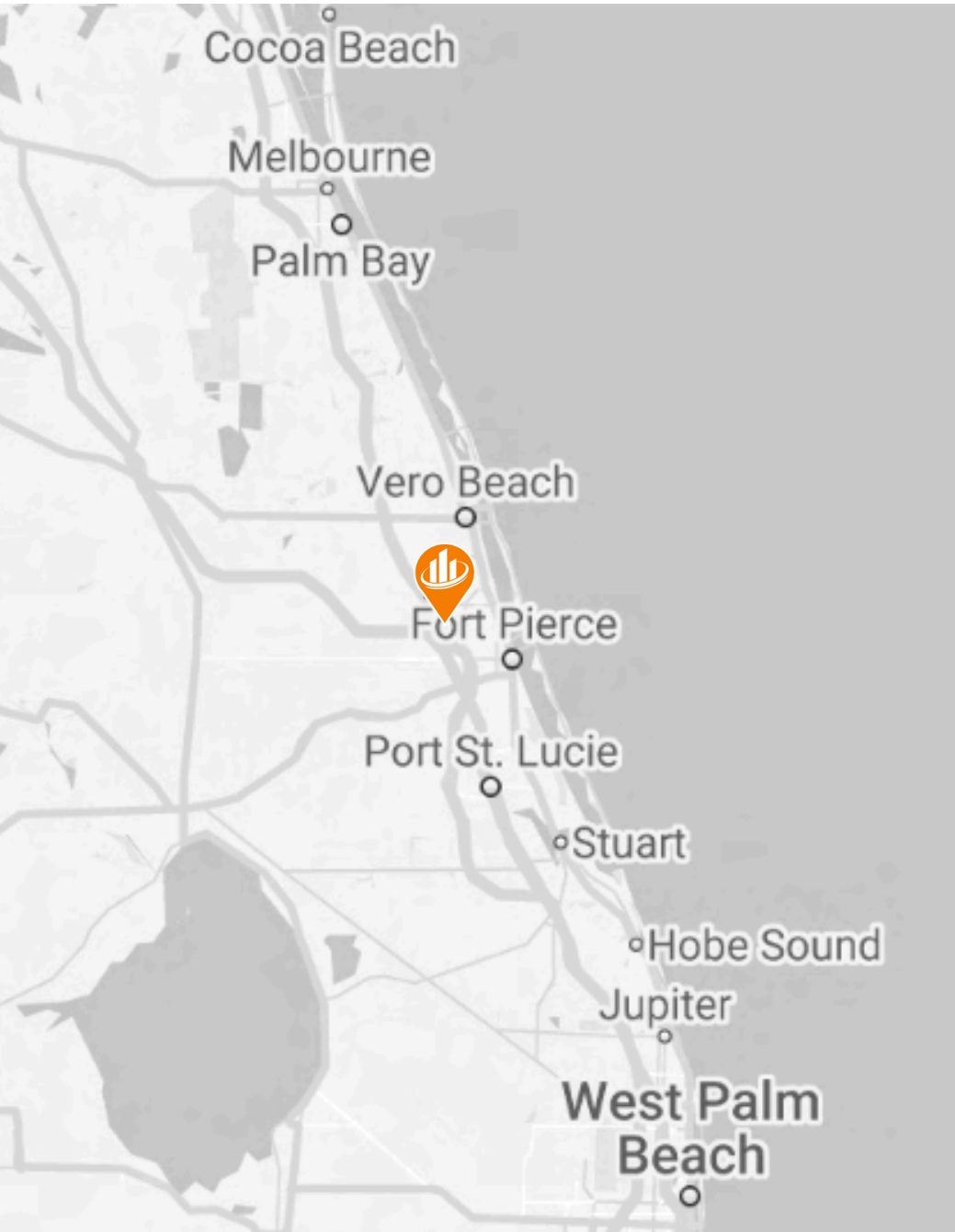


PARCEL #:	1334-411-0000-000-1
COUNTY:	ST. LUCIE
MARKET:	FORT PIERCE
2023 TAXES	\$935.97

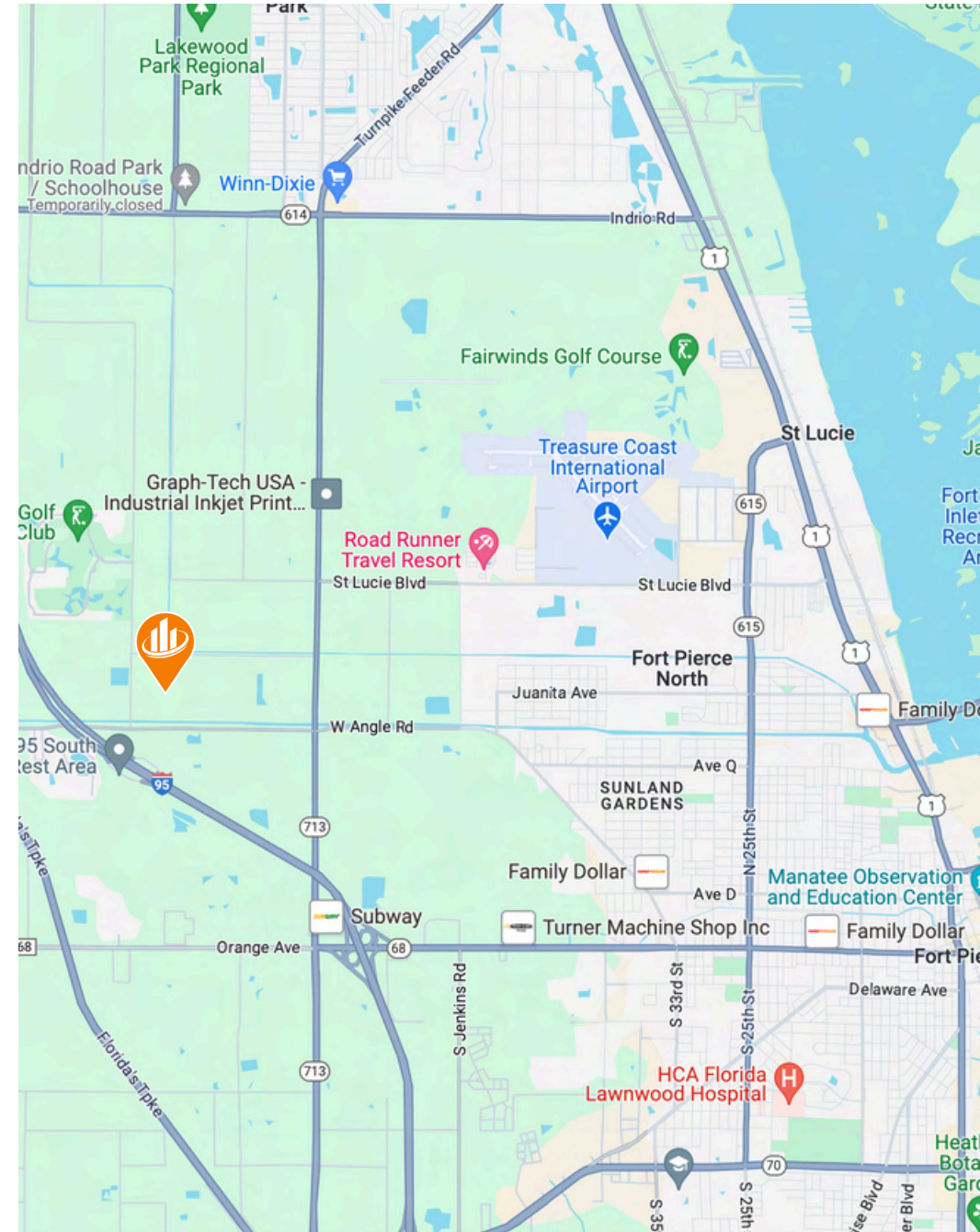


AREA OVERVIEW

REGIONAL MAP

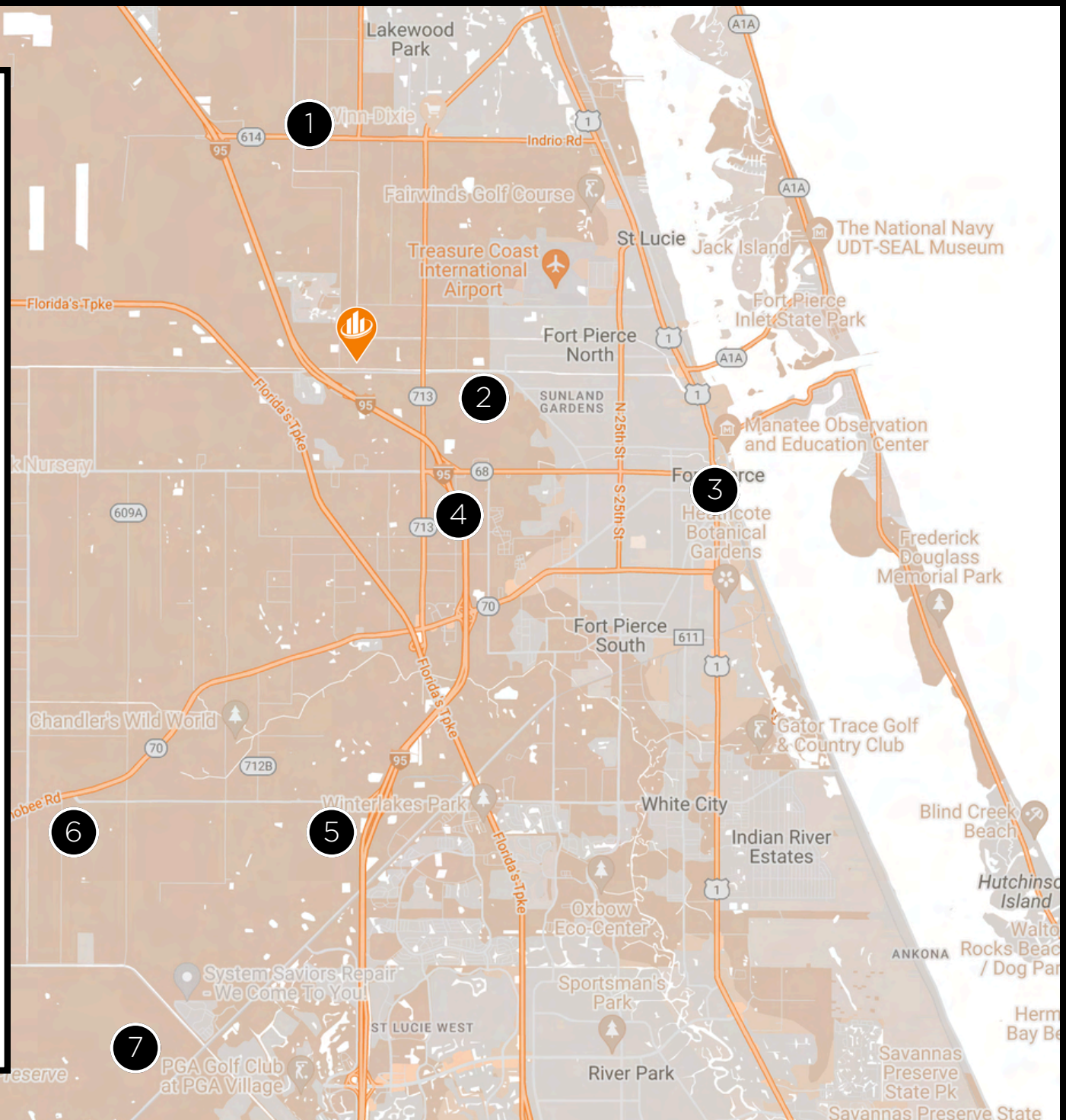


AREA MAP



DEVELOPMENT MAP

- 1 Publix Commons (approved PUD)
Grocery chain anchored retail development, including restaurant.
- 2 Eagle Bend (approved PUD)
