

THE GROVE

AT CELEBRATION POINTE

EXCLUSIVE INVESTMENT OPPORTUNITY AT THE GROVE AT CELEBRATION POINTE

A PREMIER BUILD-TO-RENT
COMMUNITY IN
FORT PIERCE, FLORIDA

 Fort Pierce, FL

PRESENTED BY:

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DELIVERING MARCH 2025



ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

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This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

TABLE OF CONTENTS

4

INVESTMENT SUMMARY

6

PROPERTY DETAILS

11

LOCATION DETAILS

14

DEMOGRAPHIC SUMMARY

INVESTMENT OVERVIEW

The Grove at Celebration Pointe presents an exceptional opportunity for savvy investors to acquire a customizable portfolio of new-build townhomes in one of Florida's fastest-growing markets. Offering anywhere from 5 to 145 units, this brand-new community is designed to support a thriving build-to-rent model, with projected rents starting at \$2,450 per month. With the delivery of the first units scheduled for March 2025, investors can capitalize on this turnkey opportunity in the booming Treasure Coast region of Fort Pierce.

PRIME LOCATION IN A THRIVING MARKET

Strategically situated in the heart of Fort Pierce, The Grove at Celebration Pointe benefits from the region's rapid economic and population growth. The property's central location offers easy access to major transportation routes, including I-95, Orange Avenue, and Okeechobee Road, making it ideal for attracting renters seeking convenience and accessibility. Fort Pierce has gained national recognition for its vibrant downtown, ranked the No. 1 Best Small Town Main Street in America by USA Today, and its proximity to pristine beaches and coastal attractions ensures consistent demand for quality rental properties.

[CLICK HERE FOR
PROPERTY VIDEO](#)



A TURNKEY INVESTMENT OPPORTUNITY

The Grove at Celebration Pointe has been meticulously planned to provide investors with a low-maintenance, high-yield investment opportunity. Key highlights include:

CUSTOMIZABLE PORTFOLIO SIZE:

Investors can acquire anywhere from 5 to 145 units, tailoring the opportunity to their specific investment goals.

PROJECTED RENTS STARTING AT \$2,450/MONTH:

Competitive rental rates in a growing market deliver strong cash flow potential.

LOW HOA FEES:

Affordable homeowner association fees include landscaping, exterior maintenance, irrigation, roof care, and painting, reducing operational costs and simplifying management.

ONSITE MANAGEMENT:

Professional property management services streamline operations, ensuring a seamless experience for both owners and tenants.

BUILDER WARRANTIES:

Comprehensive builder warranties provide peace of mind and reduce long-term maintenance costs.

MODERN DESIGN & COMMUNITY FEATURES

EACH TOWNHOME AT THE GROVE OFFERS A SPACIOUS AND MODERN THREE-BEDROOM, 2.5-BATHROOM LAYOUT WITH HIGH-QUALITY FINISHES AND ENERGY-EFFICIENT FEATURES.



Full impact windows and doors for durability and safety.

Energy-efficient GE® appliances, granite countertops, and stylish wood cabinetry.



MODERN DESIGN & COMMUNITY FEATURES

Oversized garages for additional storage or convenience.

Access to Celebration Pointe's premium amenities, including a children's playground, picnic pavilion, and walking trails.



THIS THOUGHTFULLY DESIGNED COMMUNITY IS TAILORED TO MEET THE NEEDS OF TODAY'S RENTERS, ENSURING STRONG DEMAND AND TENANT SATISFACTION.



