

SWC OF SW CROSSTOWN PKWY AND SW FAIRGREEN RD

PORT SAINT LUCIE, FL 34987

FOR SALE OR FOR LEASE (GL OR BTS)

VERO
CAPITAL GROUP



PROPOSED
FULL ACCESS

PARCEL C
(±6.67 AC)

PARCEL A
UNDER CONTRACT (±1.92 AC)

PARCEL B
(±1.00 AC)

CROSSTOWN PARKWAY
(41,000 VPD)

PROPOSED
ACCESS



LISTING AGENTS



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EXECUTIVE SUMMARY

Vero Capital Group is pleased to present the exclusive listing of approximately 7.67 ± acres, for sale or for lease, at the southwest corner of SW Crosstown Parkway and SW Fairgreen Road in Port St. Lucie, Florida. This strategically positioned site sits at the gateway to the Tradition master-planned community—one of the fastest-growing corridors on Florida's Treasure Coast. The property benefits from excellent visibility and access along Crosstown Parkway, a major east-west arterial that carries over 41,000 vehicles per day and serves as the primary connection between Interstate 95 and U.S. Highway 1. The location places the site minutes from Tradition Square, Cleveland Clinic Tradition Hospital, and the rapidly expanding Southern Grove Jobs Corridor.

Surrounding development activity continues at an accelerated pace. Within a three-mile radius, more than 3,000 new housing units are under construction or planned—including Del Webb Tradition, Esplanade, Telaro, Belterra, and several multifamily and build-to-rent communities.

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FULL ACCESS**

PARCEL A
UNDER CONTRACT (±1.92 AC)

PARCEL C
(±6.67 AC)

PARCEL B
(±1.00 AC)

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ACCESS**

INVESTMENT HIGHLIGHTS

4 / SW Village Parkway, Port Saint Lucie, FL

PREMIUM VISIBILITY ON CROSTOWN PARKWAY

The site sits directly on a major east-west arterial (Crosstown Pkwy) through the Tradition / western Port St. Lucie corridor — high exposure and strong traffic flows with over 41,000 Vehicles Per Day.

ROBUST DEVELOPMENT PIPELINE (RESIDENTIAL + COMMERCIAL)

The surrounding area is seeing significant planned and under-construction residential communities, build-to-rent units, and mixed use retail/anchor projects. This translates into increasing rooftops and daytime population supporting the site's uses.

RAPID POPULATION GROWTH & INFILL DEMAND

The City of Port St. Lucie is growing at nearly 4.9% annually, with an estimated population of ~270,500 in 2025.

STRONG INFRASTRUCTURE & ACCESS FUNDAMENTALS

Located in a mature master-plan (Tradition) with full utilities, improved roads, and close proximity to I-95 via Village Pkwy/Gatlin Blvd, making the site logistically favorable for commercial uses.

PROPERTY DATA

PRICE
INQUIRE WITH BROKER

ASSET OVERVIEW

ADDRESS	SWC of SW Crosstown Pkwy and SW Fairgreen Rd. Port Saint Lucie, FL 34987
PARCEL A	1.92 ~ Acres (Under Contract)
PARCEL B	1.00 ~ Acres (For Sale or For Lease – GL or BTS)
PARCEL C	6.67 ~ Acres (For Sale or For Lease)
PARCEL / APN	4304-502-0022-000-6

PARCEL C

PROPOSED
FULL ACCESS

PARCEL A
UNDER CONTRACT

PARCEL B

5 / SW Village Parkway, Port Saint Lucie, FL

PROPOSED
ACCESS



LOCATION OVERVIEW

Tradition (Port Saint Lucie), FL

Tradition is a 8,300-acre master-planned community located in western Port St. Lucie, one of Florida’s fastest-growing cities. Anchored by Tradition Square—the community’s walkable town center—this area blends residential neighborhoods, retail, medical, and corporate uses in a modern mixed-use environment. Tradition has become a key growth corridor for St. Lucie County, attracting both new residents and employers seeking easy access to I-95 and Florida’s Treasure Coast. Tradition sits just west of Interstate 95 at Exit 118 (Gatlin Boulevard/Tradition Parkway), offering direct connections north to the Treasure Coast and south to Palm Beach County. The Crosstown Parkway extension now links Tradition to U.S. Highway 1 and downtown Port St. Lucie, improving east-west mobility and supporting continued commercial development.

Port St. Lucie’s pro-business climate and access to regional infrastructure have made Tradition a focal point for corporate and institutional investment. The Tradition Commerce Park hosts advanced manufacturing, logistics, and research facilities—including TAMCO Group’s 400,000 SF electrical manufacturing center—and continues to attract new users seeking large tracts of entitled land. The nearby Cleveland Clinic Tradition Hospital anchors a growing medical corridor and supports a range of health-care-related employers.

