±29.23 Acres

Okeechobee Road & Hartman Road, Fort Pierce, 34947

NAI Southcoast



Presented by

Boyd G. Bradfield, CCIM, SIOR
Founder
+1 772 286 6292 +1 772 215 2538
boyd@naisouthcoast.com
www.naisouthcoast.com

Sale Price:

$11,500,000

Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Property Overview

Zoning: R-4, Medium Density Residential 6.5 to 12 units per acre. The property was historically zoned General Commercial but was rezoned for a planned multifamily development that was never realized. However, Indian River State College's recent acquisition of the adjacent western parcel creates a strong justification for reverting to commercial zoning or exploring alternative, higher-use developments.

Future Land Use: Currently RM, Medium Density Residential which was previously Commercial.

Price: $11,500,000.00

Comments: Strategically situated between the main Indian River State College campus to the east and collge-owned land to the west, this prime parcel offers exceptional development potential. The site is perfectly positioned to capitalize on the expanding college community and rapid regional growth, making it ideal for residential, commercial, or industrial/ distribution uses.

Due Diligence Information Available:

- Phase I
- Survey and Topo
- Environmental Assessment
- Soil Test
- Conceptual Site Plans, etc.



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NAISouthcoast

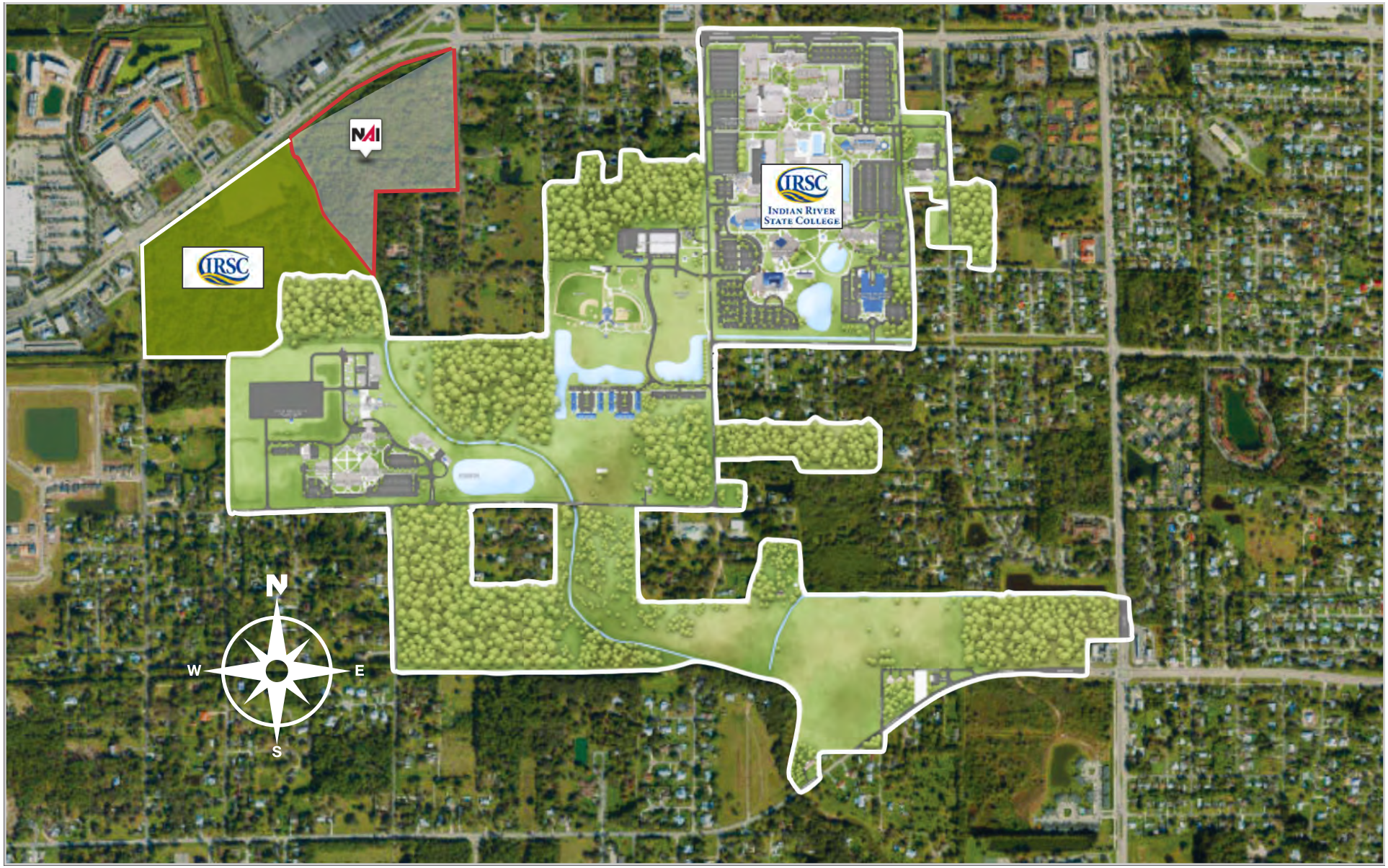
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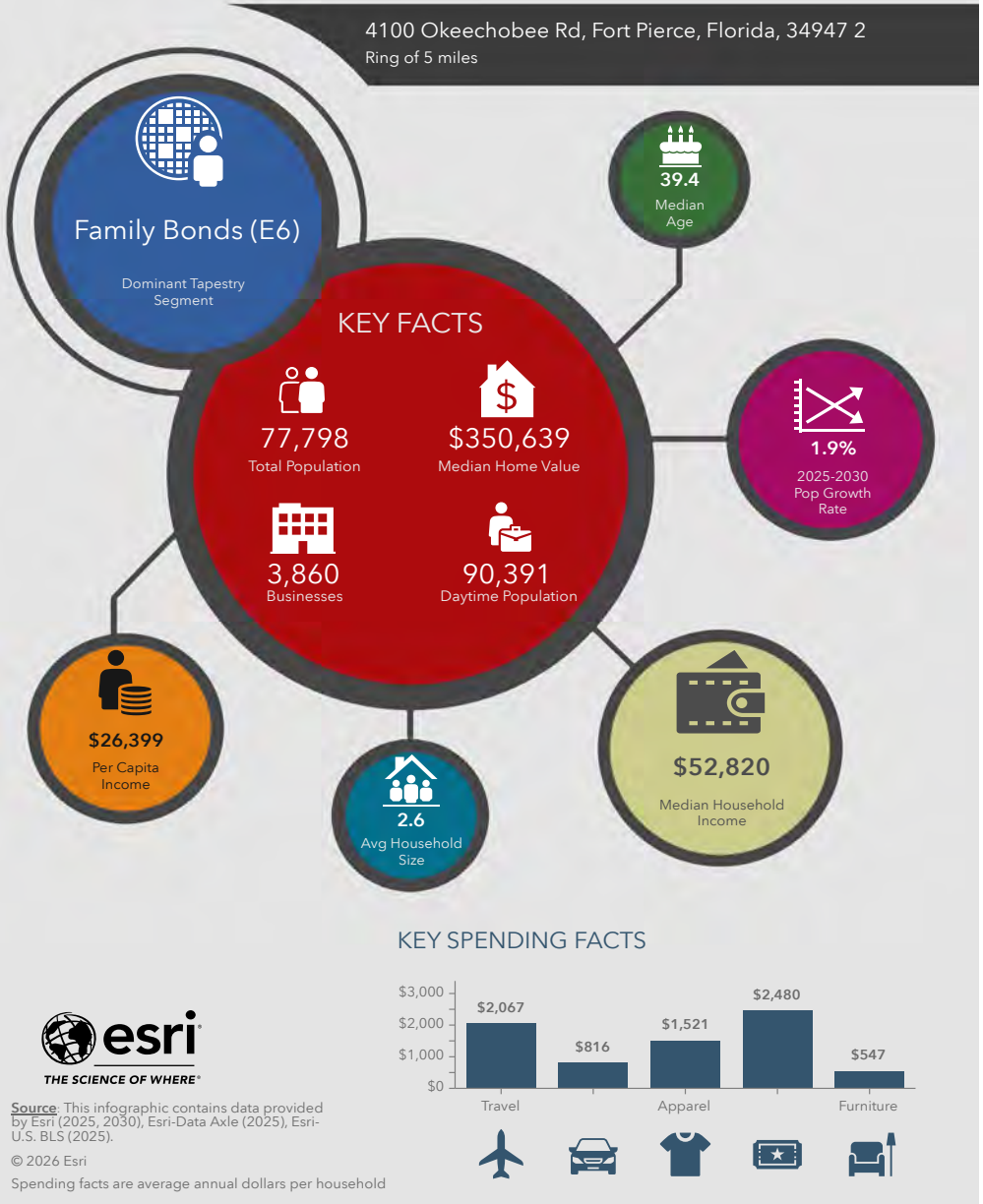
IRSC Property