SITE PLAN



STANDARD LOT

END-UNIT LOT

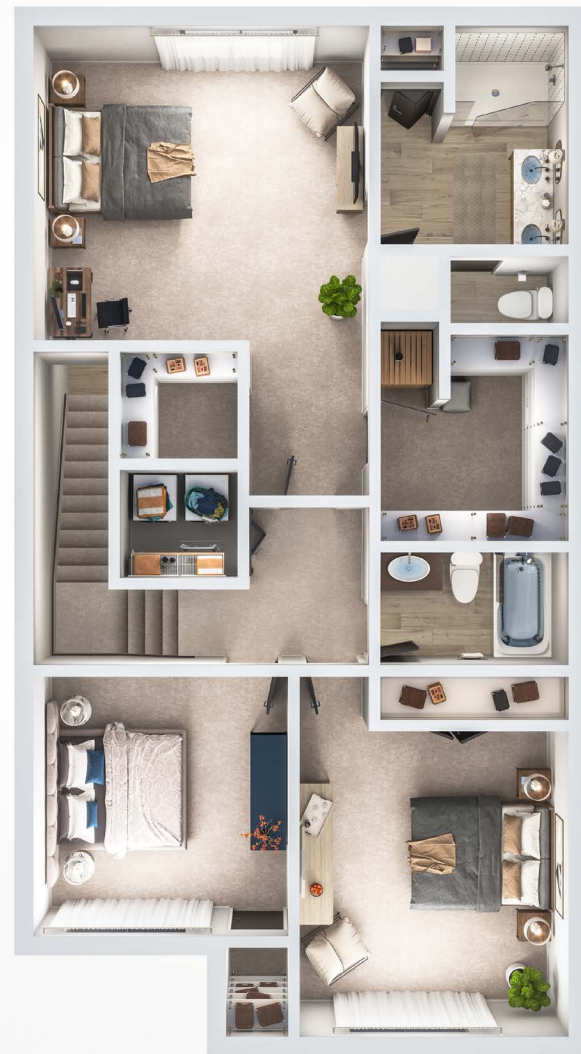
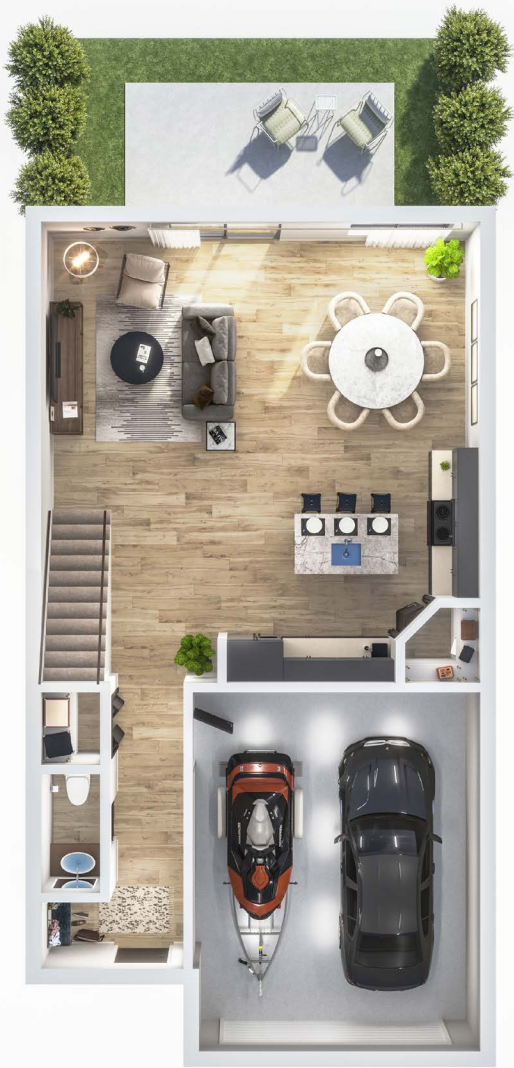
PREMIUM LOT

