

± 32 Acres Prime Development Parcel for Multifamily or Commercial Use
Okeechobee Road & Hartman Road, Fort Pierce, 34947

NAI Southcoast



Presented by
Boyd G. Bradfield, CCIM, SIOR
Founder
+1 772 286 6292 +1 772 215 2538
boyd@naisouthcoast.com
www.naisouthcoast.com

Sale Price:
\$11,500,000

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Property Overview

Zoning: R-4, Medium Density Residential 6.5 to 12 units per acre. The property was historically zoned General Commercial but was rezoned for a planned multifamily development that was never realized. However, Indian River State College's recent acquisition of the adjacent western parcel creates a strong justification for reverting to commercial zoning or exploring alternative, higher-use developments.

Future Land Use: Currently RM, Medium Density Residential which was previously Commercial.

Price: \$11,500,000.00

Comments: Strategically situated between the main Indian River State College campus to the east and college-owned land to the west, this prime parcel offers exceptional development potential. The site is perfectly positioned to capitalize on the expanding college community and rapid regional growth, making it ideal for residential, commercial, or industrial/distribution uses.

Due Diligence Information Available:

- Phase I Environmental Study
- Survey and Topo
- Environmental Assessment
- Soil Test
- Conceptual Site Plans, etc.



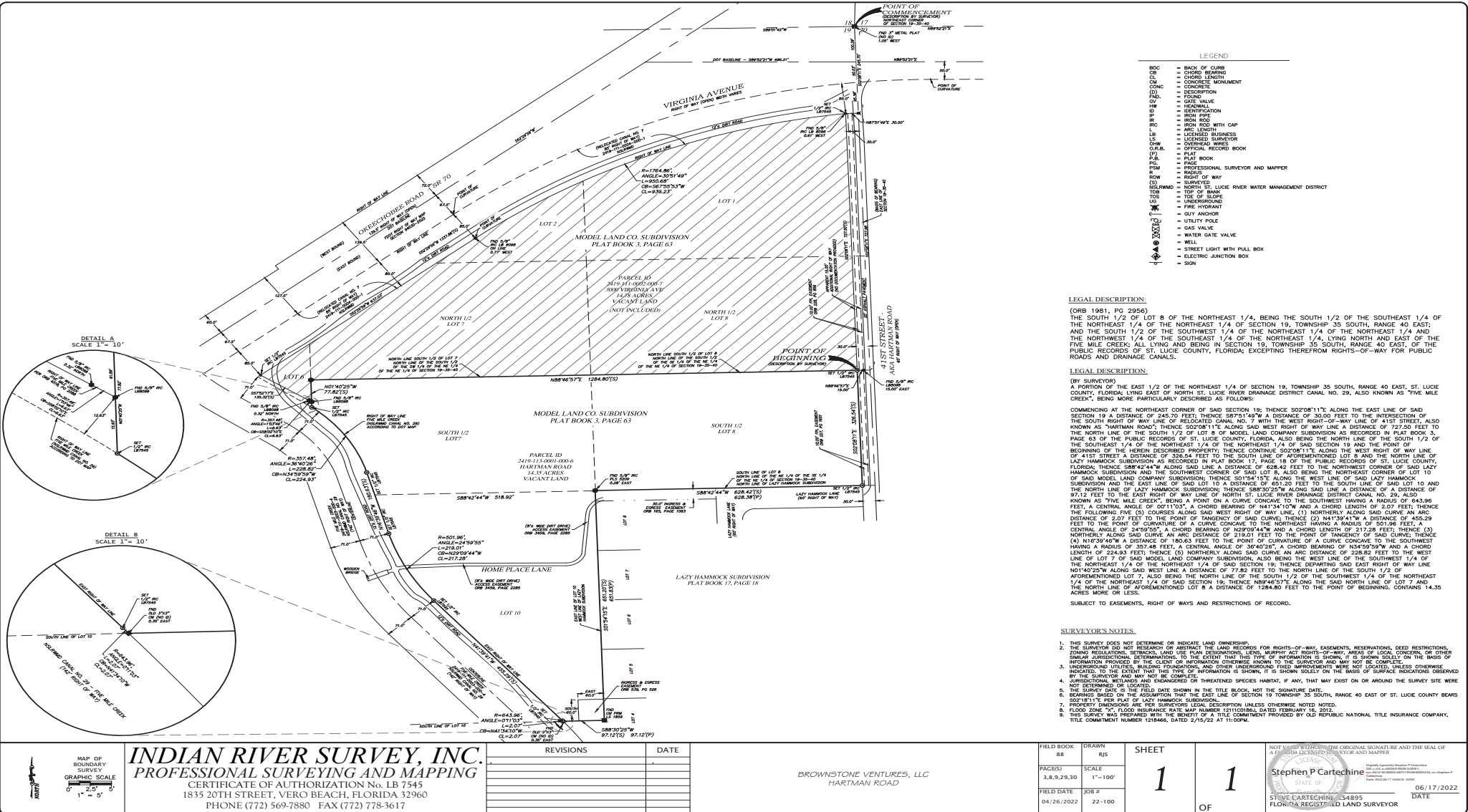
± 32 Acres Prime Development Parcel for Multifamily or Commercial Use
Okeechobee Road & Hartman Road, Fort Pierce, 34947