*Graphic image courtesy of maps.irsc.edu



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2025 Demographics



esri
THE SCIENCE OF WHERE

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

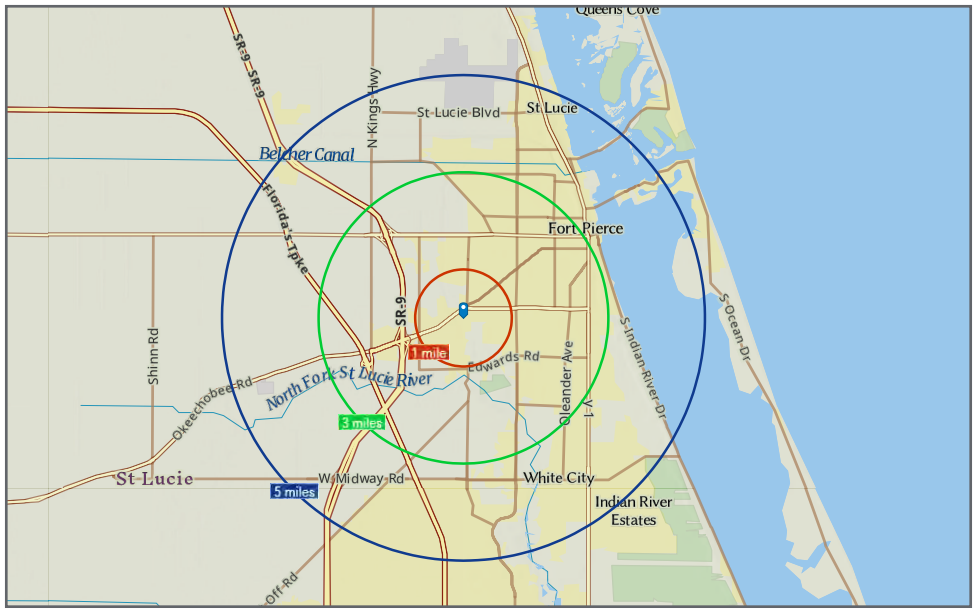
- 1 Mile 6,669
- 3 Mile: 44,698
- 5 Mile: 81,016

