

18.64 acres in St.Lucie County @ \$28k per lot/unit

Future land use 5 units an acre
\$2,600,000.00*

- ❑ Great natural native buffer
- ❑ Environmental reports completed
- ❑ New Publix being built 2 miles away
- ❑ St. Lucie pre-app report completed
- ❑ CAP rate **+12%**
- ❑ Medium home price in the area **\$281,000**
- ❑ Medium monthly rent in the area **\$2,521 a month**
- ❑ Medium rent price per foot per month **\$1.59 a foot**
- ❑ Medium unit size for sale in the area **1,511 square feet**
- ❑ Medium sales price per square foot in the area **\$220.14**

***Future land use 5 units an acre if approved would required PUD**



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Demetrio Rico
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demetrio.rico@gmail.com

93 Pro Forma Townhomes Financials

~\$2.68MM a year gross rent income

Possible Costs to Developer

\$ 28,000 per homesite (land)

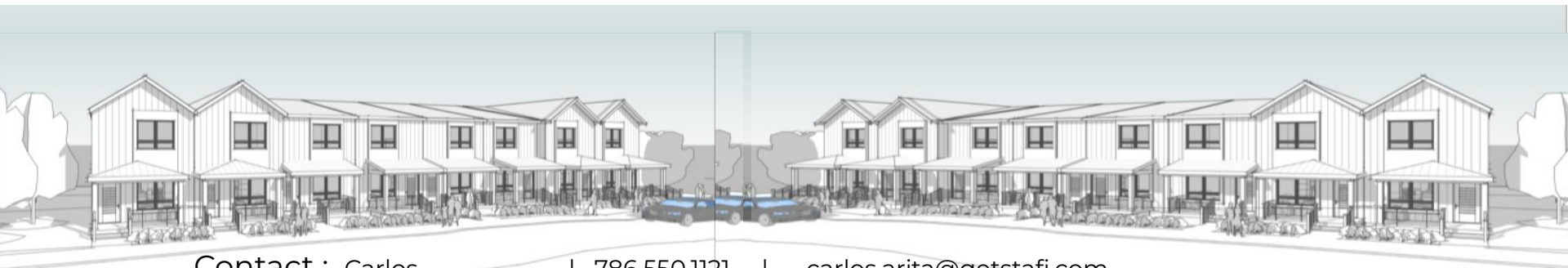
+\$ 20,000 per homesite land development (Power, Water, Sewer Rainwater)

+\$217,500 per home (@ \$145 a foot)

Should easily
achieve a 12%
PLUS CAPRATE

\$254,500 very conservative cost per unit

If you rent at the average price per foot in the area of \$1.59 your rent income per unit is
\$2,404.08 a month (\$28,848.96 per year per unit)



Contact : Carlos
Demetrio

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93 Unit Townhouse Development



SITE PLAN ENGINEER:

Stephen Cooper, P.E.

Stephen Cooper, P.E. & Associates, Inc.

7450 South Federal Highway

Port St. Lucie, Florida 34952

(772) 336-2933 office

(772) 263-3904 cell



First Floor



Second Floor



Environmental Assessment

The Environmental Assessment Report was provided by **Advanced Restoration Ecology Inc.**

The parcel is listed by the St Lucie County Property Appraiser as Parcel ID number 1314-131-0000-000-0 . The property is located at 8000 Indrio Road, Ft Pierce, Florida.

LAND USE RECORD - The St Lucie County Property Appraiser's Report lists this property as 0000 Vacant Residential.

SOIL COMPOSITION - Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following: Riviera fine sand, Pineda sand, Wabasso Sand.



Advanced Restoration Ecology

Report prepared by:

Drew Gatewood, MS, PWS,

2593 NE Roberta St, Jensen Beach, FL 34957

772-242-7200 / 813-784-8891

Environmental Assessment

WILDLIFE EVALUATION - ARE, Inc. conducted pedestrian transects across the property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, gopher tortoise activity was observed on site. No other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT - The site investigation conducted by ARE, Inc. did find native upland habitat on the site. The site has typical pine flatwoods on site surrounding the herbaceous wetlands. Species observed during the site reconnaissance included the following: Muscadine Grape (*Vitis rotundifolia*), Brazilian pepper (*Schinus terbinthifolius*), Cabbage palm (*Sabal palmetto*), Slash Pine (*Pinus densa*), Saw Palmetto (*Serenoa repens*)

WETLAND DELINEATION - Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were all present during the site investigation. ARE concludes this property does include state and likely federally jurisdictional wetlands on site in its current configuration. The wetlands are located in the center of the site at the southern border and another wetland in the center of the site (see maps).