± 32 Acres Prime Development Parcel for Multifamily or Commercial Use
Okeechobee Road & Hartman Road, Fort Pierce, 34947

IRSC Property
*Graphic image courtesy of mapsirsc.edu





INDIAN RIVER SURVEY, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 CERTIFICATE OF AUTHORIZATION No. LB 7545
 1835 20TH STREET, VERO BEACH, FLORIDA 32960
 PHONE (772) 569-7880 FAX (772) 778-3617

| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |
| | |

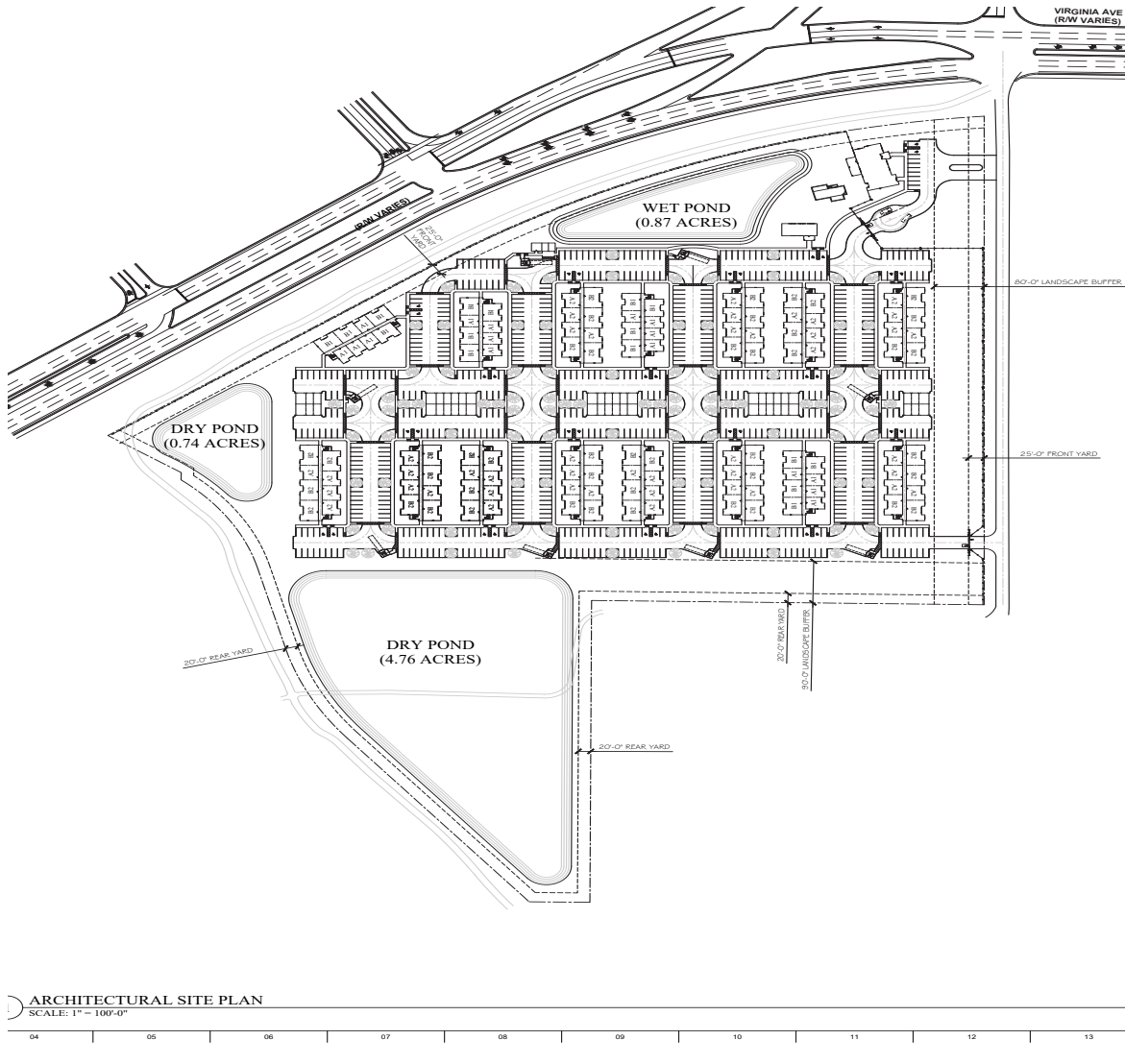
BROWNSTONE VENTURES, LLC
 HARTMAN ROAD

| FIELD BOOK | DRAWN | SHEET |
|-------------|---------|-------|
| 88 | RJS | 1 |
| PAGES(S) | SCALE | 1 |
| 3,8,9,29,30 | 1"=100' | 1 |
| FIELD DATE | JOB # | OF |
| 04/26/2022 | 22-100 | |

NOT VALID WITHOUT ORIGINAL SIGNATURE AND THE SEAL OF A LICENSED SURVEYOR AND MAPPER

Stephen P Cartechini
 STATE OF FLORIDA
 LICENSED SURVEYOR AND MAPPER
 LICENSE NO. 1218466

06/17/2022
 DATE



| LIMIT DESCRIPTION | NO. | GROSS AREA | | GROSS AREA | |
|----------------------|-----|--------------|---------------|--------------|---------------|
| | | SQ. FEET | TOTAL PERCENT | SQ. FEET | TOTAL PERCENT |
| A1 - 2-SEED / 2-SATS | 238 | 138,524 S.F. | 43.52% | 138,524 S.F. | 43.52% |
| A2 - 2-SEED / 1-SEED | 133 | 75,027 S.F. | 23.85% | 75,027 S.F. | 23.85% |
| B1 - 2-SEED / 2-SATS | 86 | 50,743 S.F. | 15.74% | 50,743 S.F. | 15.74% |
| B2 - 2-SEED / 2-SATS | 133 | 75,027 S.F. | 23.85% | 75,027 S.F. | 23.85% |
| TOTAL | 590 | 319,321 S.F. | 100.00% | 319,321 S.F. | 100.00% |

| BUILDING MATRIX: | | | NET AREA | GROSS AREA |
|------------------|-----------------------|-------------------------|--------------|--------------|