Average Household Income

- 1 Mile $80,849
- 3 Mile: $62,628
- 5 Mile: $70,243

Median Age

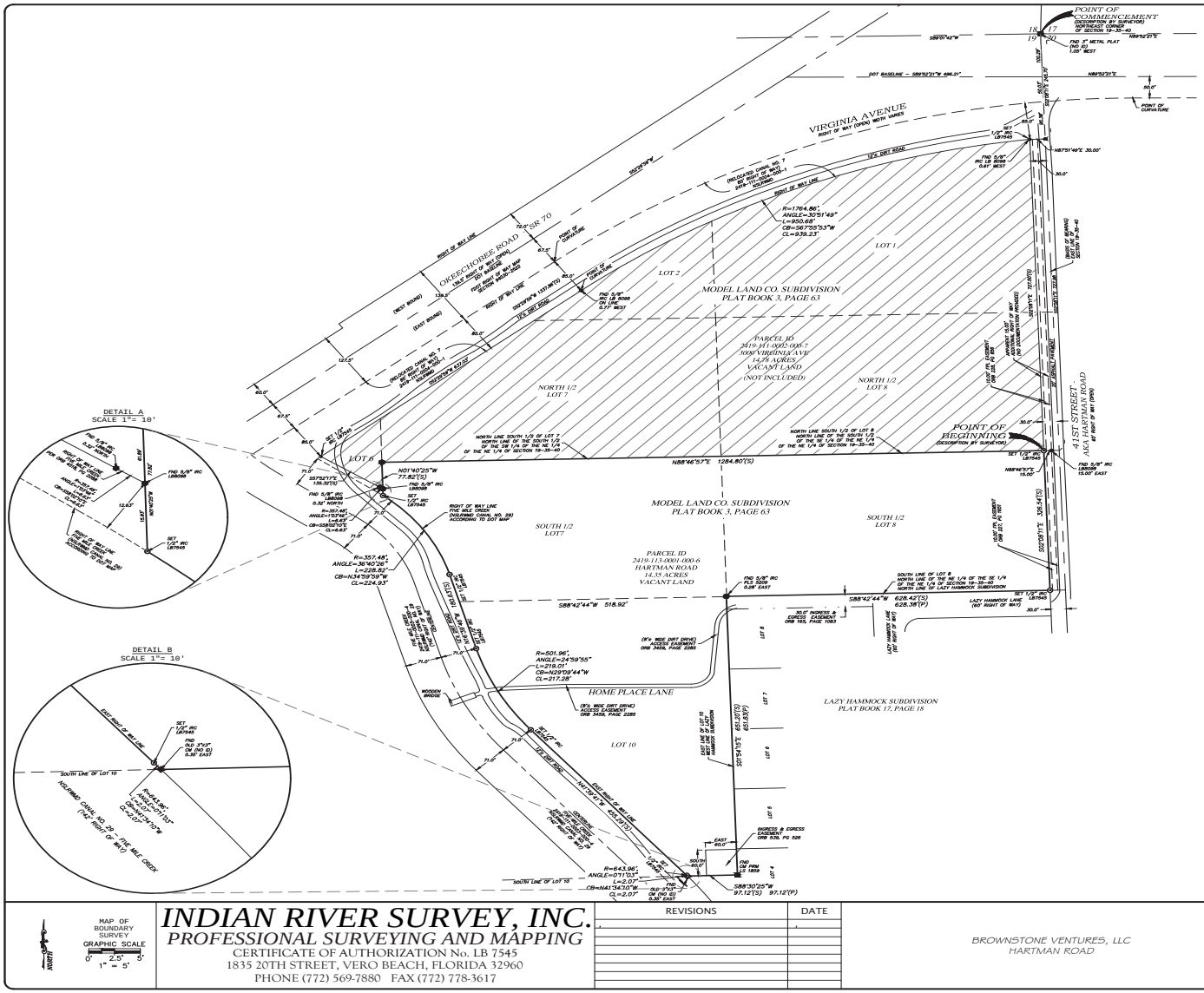
- 1 Mile 34.8
- 3 Mile: 35.7
- 5 Mile: 39.4



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Survey



LEGEND

BOC	= BACK OF CURB
CB	= CHORD BEARING
CL	= CHORD LENGTH
CM	= CONCRETE MONUMENT
CONC	= CONCRETE
(D)	= DESCRIPTION
DRD.	= DRIVE
GV	= GATE VALVE
HW	= HEADWALL
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
L	= ARC LENGTH
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
OHW	= OVERHEAD WIRES
O.R.B.	= OFFICIAL RECORD BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS
ROW	= RIGHT OF WAY
(S)	= SURVEYED
SFWMD	= SOUTH FL. ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
TOB	= TOP OF BANK
TOS	= TOE OF SLOPE
UG	= UNDERGROUND
	= FIRE HYDRANT
	= GUY ANCHOR
	= UTILITY POLE
	= GAS VALVE
	= WATER GATE VALVE
	= WELL
	= STREET LIGHT WITH PULL BOX
	= ELECTRIC JUNCTION BOX
	= SIGN

LEGAL DESCRIPTION:

(ORB 1981, PG 2956)
THE SOUTH 1/2 OF LOT 8 OF THE NORTHEAST 1/4, BEING THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH AND EAST OF THE FIVE MILE CREEK; ALL LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; EXCEPTING THEREFROM RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LEGAL DESCRIPTION:

