

# BUILD TO SUIT LAND LEASE

SW Village Parkway, Port St Lucie FL 34987



CALL FOR PRICING

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# PROPERTY OVERVIEW

- Exceptional build to suit opportunity in the rapidly growing master planned town of Tradition in Port. St. Lucie, Florida.
- The 2.94 AC commercial land has a proposed site plan consisting of a one-story multi-tenant building that will feature a mixture of retail and office spaces.
- Located on the established signalized intersection of SW Village Parkway and SW Discovery Way.
- Growth in this area is happening quickly as there are many proposed and under construction projects taking place.
- Surrounding improvements include: Two National hotels, a major grocery store, a proposed 78,000 SF retail and medical center, luxury apartments, new single-family communities, and much more!



PRICE	CALL FOR PRICING
PROPOSED BUILDING SIZE	20,000 SF
BUILDING TYPE	Office/Retail
ACREAGE	2.94 AC
FRONTAGE	470'
TRAFFIC COUNT	12,600 ADT
PARKING SPACE	+/- 150
ZONING	MPUD
LAND USE	NCD
PARCEL ID	4315-708-0002-000-6

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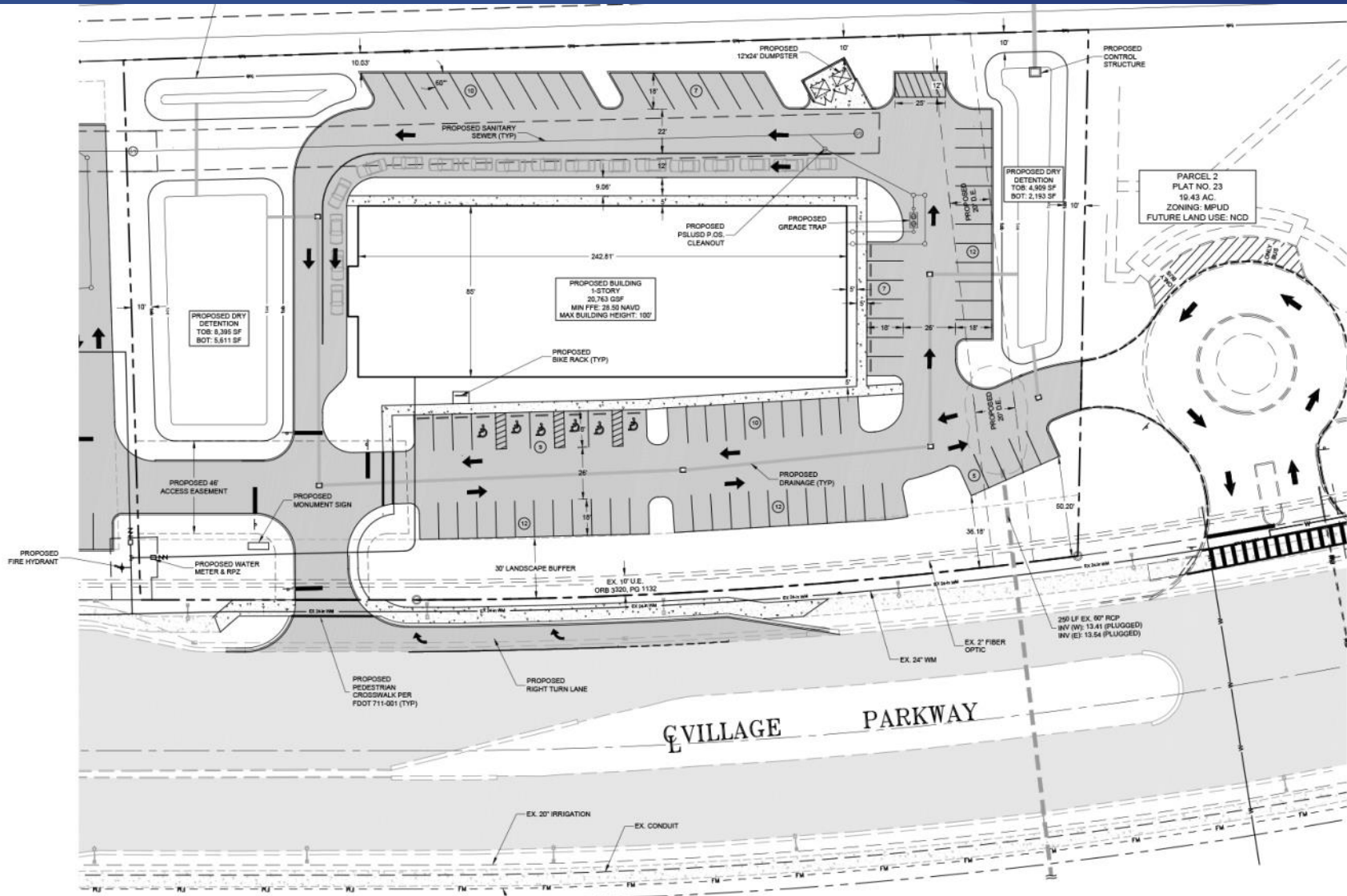
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# PROPOSED SITE PLAN