Would feature 1,713 residential units, parks, and new public roads
- 3 King's Landing
Waterfront community featuring residential, hospitality, restaurant, and retail.
- 4 Industrial Development
Fort Pierce submarket.
 - 3.4M sf delivered in last 8 qtrs.
 - 1.9M sf delivered in next 8 qtrs.
- 5 Wylder
1,970 acre community featuring 4,000 residential units, commercial, golf course, schools.
- 6 Entertainment District (proposed)
2,740 acres featuring County Fairgrounds, amphitheater, zoo, water park, sports fields, and more.
- 7 Oak Ridge Ranches (proposed)
Mixed-use PUD featuring 8,600 Residential units and 27 acres of Commercial.





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



ZONING 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.

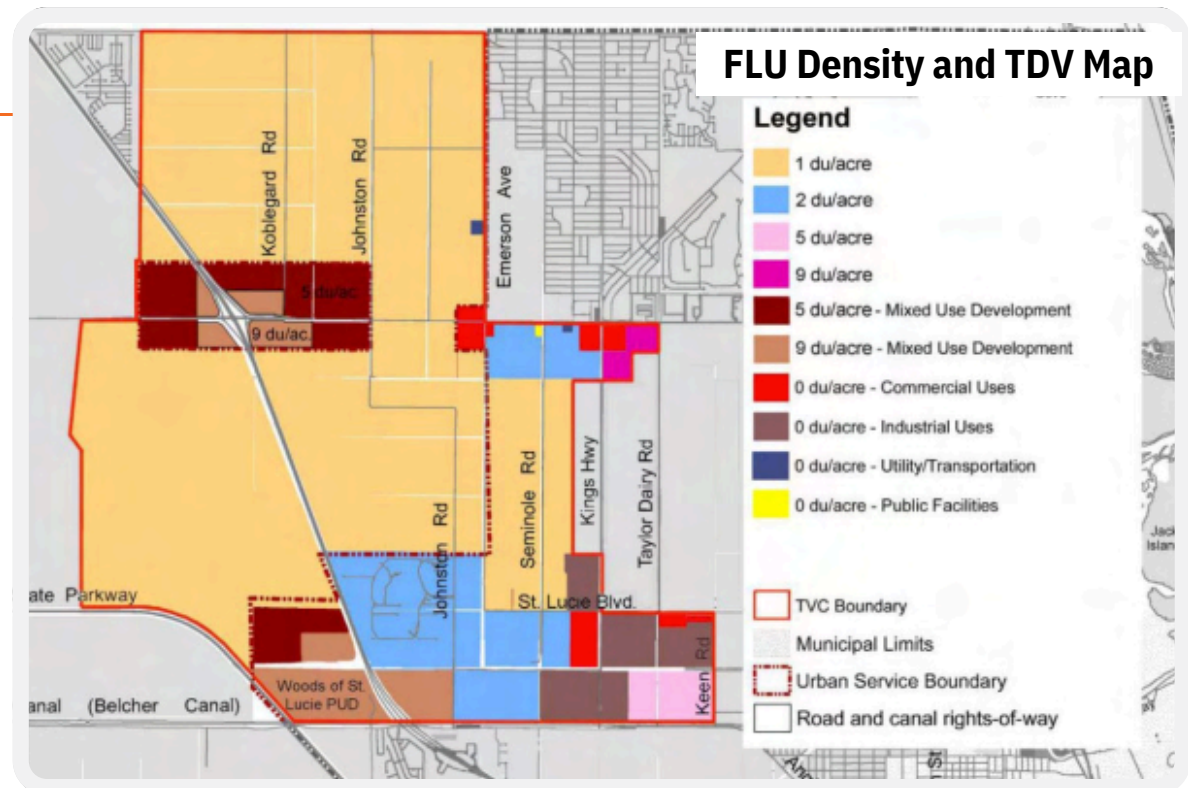
1. County Incentives. For projects that conform to the TVC Land Development Regulations and, additionally, provide affordable housing, workforce housing or propose mixed-use development, the County may offer incentives such as, but not limited to, expedited permit review or density bonuses as established 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](#)



