



OFFERING MEMORANDUM

2480 S. Jenkins Road, Fort Pierce, FL 34947


4.5 +/- ACRES


122 ROOMS


4-STORY HOTEL


SHOVEL-READY / APPROVED

EXECUTIVE SUMMARY

This offering presents a prime commercial development opportunity located at 2480 S. Jenkins Road, Fort Pierce, FL 34947. The 4.5 +/- acre vacant parcel features a fully approved major final site plan for a four-story, 122-room WoodSpring Suites extended-stay hotel. Unanimously approved by the Fort Pierce City Commission, this shovel-ready project positions investors to capture the rapid commercial and residential growth expanding along the high-traffic Jenkins Road corridor.

PROPERTY OVERVIEW

Property Address: 2480 S. Jenkins Road, Fort Pierce, FL 34947

Site Area: 4.5 +/- Acres

Zoning: Commercial / Approved for Hotel Use

Approved Project: 4-Story Extended-Stay Hotel

Key Count: 122 Rooms

Brand Affiliation: WoodSpring Suites by Choice Hotels

Status: Shovel-Ready / Approved

INVESTMENT HIGHLIGHTS

- **Shovel-Ready Site Plan Approval:** Full, unanimous major site plan approval eliminates significant entitlement risk and permits immediate transition into construction.
- **First-to-Market Advantage:** This development marks the first hotel project ever proposed along the Jenkins Road corridor, meeting a documented surge in local demand.
- **Premium Brand Backing:** Operating under the WoodSpring Suites flag leverages Choice Hotels' global reservation infrastructure and proven operating model.

LOCATION & CONNECTIVITY

- **Highway Access:** Immediate connectivity to Interstate 95 via Exit 129, less than a quarter-mile west, for regional access along Florida's Atlantic coast.
- **Adjacent Anchors:** Situated directly adjacent to a high-performing Home Depot and near other regional retailers including Walgreens.
- **Growth Drivers:** Heavy residential expansion nearby, including Celebration Pointe, plus proximity to Indian River State College and HCA Lawnwood Hospital.

MARKET DYNAMICS

Fort Pierce and St. Lucie County are among the fastest-growing submarkets in Florida. The Jenkins Road corridor is experiencing unparalleled infrastructure and retail growth, creating upward pressure on land values. This extended-stay product captures demand from industrial, medical, and construction workforces.

CONTACT

Julie Ann Lubarsky
FL RE Broker #BK3380422

Direct: (772) 538-4956 
Email: jalubarsky@aol.com 