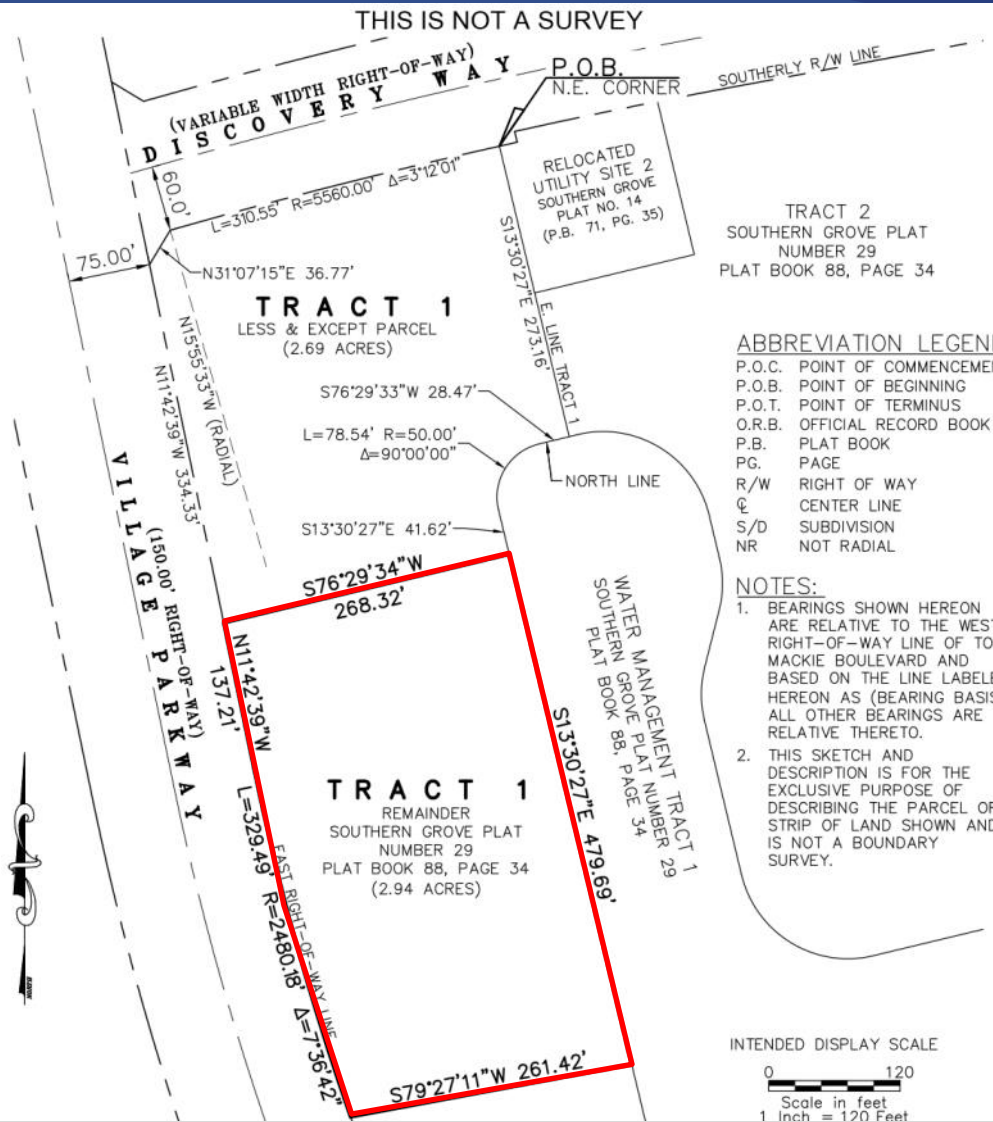
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# PARCEL BOUNDARY MAP