(BY SURVEYOR)
A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, ALSO KNOWN AS "FIVE MILE CREEK", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE S02°08'11"E ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 245.70 FEET; THENCE S87°51'49"W A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF RELOCATED CANAL NO. 7 WITH THE WEST RIGHT-OF-WAY LINE OF 41ST STREET, ALSO KNOWN AS "HARTMAN ROAD"; THENCE S02°08'11"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 727.50 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF LOT 8 OF MODEL LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUE S02°08'11"E ALONG THE WEST RIGHT OF WAY LINE OF 41ST STREET A DISTANCE OF 326.54 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 8 AND THE NORTH LINE OF LAZY HAMMOCK SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S88°42'44"W ALONG SAID LINE A DISTANCE OF 628.42 FEET TO THE NORTHWEST CORNER OF SAID LAZY HAMMOCK SUBDIVISION AND THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING THE NORTHEAST CORNER OF LOT 10 OF SAID MODEL LAND COMPANY SUBDIVISION; THENCE S01°54'15"E ALONG THE WEST LINE OF SAID LAZY HAMMOCK SUBDIVISION AND THE EAST LINE OF SAID LOT 10 A DISTANCE OF 651.20 FEET TO THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF LAZY HAMMOCK SUBDIVISION; THENCE S88°30'25"W ALONG SAID LINE A DISTANCE OF A DISTANCE OF 97.12 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, ALSO KNOWN AS "FIVE MILE CREEK", BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 643.96 FEET, A CENTRAL ANGLE OF 00°11'03", A CHORD BEARING OF N41°34'10"W AND A CHORD LENGTH OF 2.07 FEET; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST RIGHT OF WAY LINE. (1) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 2.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE (2) N41°39'41"W A DISTANCE OF 455.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 501.96 FEET, A CENTRAL ANGLE OF 24°59'55", A CHORD BEARING OF N29°09'44"W AND A CHORD LENGTH OF 217.28 FEET; THENCE (3) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 219.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE (4) N16°39'46"W A DISTANCE OF 180.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 36°40'26", A CHORD BEARING OF N34°59'59"W AND A CHORD LENGTH OF 224.93 FEET; THENCE (5) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 228.82 FEET TO THE WEST LINE OF LOT 7 OF SAID MODEL LAND COMPANY SUBDIVISION, ALSO BEING THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE N01°40'25"W ALONG SAID WEST LINE A DISTANCE OF 77.82 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF AFOREMENTIONED LOT 7, ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE N89°46'57"E ALONG THE SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF AFOREMENTIONED LOT 8 A DISTANCE OF 1284.80 FEET TO THE POINT OF BEGINNING. CONTAINS 14.35 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF SECTION 19 TOWNSHIP 35 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY BEARS S02°18'11"E PER PLAT OF LAZY HAMMOCK SUBDIVISION.
7. PROPERTY DIMENSIONS ARE PER SURVEYORS LEGAL DESCRIPTION UNLESS OTHERWISE NOTED NOTED.
8. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED FEBRUARY 16, 2012.
9. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 1215466, DATED 2/15/22 AT 11:00PM.

MAP OF BOUNDARY SURVEY
GRAPHIC SCALE
0 2.5 5
1" = 5'

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE

BROWNSTONE VENTURES, LLC
HARTMAN ROAD

FIELD BOOK	DRAWN
88	RJS
PAGE(S)	SCALE
3,8,9,29,30	1"=100'
FIELD DATE	JOB #
04/26/2022	22-100

SHEET 1 OF 1

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Stephen P Cartechine
Digitally signed by Stephen P Cartechine
Date: 2022.06.17 14:04:25 -04'00'

