

MIXED-USE PROJECT

112

APTS/CONDO UNITS

56

GARAGES

29

RETAIL/OFFICE SPACES

2

OUTPARCELS



OFFERING MEMORANDUM

EAST LAKE SQUARE | MIXED-USE PROJECT

FULLY SITE-PLAN APPROVED | 112 RESIDENTIAL UNITS PLUS COMMERCIAL
SE HILLMOOR DRIVE, PORT ST. LUCIE, FL 34952

JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

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TABLE OF CONTENTS

Fully Site-Plan Approved Land

SE Hillmoor Dr. Port St. Lucie, FL 34952

- 3 EXECUTIVE SUMMARY
- 4 PROPERTY OVERVIEW
- 5 SITE PLAN
- 6 SITE SURROUNDINGS
- 7 REGIONAL MAP
- 8 AERIAL
- 9 BUILDING RENDERINGS
- 10 FLOOR PLANS
- 12 DEMOGRAPHICS
- 13 LOCATION OVERVIEW
- 14 CONTACT INFORMATION

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EXECUTIVE SUMMARY

Opportunity Overview

This offering presents a prime development opportunity consisting of multiple land parcels totaling 5.34 acres, located on SE Hillmoor Dr. in Port St. Lucie, Florida. The site is fully site plan approved for a mixed-use development project, encompassing 112 apartment/condo units with garages, 24,964 square feet of commercial space, and two restaurant outparcels.

Key Highlights

- **Prime Location:** Situated in the growing area of Port St. Lucie, this site benefits from strong demographic trends, making it ideal for residential and commercial development.
- **Turnkey Development:** The site has over \$4 million in paid site work, including utilities, drainage, and other infrastructure, making it pad site ready. Additionally, \$750,000 has been invested in architectural plans, streamlining the development process.
- **Building Permit Ready:** The project is ready for immediate execution, with the building permit available for issuance within 90 days of submittal.
- **Mixed-Use Potential:** The approved site plan allows for a versatile mix of residential units and commercial space, catering to the demands of the local market. The project also includes two restaurant outparcels, providing further value and attracting traffic to the site.

Investment Summary

This development opportunity is ideally suited for investors, developers, or joint venture partners looking to capitalize on the growing demand for mixed-use developments in Port St. Lucie. With significant site work already completed and architectural plans in place, this project offers a fast-tracked path to construction and value realization.