| 1 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 2 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 3 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 4 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 5 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 6 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 7 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 8 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 9 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 10 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 11 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 12 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 13 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 14 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 15 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 16 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 17 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 18 | BUILD TYPE II | 11/21/23/24/11/21/23/24 | 24,400 S.F. | 27,731 S.F. |
| 19 | ROCK CAVARNA BUILDING | | 4,400 S.F. | 11,125 S.F. |
| 20 | TRAIL | | 1,100 S.F. | 1,100 S.F. |
| 21 | MAINTENANCE | | 554 S.F. | 554 S.F. |
| TOTAL | | | 353,736 S.F. | 410,355 S.F. |

NOTES:

SITE AREA: 29.13 ACRES / 1,265,871 SQ. FT.

FLOOD PLAIN: ZONE 'X'

EASEMENTS: T.B.D.

PIPELINES: NONE

ZONING: R-4, MEDIUM DENSITY RESIDENTIAL (SECT. 125-134)

ZONE TO BE CHANGED TO: R-4, MEDIUM DENSITY RESIDENTIAL (SECT. 125-134)

DENSITY: ALLOWED, BASIC: 10 UNITS / ACRE
 DENSITY BONUS: 13 UNITS / ACRE (SECT. 125-32G)
 PROPOSED DEVELOPMENT: 12.36 UNITS / ACRE

YARDS (SETBACKS):
 FRONT YARD: 25-FOOT
 SIDE YARD: 10-FOOT
 SIDE, CORNER YARD: 15-FOOT
 REAR YARD: 20-FOOT
 DISTANCE BETWEEN BLDGS: 20-FOOT, MIN.