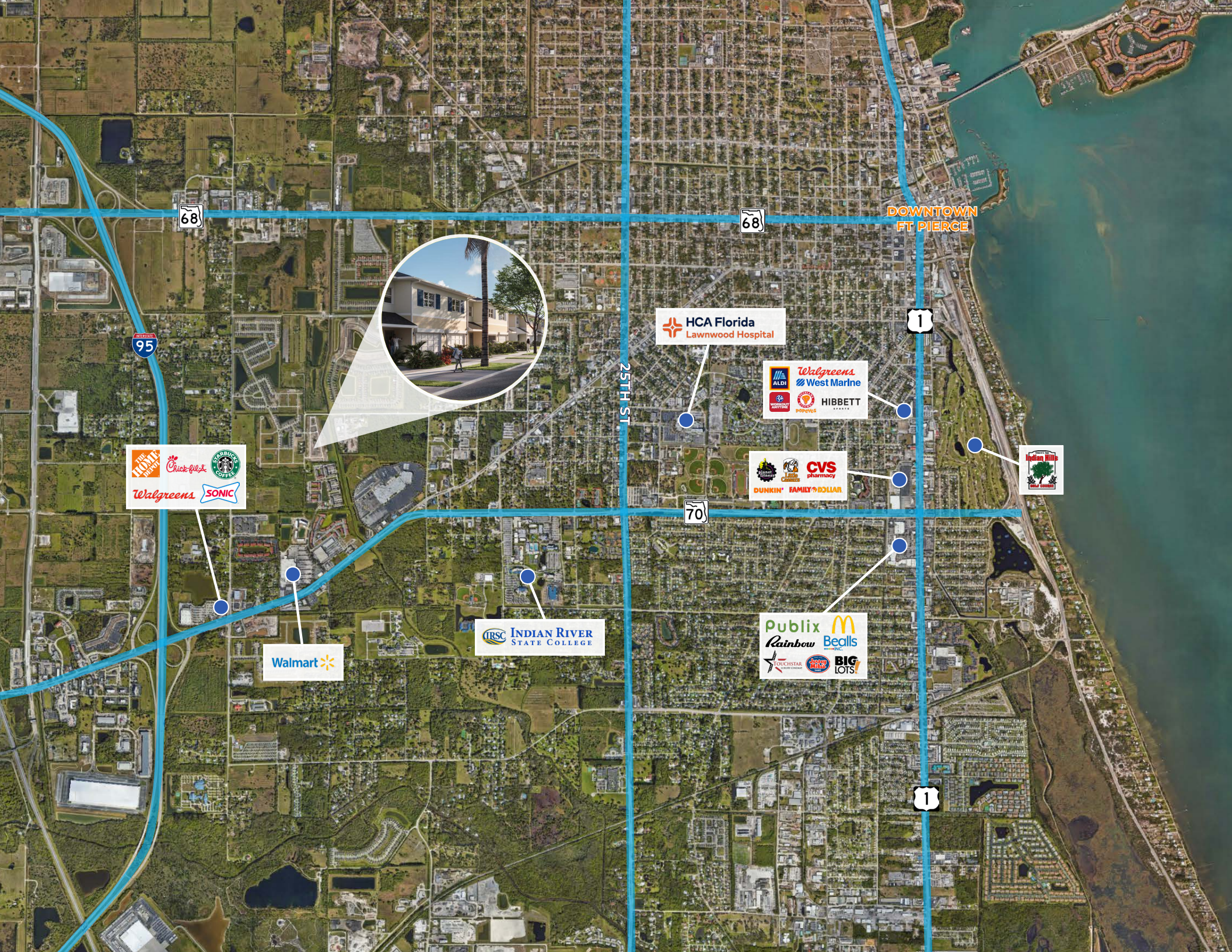
PREMIUM END-UNIT

FLOOR PLAN – END UNIT



FLOOR PLAN – STANDARD UNIT





DOWNTOWN
FT PIERCE

68

68

1

95

25TH ST

70

1



HCA Florida
Lawnwood Hospital

Walgreens
West Marine
HIBBETT

THE HOME DEPOT
Chick-fil-A
Starbucks
Walgreens
SONIC

DUNKIN'
FAMILY DOLLAR
CVS
pharmacy

Indian Hills
Country Club

IRSC
INDIAN RIVER
STATE COLLEGE

Walmart

Publix
Rainbow
Bealls
BIG LOTS

UNMATCHED CONVENIENCE

THE GROVE OFFERS RESIDENTS AND INVESTORS UNPARALLELED CONVENIENCE.

The Grove is within close proximity to:

- Major transportation hubs and highways, providing easy commutes to surrounding areas.
- Downtown Fort Pierce, featuring shopping, dining, and entertainment.
- Beaches and outdoor recreation, attracting tenants seeking the Florida lifestyle.
- Celebrated local attractions, including the renowned Farmers Market and Friday Fest events.

THE TREASURE COAST ADVANTAGE

Fort Pierce and the greater Treasure Coast region have become magnets for businesses and residents alike, driven by robust job growth, a favorable cost of living, and an attractive quality of life. The Grove at Celebration Pointe is perfectly positioned to benefit from these trends, offering investors the opportunity to tap into a market with long-term growth potential.