PROPERTY OVERVIEW

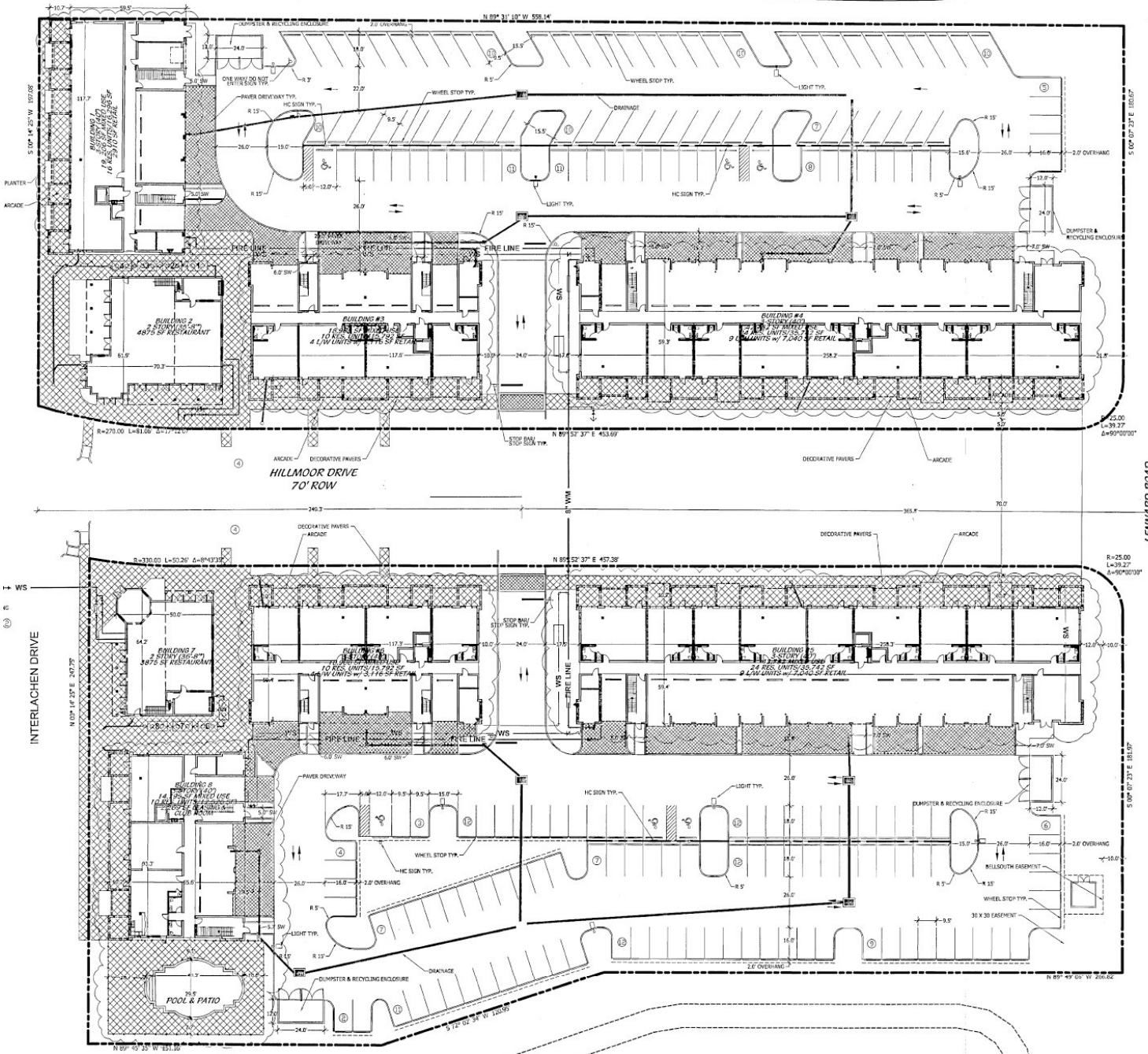
ADDRESS	2161 2171 2191 SE Hillmoor Dr. Port St. Lucie, FL 2160 2170 2190 SE Hillmoor Dr. Port St. Lucie, FL
PRICE	\$6,900,000
ACREAGE	5.34 AC (with parking)
TOTAL RESIDENTIAL SQ. FT.	107,950 SF
TOTAL RETAIL SQ. FT.	24,964 SF
TOTAL GARAGES SQ. FT.	25,000 SF
NO. OF UNITS	112
NO. OF BUILDINGS	6 Multifamily/Retail 2 Restaurant pads
BUILDING TYPE	Mixed-Use
FRONTAGE	+/- 484'
ZONING	PUD (PSL)
LAND USE	CG/ROI
PARCEL ID	4401-803-0001-000-5 4401-803-0002-000-2 4401-803-0003-000-9 4401-803-0005-000-3 4401-803-0006-000-0 4401-803-0007-000-7