06/17/2022
DATE

STEVE CARTECHINE LS4895
FLORIDA REGISTERED LAND SURVEYOR

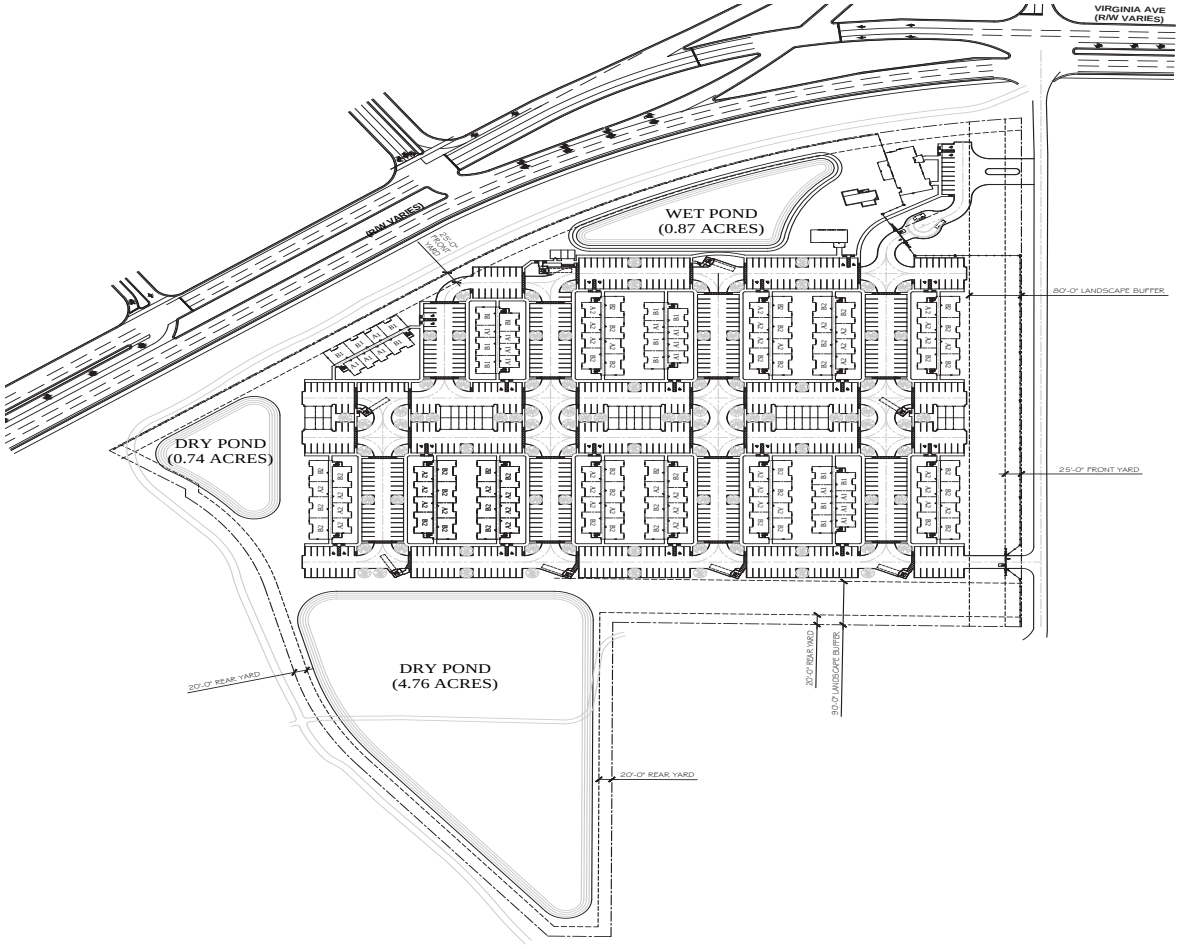
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sjp

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Development Concept



ARCHITECTURAL SITE PLAN
SCALE: 1" = 100'-0"

UNIT DESIGNATION		NO.	NET AREA PER UNIT	NET AREA TOTAL PROJ.	GROSS AREA PER UNIT	GROSS AREA TOTAL PROJ.
A1	1-BED / 1-BATH	48	698 S.F.	33,504 S.F.	698 S.F.	33,504 S.F.
A2	1-BED / 1-BATH	132	832 S.F.	109,824 S.F.	832 S.F.	109,824 S.F.
B1	2-BED / 2-BATH	48	1,078 S.F.	51,744 S.F.	1,078 S.F.	51,744 S.F.
B2	2-BED / 2-BATH	132	1,202 S.F.	158,664 S.F.	1,202 S.F.	158,664 S.F.
TOTALS:		360		353,736 S.F.		353,736 S.F.