LOT COVERAGE: 50% MAX.

BUILDING HEIGHT: 45-FOOT
 (BUILDING HEIGHT DEFINITION (SEC. 125-3); BUILDING HEIGHT MEANS THE VERTICAL DISTANCE FROM THE GRADE TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF, TO THE DECK LINE OF A MANHOLE ROOF, OR TO THE CENTER HEIGHT BETWEEN THE HIGHEST AND LOWEST POINTS OF OTHER TYPES OF ROOFS.)

PARKING:
 REQUIREMENT: 540 SPACES (1.5 PER UNIT)
 PROVIDED: 703 SPACES
 SURFACE SPACES: 421 SPACES
 ACCESSIBLE SURFACE SPACES: 34 SPACES
 DETACHED GARAGES: 32 SPACES
 DETACHED ACCESSIBLE GARAGE: 14 SPACES

MOBILITY IMPAIRMENT: 1.8 UNITS (5%)
 HEARING / VISUAL IMPAIRMENT: 8 UNITS (2%)
 ACCESSIBLE ROUTE: ALL SIDEWALKS SHALL MAKE UP THE ACCESSIBLE ROUTE THROUGHOUT THE SITE.

BROWN STONE
 Architects & Planners, Inc.
 WILLIAM L. BROWN, ARCHITECT
 6517 MAPLERIDGE
 HOUSTON, TEXAS 77061
 713.432.7727
 www.tbsg.com

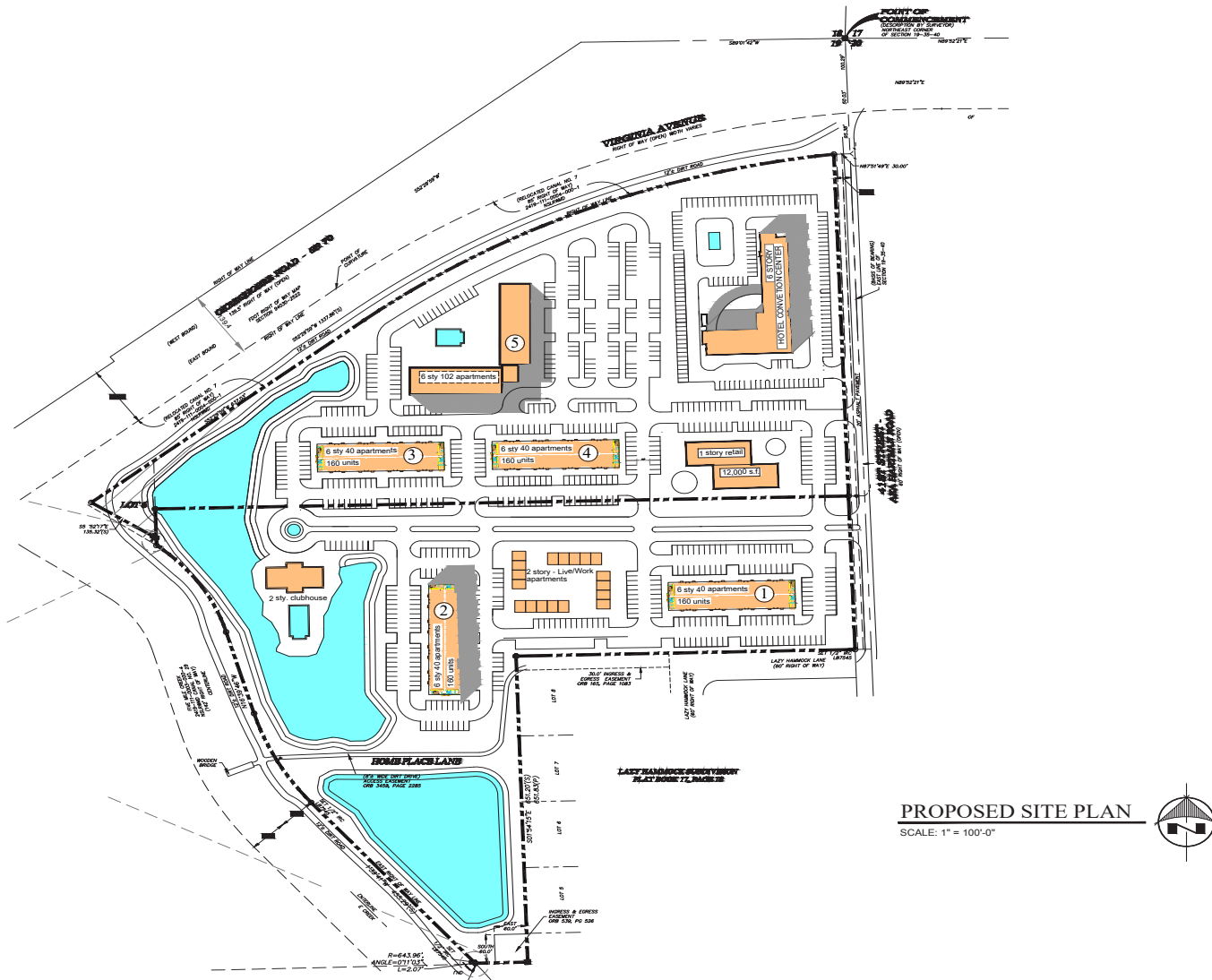
PROGRESS PRINT
 07/21/2022
 NOT FOR REGULATORY APPROVAL,
 PERMITTING, OR CONSTRUCTION.
 REGISTRANT'S NAME: WILLIAM L. BROWN
 FLORIDA REGISTRATION NUMBER: 10205