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# NORTH PARCEL PROPOSED SITE PLAN



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# TRADE AREA MAP



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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	3,959	1 Mile	\$91,708	1 Mile	43.5
3 Mile	110,354	3 Mile	\$82,635	3 Mile	41.0
5 Mile	257,500	5 Mile	\$80,738	5 Mile	44.7

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	4,631	1 Mile	\$77,998	1 Mile	43.5
3 Mile	125,672	3 Mile	\$69,654	3 Mile	41.9
5 Mile	288,511	5 Mile	\$66,274	5 Mile	44.7



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# ZONING INFORMATION

## ARTICLE X.5. - MASTER PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT

Sec. 158.185. - Purpose.

(A) It is the intent and purpose of this district to provide, upon specific application and through the processes of unified planning and coordinated development, for the creation of large-scale, sustainable new communities with mixed uses. The specific objectives of the district are to incorporate a mixture of land uses, consistent with the densities and intensities authorized by the new community development (NCD) future land use designation; provide a greater variety of uses closer to home and work; reduce reliance on the automobile and build a sense of place and community; provide wildlife corridors and upland habitat preservation; provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries; provide adequate public facilities; replace piecemeal planning which reacts to development on a project-by-project basis with a long-range vision to create an integrated new community.

(B) Regulations for master planned unit developments (MPUD) are intended to accomplish the purposes of zoning, planning and design principles and standards that shall govern development within the MPUD. Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the City and the requirements established by the MPUD regulation book, the MPUD regulation book shall prevail.

(Ord. No. 10-62, § 2, 8-9-10)

### Sec. 158.188. - Permitted Uses.

Uses permitted within a MPUD District shall be those deemed by the City Council to be fully compatible with the land use sub-categories (residential, neighborhood/village commercial, town center, resort, mixed use or employment centers) consistent with Policies 1.2.2.1 through 1.2.2.8 of the City's Comprehensive Plan and as shown on the conceptual master plan adopted as part of the future land use element for each NCD district. The type, general location, and extent of all proposed uses shall be clearly designated as part of the MPUD Conceptual Master Plan and the permitted uses shall be listed in the MPUD regulation book. Approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular MPUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific MPUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

(Ord. No. 10-62, § 2, 8-9-10)

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# ABOUT TRADITION



Tradition in Port St. Lucie, Florida is a master-planned, mixed-use community located in the heart of one of America's fastest growing regions - Port St. Lucie, in St. Lucie County - along Florida's Treasure Coast.

Tradition Florida, which opened in 2003, is an 8,300 acre master-planned community with a variety of mixed uses and the creation of approximately 30,000 jobs at full build-out.

The unique master-planned community of Tradition Florida captures the charm of America's small towns of yesterday and combines that with the amenities today's home buyers expect. Following the guidelines of New Urbanism, Tradition's varied neighborhoods surround a central retail district. So, great shopping and dining are just a short stroll or bike ride from most homes. You don't need to start the car and drive miles for every errand.