BUILDING MATRIX:

BUILDING DESIGNATION			NET AREA	GROSS AREA
1	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
2	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
3	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
4	BLDG TYPE I	(12) A1's + (12) B1's	21,312 S.F.	24,173 S.F.
5	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
6	BLDG TYPE I	(12) A1's + (12) B1's	21,312 S.F.	24,173 S.F.
7	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
8	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
9	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
10	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
11	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
12	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
13	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
14	BLDG TYPE I	(12) A1's + (12) B1's	21,312 S.F.	24,173 S.F.
15	BLDG TYPE II	(12) A2's + (12) B2's	24,408 S.F.	27,731 S.F.
16	CLUBHOUSE / LEASING OFFICE		4,263 S.F.	5,127 S.F.
17	POOL CABANA BUILDING		0 S.F.	1,152 S.F.
18	FITNESS		1,482 S.F.	1,859 S.F.
19	MAINTENANCE		654 S.F.	654 S.F.
TOTALS:			353,736 S.F.	410,355 S.F.

NOTES:

SITE AREA:	29.13 ACRES / 1,268,871 SQ. FT.
FLOOD PLAIN:	ZONE 'X'
EASEMENTS:	T.B.D.
PIPELINES:	NONE
ZONING:	
ZONE TO BE CHANGED TO:	R-4, MEDIUM DENSITY RESIDENTIAL (SECT. 125-194)
DENSITY:	
ALLOWED, BASIC:	10 UNITS / ACRE
DENSITY BONUS:	13 UNITS / ACRE (SECT. 125-326)
PROPOSED DEVELOPMENT:	12.36 UNITS / ACRE
YARDS (SETBACKS):	
FRONT YARD:	25-FEET
SIDE YARD:	10-FEET
SIDE, CORNER YARD:	15-FEET
REAR YARD:	20-FEET
DISTANCE BETWEEN BLDGS:	20-FEET, MIN.
LOT COVERAGE:	50%, MAX.
BUILDING HEIGHT:	45-FEET (BUILDING HEIGHT DEFINITION (SEC. 125-3): BUILDING HEIGHT MEANS THE VERTICAL DISTANCE FROM THE GRADE TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF, TO THE DECK LINE OF A MANSARD ROOF, OR TO THE CENTER HEIGHT BETWEEN THE HIGHEST AND LOWEST POINTS OF OTHER TYPES OF ROOFS.)
PARKING:	
REQUIREMENT:	540 SPACES (1.5 PER UNIT)
PROVIDED:	703 SPACES
SURFACE SPACES:	621 SPACES
ACCESSIBLE SURFACE SPACES:	34 SPACES
DETACHED GARAGES:	32 SPACES
DETACHED ACCESSIBLE GARAGE:	16 SPACES
MOBILITY IMPAIRMENT:	18 UNITS (5%)
HEARING / VISUAL IMPAIRMENT:	8 UNITS (2%)
ACCESSIBLE ROUTE:	ALL SIDEWALKS SHALL MAKE UP THE ACCESSIBLE ROUTE THROUGHOUT THE SITE.

BROWN STONE
Architects & Planners, Inc.
WILLIAM L. BROWN, ARCHITECT
6517 MAPLERIDGE
HOUSTON, TEXAS 77081
713.432.7727
www.tbsg.com

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REGISTRANT'S NAME: WILLIAM L. BROWN
FLORIDA REGISTRATION NUMBER: 102005

xx/xx/xx

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This sheet is only one component of the total document package which consists of all sheets of drawings and the project manual.