KEY FACTS

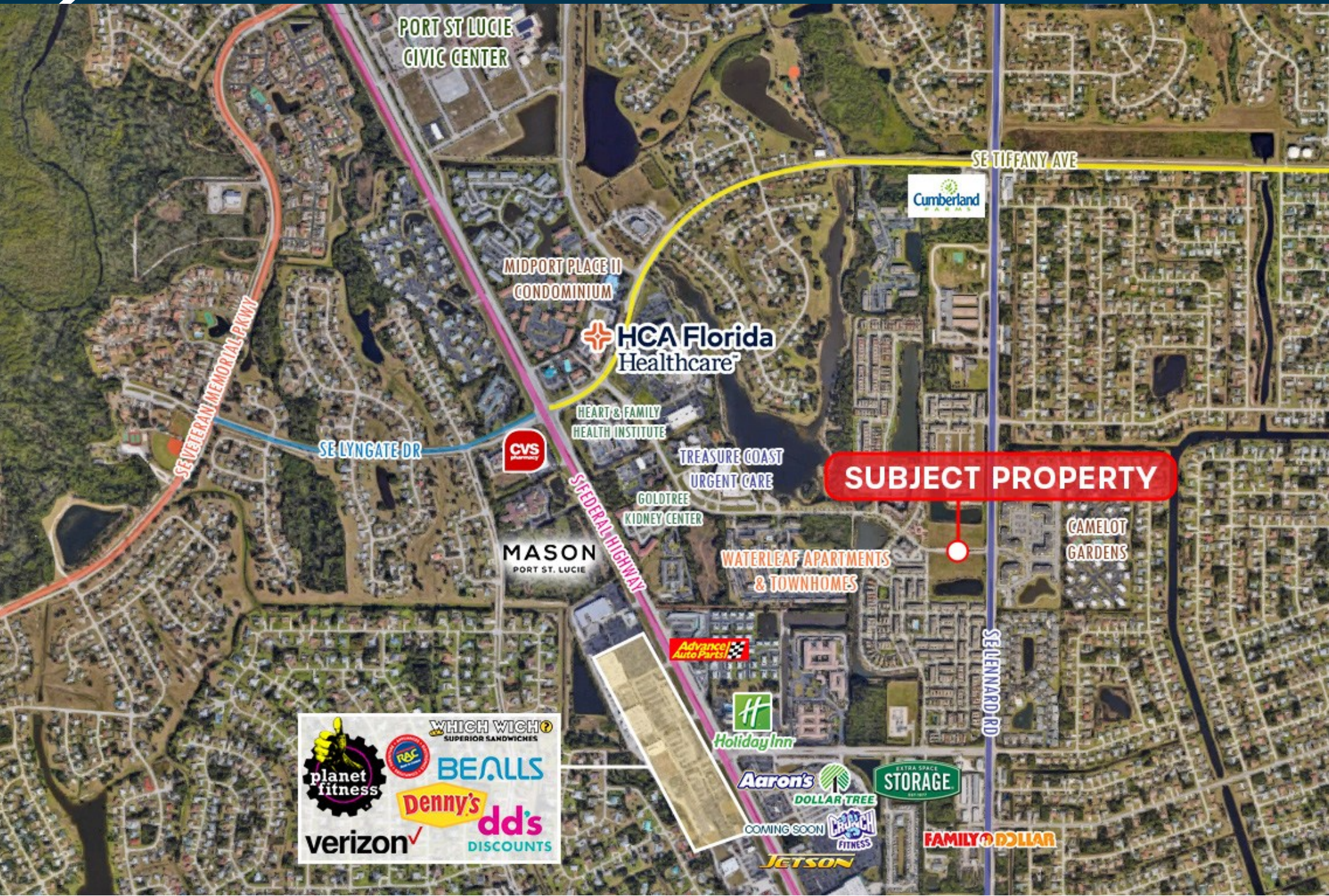
- Over \$4 million in paid site work, includes utilities, drainage, and other infrastructure in addition to \$700,000+ in architectural & engineering plans.
- Fully site plan approved in addition to full construction drawings completed and approved.
- The project is set to have the building permit available within 90 days of submission.