DRIVE TIMES

ORLANDO

1 HOUR 43 MIN DRIVE TIME

TAMPA

2 HOURS 35 MIN DRIVE TIME

THE GROVE AT CELEBRATION POINTE

WEST PALM BEACH

1 HOUR DRIVE TIME

FORT MYERS

2 HOUR 25 MIN DRIVE TIME

FORT LAUDERDALE

1 HOUR 35 MIN DRIVE TIME

MIAMI

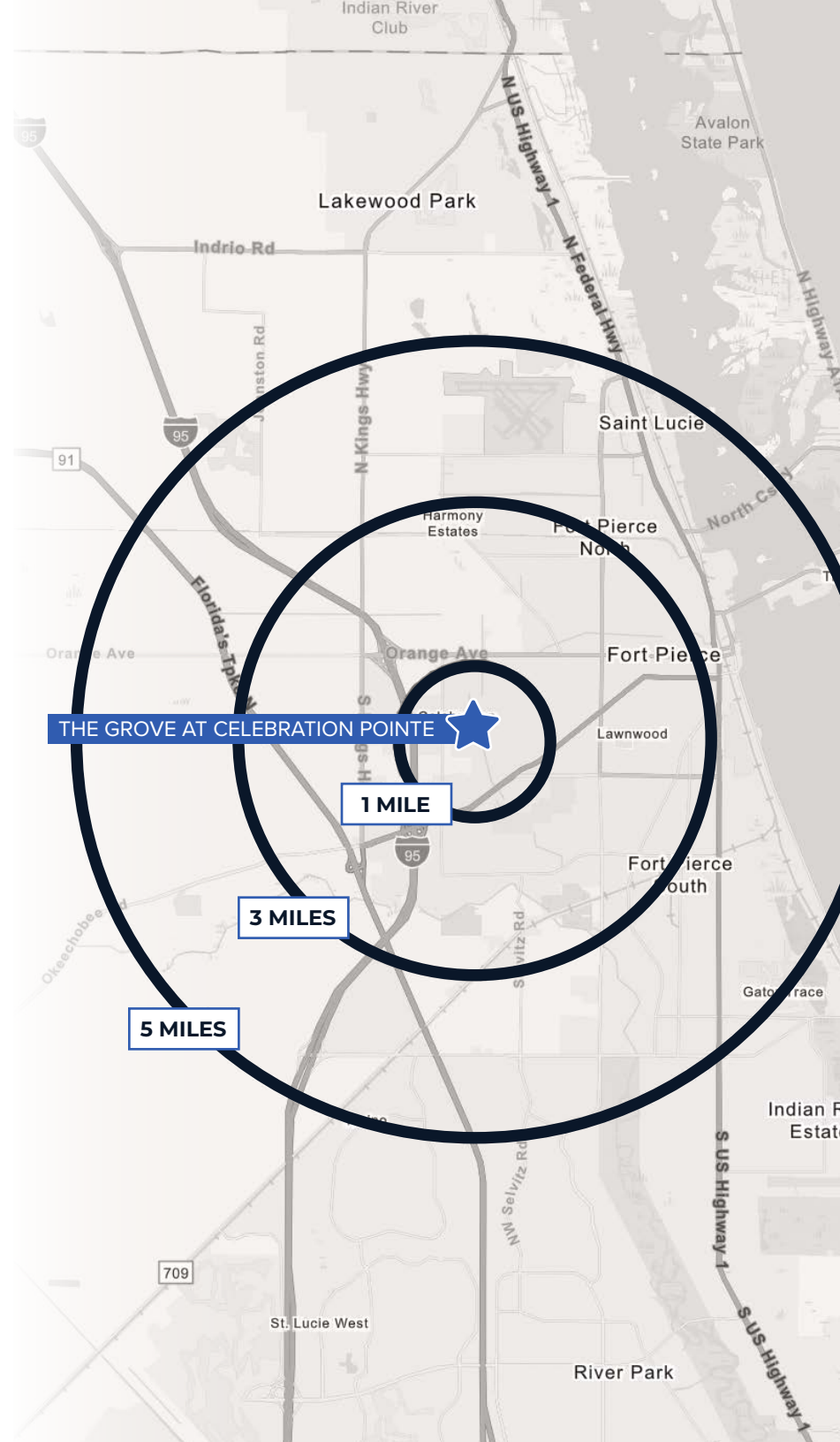
2 HOUR 7 MIN DRIVE TIME

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	4,722	41,725	74,748
Households	1,903	14,179	27,541
Families	1,117	9,087	17,355
Average Household Size	2.48	2.87	2.65
Owner Occupied Housing Units	977	7,091	15,461
Renter Occupied Housing Units	926	7,088	12,080
Median Age	31.8	36.1	39.0
Median Household Income	\$67,661	\$43,589	\$44,050
Average Household Income	\$79,721	\$60,946	\$64,464

2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,030	42,902	78,102
Households	2,020	14,490	28,700
Families	1,176	9,194	17,961
Average Household Size	2.49	2.89	2.66
Owner Occupied Housing Units	1,096	7,811	17,043
Renter Occupied Housing Units	923	6,679	11,657
Median Age	32.7	37.1	40.1
Median Household Income	\$76,823	\$52,307	\$52,939
Average Household Income	\$90,804	\$71,358	\$75,962



THE GROVE AT CELEBRATION POINTE

The Grove at Celebration Pointe is more than just a residential community—it's a smart investment in a high-demand market. With customizable portfolio options, strong rental income potential, and a strategic location in Fort Pierce, this project provides a rare opportunity to establish or expand a build-to-rent portfolio. Whether you're looking to acquire five units or the entire collection of 145, The Grove offers a turnkey solution designed for maximum returns and minimal hassle.

SEIZE THE OPPORTUNITY

With delivery of the first units set for March 2025, now is the time to secure your stake in this exceptional investment opportunity. Contact us today to learn more about acquiring units at The Grove at Celebration Pointe and start building your portfolio in one of Florida's most promising markets.



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