This sheet is only one component of the total document package which consists of all sheets of drawings and the project manual.

ALLEGRA AT FORT PIERCE
 A 360 UNIT FAMILY LIVING COMMUNITY
 3000 VIRGINIA AVE
 FORT PIERCE, FLORIDA 34947

DRAWING ISSUE: DATE:
 PRELIM. / PROGRESS PRINT: 07/21/22

PROJECT NUMBER: xxxxx



PROPOSED SITE PLAN
 SCALE: 1" = 100'-0"



CONCEPTUAL MASTER SITE PLAN

NOTE: EXISTING SITE INFORMATION TAKEN FROM SURVEY PREPARED BY INDIAN RIVER SURVEY, INC. DATED 9-23-2022

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY CERTIFIES THAT THE INFORMATION CONTAINED IN THESE PLANS, SPECS AND DESIGN IS THE PROPERTY OF GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. ANY REPRODUCTION OR COPIING OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. SCALE DIMENSIONS CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. DRAWINGS OR SPECIFICATIONS AND OBTAIN APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

ACADEMIC VILLAGE
 FORT PIERCE, FLORIDA 34981
 PROPOSED SITE PLAN

2-4-2026

ITAMAR GOLDENHOLZ
 FL. LIC. AR0007817



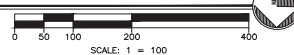
SP-1
 p.n. 26004

goldenholz & associates architects planners p.a. 3122 n. pine island road, suwanee, florida 33351 TEL: (854) 742-2797 fax: (854) 742-3083



PRELIMINARY SITE PLAN DISCLAIMER:
 SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.
 SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

PRELIMINARY SITE PLAN



| SITE ANALYSIS | |
|-------------------------|-----------------------|
| PUBLIX | ±48,387 S.F. |
| PARKING PROVIDED: | 242 SPACES |
| RATIO: | 5.0 SPACES/1,000 S.F. |
| ROSS | ±22,900 S.F. |
| TI MAXX | ±22,900 S.F. |
| BURLINGTON | ±40,000 S.F. |
| SHOPS | ±42,300 S.F. |
| TOTAL BLDG AREA | ±175,587 S.F. |
| TOTAL PARKING PROVIDED: | 242 SPACES |
| TOTAL RATIO: | 5.1 SPACES/1,000 S.F. |
| RETAIL | ±22.8 AC |
| OUTLOT 1 | ±1.1 AC |
| OUTLOT 2 | ±1.0 AC |
| OUTLOT 3 | ±1.0 AC |
| OUTLOT 4 | ±1.0 AC |
| OUTLOT 5 | ±0.9 AC |
| OUTLOT 6 | ±0.9 AC |
| OUTLOT 7 | ±0.9 AC |
| OUTLOT 8 | ±1.2 AC |
| TOTAL: | ±30.9 ACRES |