PROPERTY PHOTOS







PROPERTY
SURVEY



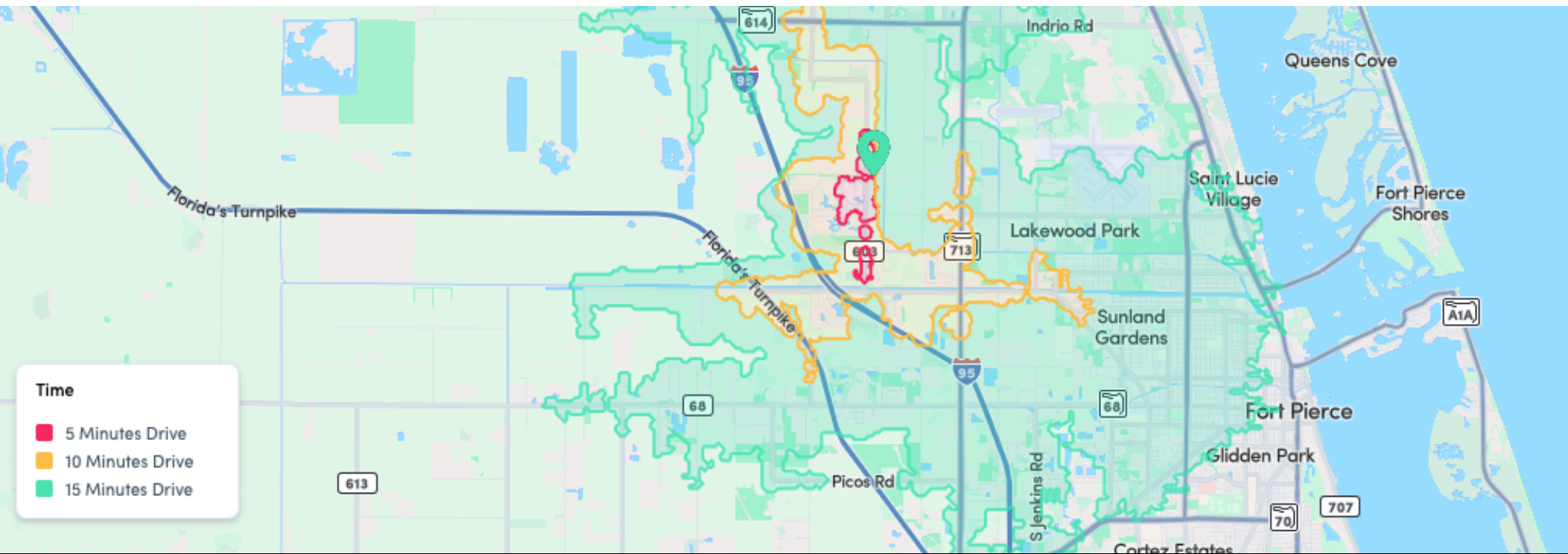
DEMOGRAPHICS SUMMARY



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

MEET THE TEAM | SVN COMMERCIAL PARTNERS



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.

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.



OFFERING MEMORANDUM



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

EXCLUSIVELY LISTED BY:

BRANDON BOLLIG

847-410-9047

brandon.bollig@svn.com