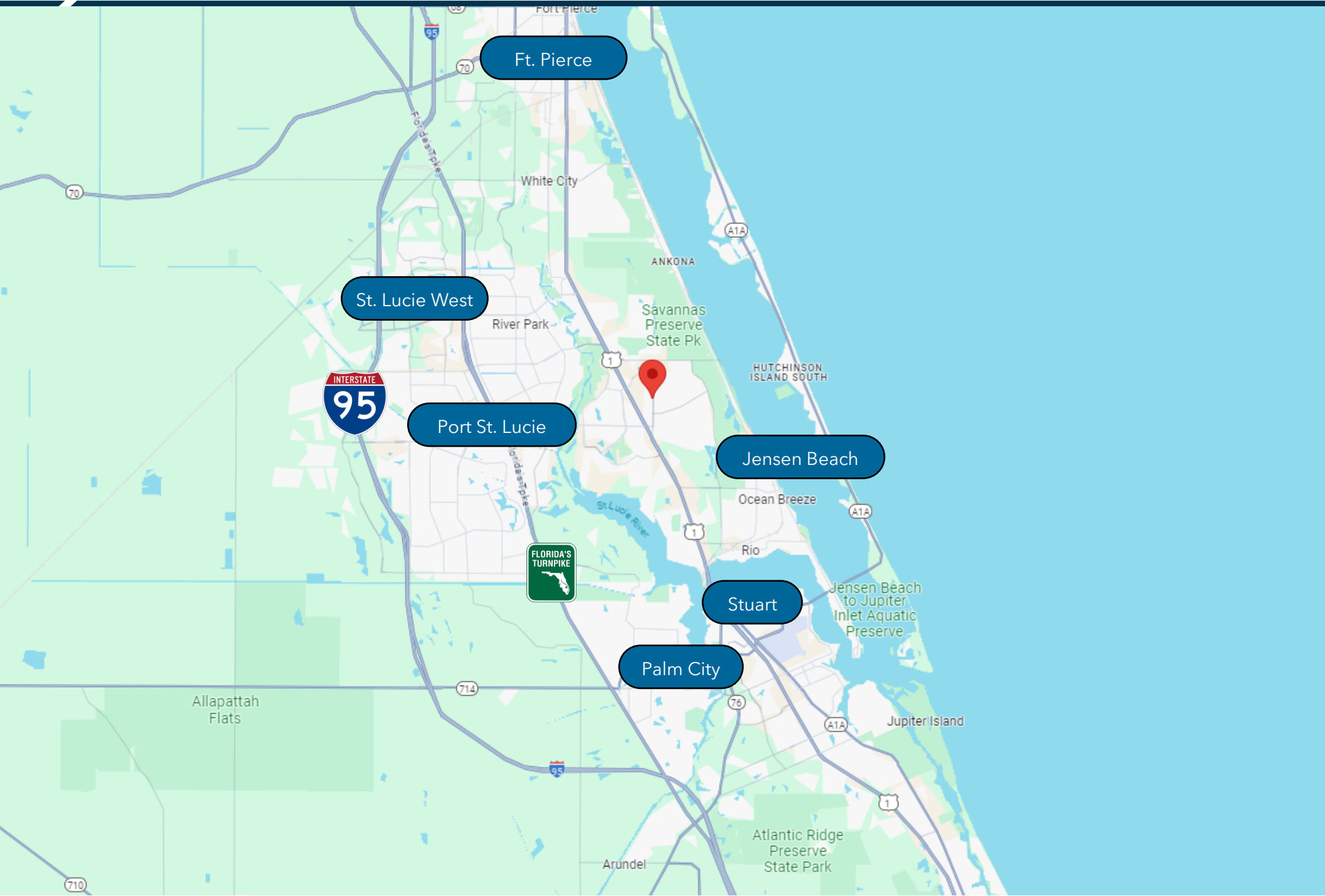
SITE PLAN



SITE SURROUNDINGS



REGIONAL MAP



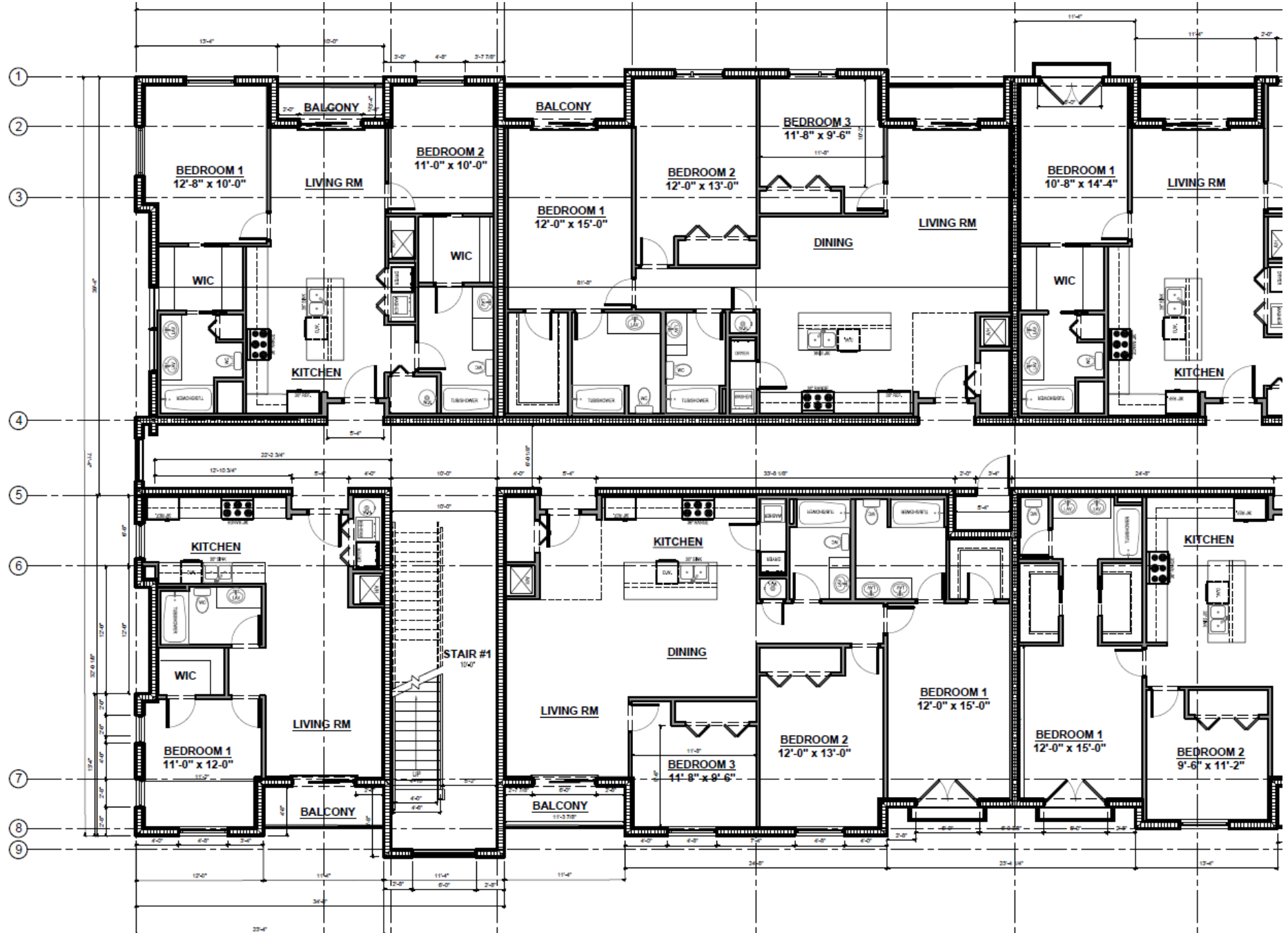
AERIAL VIEW



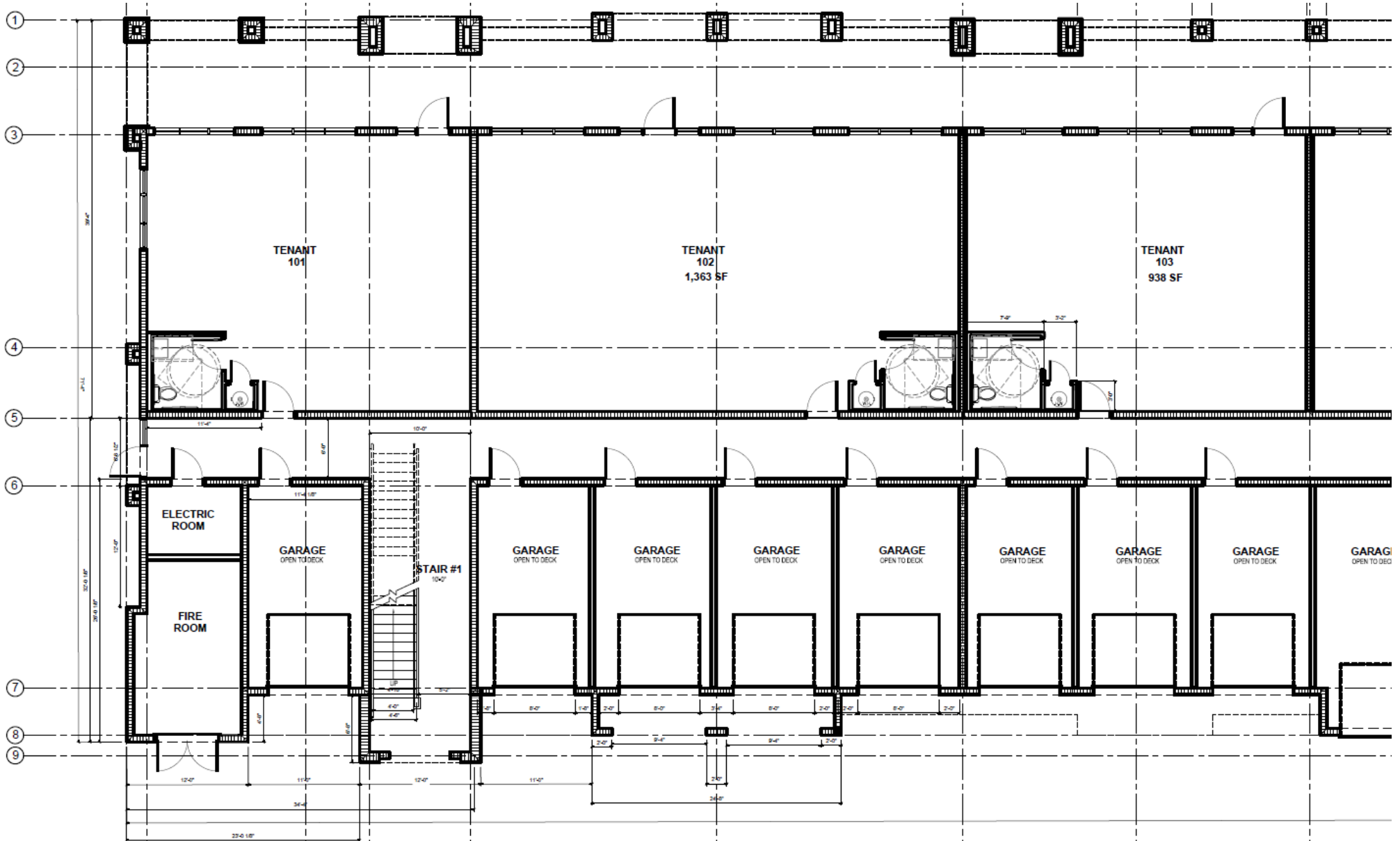
BUILDING RENDERINGS



FLOOR PLANS (BLDG 5 / 2ND & 3RD FLOOR)



FLOOR PLANS (BLDG 5 / 1ST FLOOR)



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Estimated Population	10,532	47,854	116,389
2028 Projected Population	11,098	50,164	122,083
2010 Census Population	9,192	42,579	99,914
2023 Estimated Households	4,370	20,968	49,551
2028 Projected Households	4,615	21,976	51,954
2010 Census Households	3,744	18,602	42,425
2023 Estimated Average Household Income	\$73,973	\$75,134	\$80,700
2023 Estimated Median Household Income	\$57,367	\$61,736	\$63,821
Median Age	41.3	48.8	49.4
Average Age	41.1	46.1	46.4

Consumer Spending	3 mile Households
Education & Daycare	\$27,494,323.00
Health Care	\$33,623,429.00
Transportation & Maintenance	\$141,173,787.00
Household	\$101,637,155.00
Food & Alcohol	\$160,283,074.00
Entertainment, Hobbies & Pets	\$94,196,440.00
Apparel	\$29,425,073.00

Travel to Work	3 mile 2023 Population	3 mile 2028 Population
< 30 Min	12,777	13,419