Tradition’s design emphasizes walkability, open space, and community programming. Residents enjoy neighborhood parks, retail and dining at Tradition Square, and year-round events that draw visitors from across the Treasure Coast. Port St. Lucie itself—now home to more than 230,000 residents—offers a stable, expanding consumer base and one of Florida’s most livable coastal environments.

DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population 2024	23,689	55,854	141,288
Households 2024	8,427	19,250	45,357
Avg HH Income 2024	\$107,213	\$105,638	\$100,121



AERIAL OVERVIEW



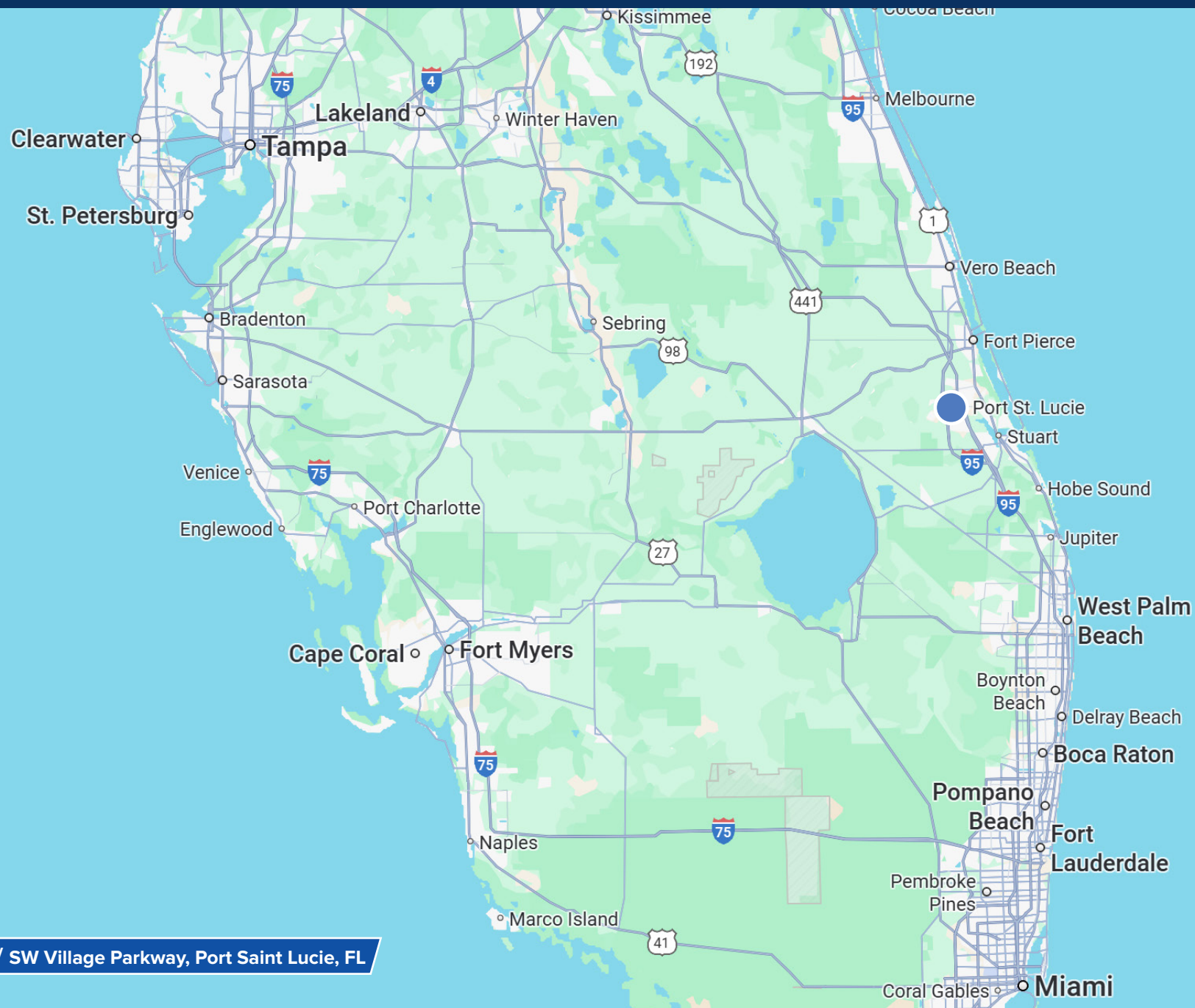
SURROUNDING AREA



SURROUNDING AREA



REGIONAL MAP



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