Land Planning
 Measurement - Survey
 Topographical
 Landscaping & Arbor
 EIR & IIR & Other
 Reports, Plans
 Maps
 Professional
 Services



PROJECT:
RETAIL DEVELOPMENT
 OKEECHOBEE RD/VIRGINIA AVE & S
 41 STREET
 ST LUCIE COUNTY, FL

FOR:

 COLUMBIA PROPERTIES
 1355 TERRELL MILL RD
 BLDG 1478, SUITE 200
 MARIETTA, GA 30067

ZONING INFORMATION
 ZONING RESEARCH DATE: APRIL 2020
ZONING CLASSIFICATION
 JURISDICTION: ST. LUCIE COUNTY, FL
 EX. ZONING: GG
 PR. ZONING: --
BUILDING SETBACKS
 FRONT: --'
 SIDE: --'
 REAR: --'
BUFFERS
 FRONT/STREET: 25'/20'
 SIDE: 10'
 REAR: 6'

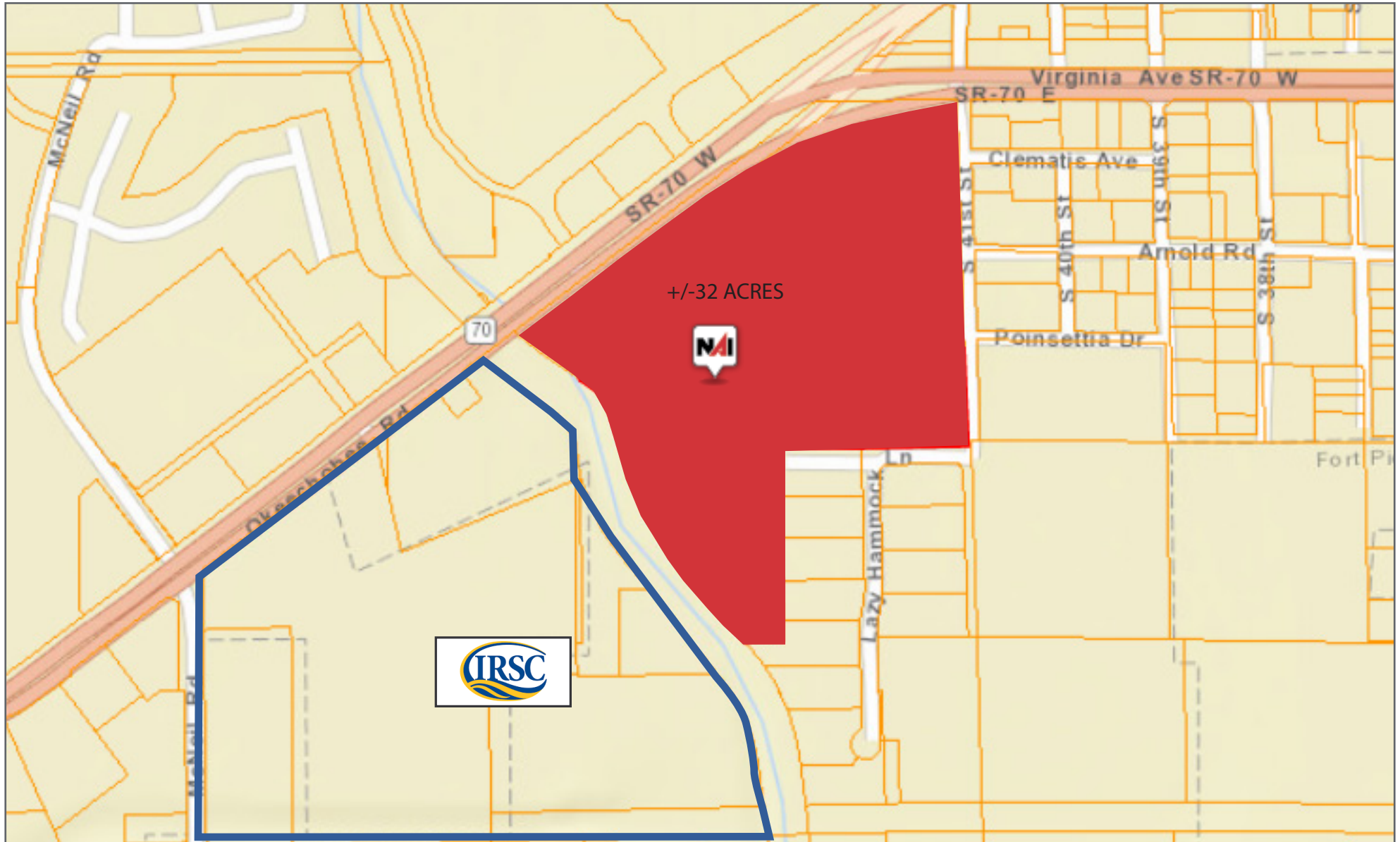
BUILDING SUMMARY
 MAX. BUILDING HT.: --'
 MAX. BUILDING COVERAGE: --%
PARKING SUMMARY
 RETAIL REQ.: -- SPACES/1,000 S.F.
 RESTAURANT REQ.: -- SPACES/1,000 S.F.
 STANDARD STALL DIMENSIONS: --' x --'
 COMPACT STALL DIMENSIONS: --' x --'
 COMPACT STALLS ALLOWED: --%
 MIN. 90°/80° DRIVE WIDTH: --'/--'
LANDSCAPE REGULATIONS
 TREE DENSITY: -- UNITS/ACRE
 ISLAND REQ.: -- ISLAND/-- SPACES
 MIN. ISLAND SIZE/WIDTH: -- S.F./--'
 GREENSPACE %: --%
PERMITS
 FIRM PANEL #: --
DRAWING RECORD
 DRAWN BY: --
 2020146.dwg 06.19.2020