25% Preserve Area

Wetland and buffer

8' Tall masonry wall or opaque wood fence

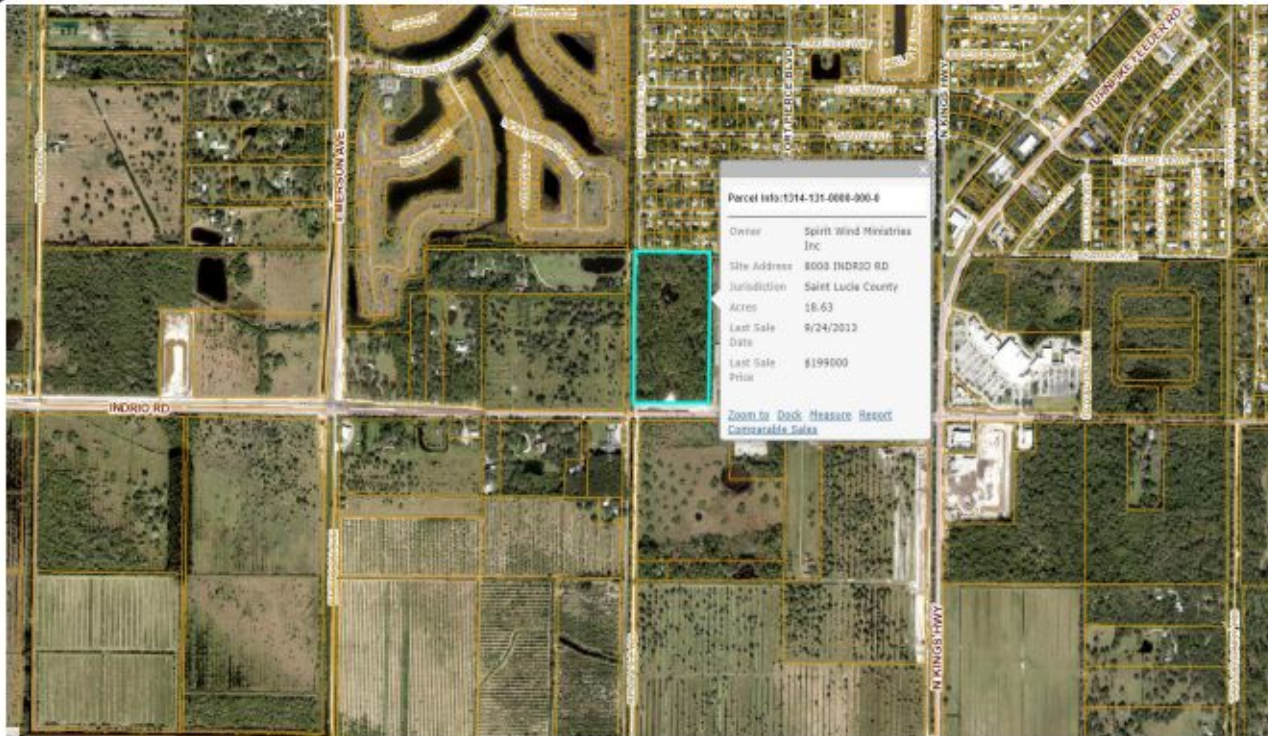
Wetland Buffer and 25% tree mitigation area can satisfy most of the 35% open space requirement if doing a PUD.

8' Barrier. For the purpose of this section, non-residential uses shall not include any permitted or accessory use located in the Institutional (I) or Religious Facilities (RF) Zoning District, except that a perimeter buffer area between any residential zoning district and a permitted or accessory use in the Institutional (I) or Religious Facilities (RF) Zoning District, shall consist of a landscaped masonry wall, opaque wood fence, hedge or other durable landscaped barrier of at least six (6) feet in height that forms a continuous screen between the uses. If a masonry wall or other non-living material screen is used to provide this required buffer, the masonry wall or other non-living material screen shall be landscaped with a continuous hedge along the base of the wall and with one (1) tree for each thirty (30) linear feet or major fraction thereof of wall length. All required perimeter landscaping shall be located along the outside of the wall.

Environmental Assessment

COUNTY REQUIREMENTS - The County will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County will not authorize/issue any permitting without a current gopher tortoise survey. A Wetland delineation and tree survey will likely be required as part of the application process.

CONCLUSION - Based on County requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. Gopher Tortoise burrows were observed on site, no other State or Federally listed species were observed on the property during the site visit. A gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined to be on site in the form of pine flatwoods. It is the professional opinion of ARE, Inc. that there are State and likely Federally jurisdictional wetlands on the site as the site's characteristics do meet the minimum thresholds required for wetland classification.

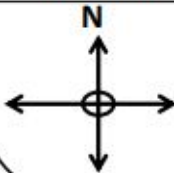


Parcel Info: 1314-131-0000-000-0	
Owner	Spirit Wind Ministries Inc
Site Address	8000 INDRIO RD
Jurisdiction	Saint Lucie County
Acres	18.63
Last Sale Date	9/24/2013
Last Sale Price	\$199000
Zoom to Desk Measure Report Cancelable Sales	

4/26/2021

Property Appraiser Map

Map Source: St Lucie County



8000 Indrio Road
St Lucie County, FL

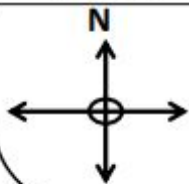




4/26/2021

FLUCCS Map

Map Source: St Lucie County



8000 Indrio Road
St Lucie County, FL



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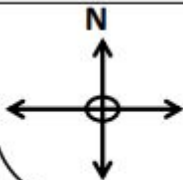
St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32	Pineda sand, 0 to 2 percent slopes	11.1	58.3%
38	Riviera fine sand, 0 to 2 percent slopes	0.1	0.6%
48	Wabasso sand, 0 to 2 percent slopes	7.8	41.1%
Totals for Area of Interest		19.0	100.0%



4/26/2021

Soil Map

Map Source: Web Soil



8000 Indrio Road
St Lucie County, FL



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