30 - 60 Min	5,366	5,645
60+ Min	2,082	2,166



LOCATION OVERVIEW

Port St. Lucie, which encompasses Martin and St. Lucie County, is nestled in an area of Southeast Florida known as the Treasure Coast. This area is known for its blue waters, relaxed lifestyle, and strategic position midway between Orlando and Miami.

New residents to Port St. Lucie are drawn by its top-rated park system, access to the St. Lucie River, growing arts community, and diverse and affordable housing stock. The area's lower cost of living remains the primary driver of new resident attraction, with the bulk migrating from more expensive locations, including Miami and New York. Net inward migration is expected to drive demographic growth going forward, with the area's population expanding by 1.3% annually through 2028. The total population here was nearly 537,000 in 2023, with total nonfarm employment of over 174,000.

The area is connected to South Florida and Orlando, both located within a two-hour drive on I95 or the Turnpike. The closest port is the Port of Palm Beach, located about 45 minutes to the south, and the deepwater Port Everglades is about 90 minutes away in Fort Lauderdale. Proximity to urban centers and port infrastructure has attracted companies looking to set up their logistics operations here, the latest being Cotsco, which will have a store depot in St. Lucie's Southern Grove manufacturing/distribution area.

Other nearby transport infrastructure includes Port Canaveral, the second busiest cruise port in the world, located 90 minutes north on Interstate 95, Treasure Coast International Airport in Fort Pierce, and Vero Beach Regional Airport. The international airport's 3,800 acres house dozens of aeronautical businesses and offer significant growth potential for commercial passenger and cargo transport.



**2023
BEST PLACES**

U.S. News & WORLD REPORT

PORT ST. LUCIE

- #2 SAFEST
- #5 FASTEST GROWING
- #10 MOST DESIRABLE
- #18 FOR WEATHER
- #19 FOR SINGLES
- #22 TO RETIRE
- #25 FOR YOUNG PROFESSIONALS
- #63 BEST PLACE TO LIVE

IN THE UNITED STATES



CONTACT INFORMATION

Mixed-Used Site Plan Approved Land

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Port St. Lucie, FL 34952

\$6,900,000

PURCHASE PRICE

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