It hosts a number of events throughout the year - Chow Down Food Trucks on the 1st and 3rd Friday of the month, seasonal festivals like Italian Festival, 4th of July activities, the annual Holiday Lights, New Years Eve celebration and many other events and activities.

Tradition currently has approximately 3,000 residences, is home to Palm Pointe Educational Research School at Tradition, an innovative K-8 lab/charter school operated in partnership with Florida Atlantic University and the School Board of St. Lucie County, Renaissance Charter School at Tradition a tuition-free public charter school for students in grades K-8, a 600,000 SF power center anchored by Target, a neighborhood mixed use center anchored by a 112,421 SF Publix Supermarket, restaurants, shops and offices and a new 300-bed hospital opened their first phase of 90 beds December 18, 2013 and construction on the second phase, adding another 90 beds should be completed in early 2018. For additional information go to: [www.martinhealth.org/t2](http://www.martinhealth.org/t2).

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# NEW DEVELOPMENT IN THE AREA

## KEISER UNIVERSITY

Keiser University recently invested \$14 million to construct a state-of-the-art campus along SW Village Parkway. The two-story, 74,000-square-foot campus at 9400 Discovery Way is 25 percent larger than the school's previous campus on the east side of the city and can accommodate a total of 1,200 students. The university is located south of Tradition Parkway south of the subject site on SW Innovation Way bringing another significant development project and economic engine for the market and surrounding communities.



## CLEVELAND CLINIC TRADITION HOSPITAL

Cleveland Clinic Tradition Hospital located at the Tradition Center for Innovation, opened in 2013. With the expansion of Cleveland Clinic Tradition Hospital, the state-of-the-art, acute care hospital has doubled in size, with a total of nine stories and 180 patient rooms, and other service enhancements.



## GATLIN PLAZA

Gatlin Plaza is a ninety-acre site on the southeast corner of I-95 and Gatlin Boulevard in Port St. Lucie, Florida. Home Depot has completed and opened its 150,000 SF store. When complete, the center will have a total of over 400,000 SF of both big box and pad site retail. Ownership intends to seize this amazing opportunity to develop this parcel as a retail power center anchored by nationally recognized tenants.



## INNOVATION RETAIL CENTER

Innovation Retail Center, is a 10,200-square-foot shopping plaza on the southeast corner of Innovation Way and Village Parkway. Its aim is to meet the increasing demand by bringing more shopping options to the area. The plaza would be the first retail space in the 3,600-acre Southern Grove Development of Regional Impact, which is bordered by Tradition Parkway to the north, Interstate 95 to the east and the St. Lucie-Martin county line to the south.

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# NEW DEVELOPMENT IN THE AREA

## DEL WEBB TRADITION

Del Webb Tradition is an active 55+ adult community located on 205 acres within the unique, master-planned community of Tradition. The project will consist of 550 single-family homes and attached villas in a beautifully designed community offering a variety of amenities. The community is located in the Southern Groves section of Tradition on the southern side of Tradition Parkway, minutes from the subject site.



## ARDIE R. COPAS STATE VETERANS NURSING HOME

The Ardie R. Copas State Veterans Nursing Home will be located on the south side of SW Tradition Parkway across from the Brenny at Tradition retirement community. The 120-bed, 123,000 SF facility is expected to be completed March 2020 and will serve veterans from surrounding counties that are reported to contain an estimated 280,000 of Florida's 1.5 million veterans. This is an essential addition as there are no long-term veterans nursing homes within 75 miles of the Treasure Coast.



## GRANDE PALMS AT TRADITION

Atlantic and Pacific Development submitted an application for Grande Palms at Tradition, a 600-unit complex consisting of one, two- and three-bedroom apartments. The project would be on the northwest corner of Village Parkway and Southwest Discovery Way, minutes from the subject site. This addition of multi-family housing would demonstrate how diverse the population in Tradition has become.

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