PRELIMINARY SITE PLAN

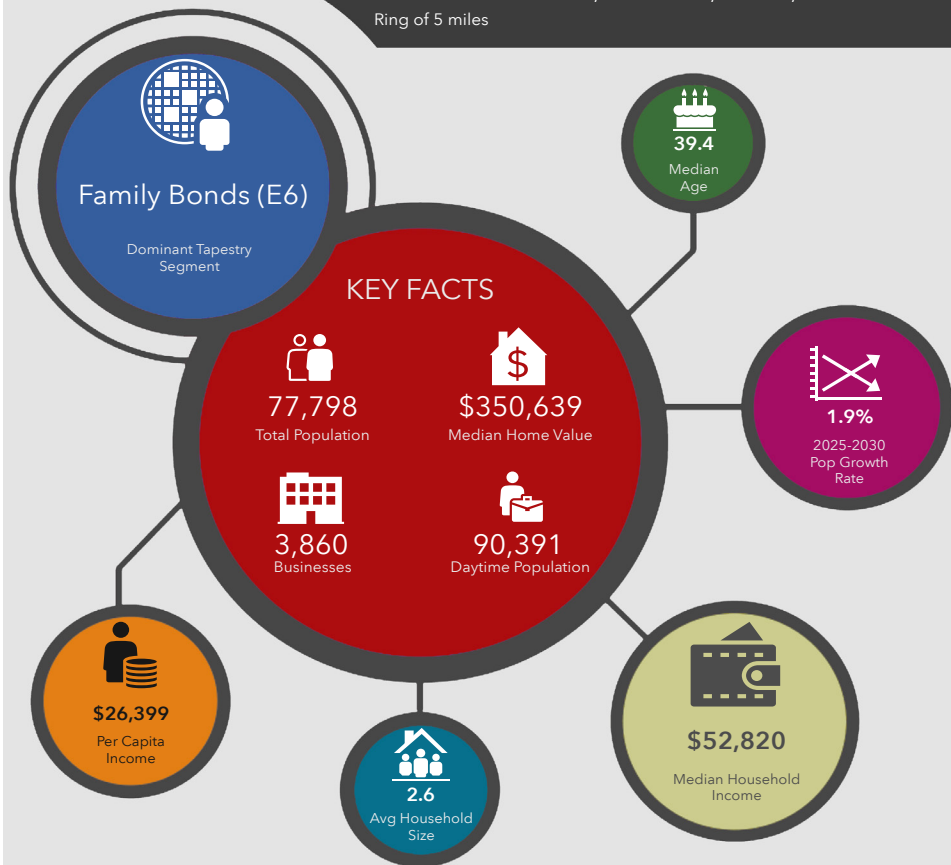
SHEET **PS-9**

± 32 Acres Prime Development Parcel for Multifamily or Commercial Use
Okeechobee Road & Hartman Road, Fort Pierce, 34947

Parcel Map



4100 Okeechobee Rd, Fort Pierce, Florida, 34947 2
 Ring of 5 miles



KEY SPENDING FACTS



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

© 2026 Esri
 Spending facts are average annual dollars per household

Population

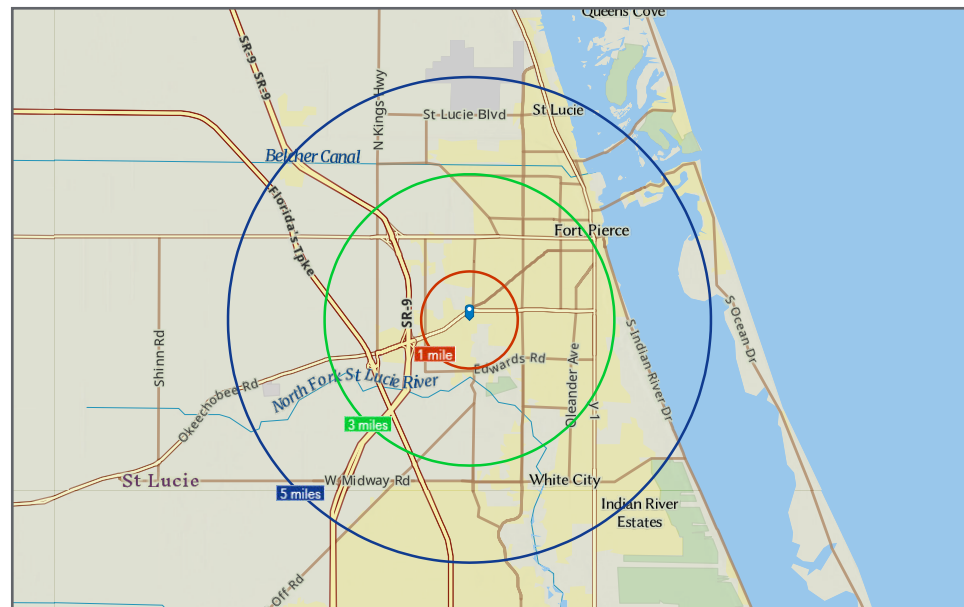
- 1 Mile: 6,669
- 3 Mile: 44,698
- 5 Mile: 81,016

Average Household Income

- 1 Mile: \$80,849
- 3 Mile: \$62,628
- 5 Mile: \$70,243

Median Age

- 1 Mile: 34.8
- 3 Mile: 35.7
- 5 Mile: 39.4



City Overview

Ft. Pierce, Florida



Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

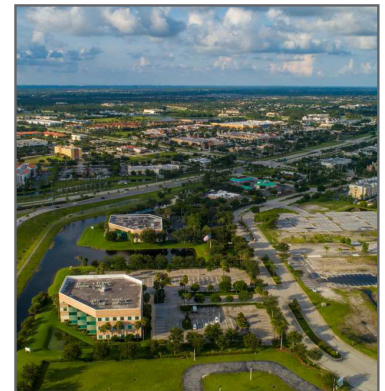
County Overview

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 280,000 and has experienced growth of over 40% since 2000. 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 First Data Field 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 39 schools with a total of 39,000 students and 5,400 staff. The Economic Development Council 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 (14.8%), and Retail Trade (13.2%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. In 2017 and 2018 the Economic Development Council of St. Lucie County facilitated 20 expansion and job creating projects with a net growth of building area nearing 1,000,0000 square feet.



LISTING AGENT



Boyd G. Bradfield, CCIM, SIOR
Founder
+1 772 286 6292
+1 772 215 2538
boyd@naisouthcoast.com
www.naisouthcoast.com

± 32 Acres Prime Development Parcel for Multifamily or Commercial Use Okeechobee Road & Hartman Road, Fort Pierce, 34947



NAI Southcoast

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.