ALLEGRA AT FORT PIERCE
A 360 UNIT FAMILY LIVING COMMUNITY
3000 VIRGINIA AVE
FORT PIERCE, FLORIDA 34947

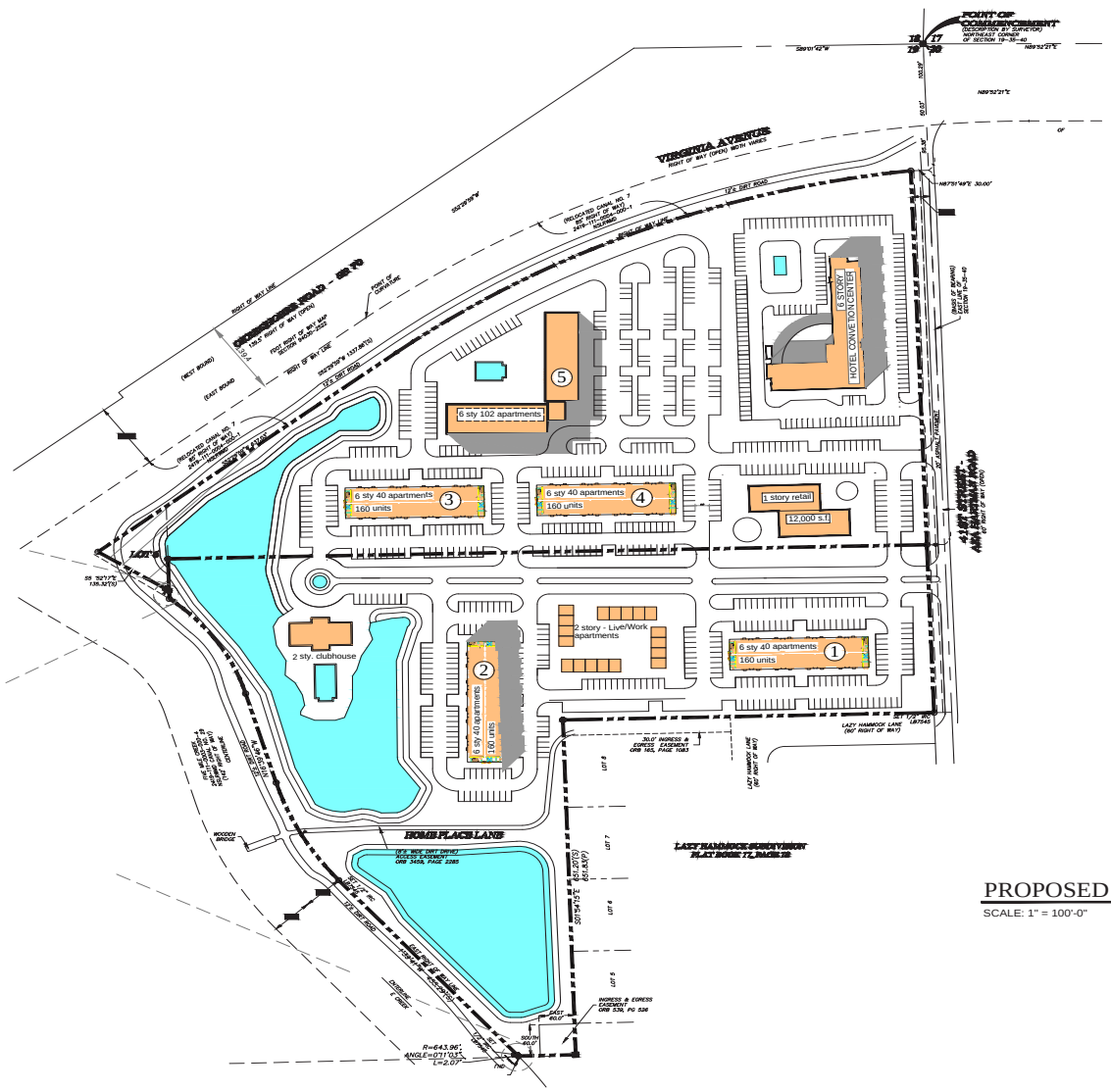
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PROJECT NUMBER: xxxx

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Okeechobee Road & Hartman Road, Fort Pierce, 34947

Conceptual Plan



PROPOSED SITE PLAN

SCALE: 1" = 100'-0"

CONCEPTUAL MASTER SITE PLAN

NOTE: EXISTING SITE INFORMATION TAKEN FROM SURVEY PREPARED BY INDIAN RIVER SURVEY, INC. DATED 9-23-2022

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ACADEMIC VILLAGE

FORT PIERCE, FLORIDA 34981

PROPOSED SITE PLAN

2-4-2026

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 TEL (954) 742-0797 fax (954) 742-3093

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

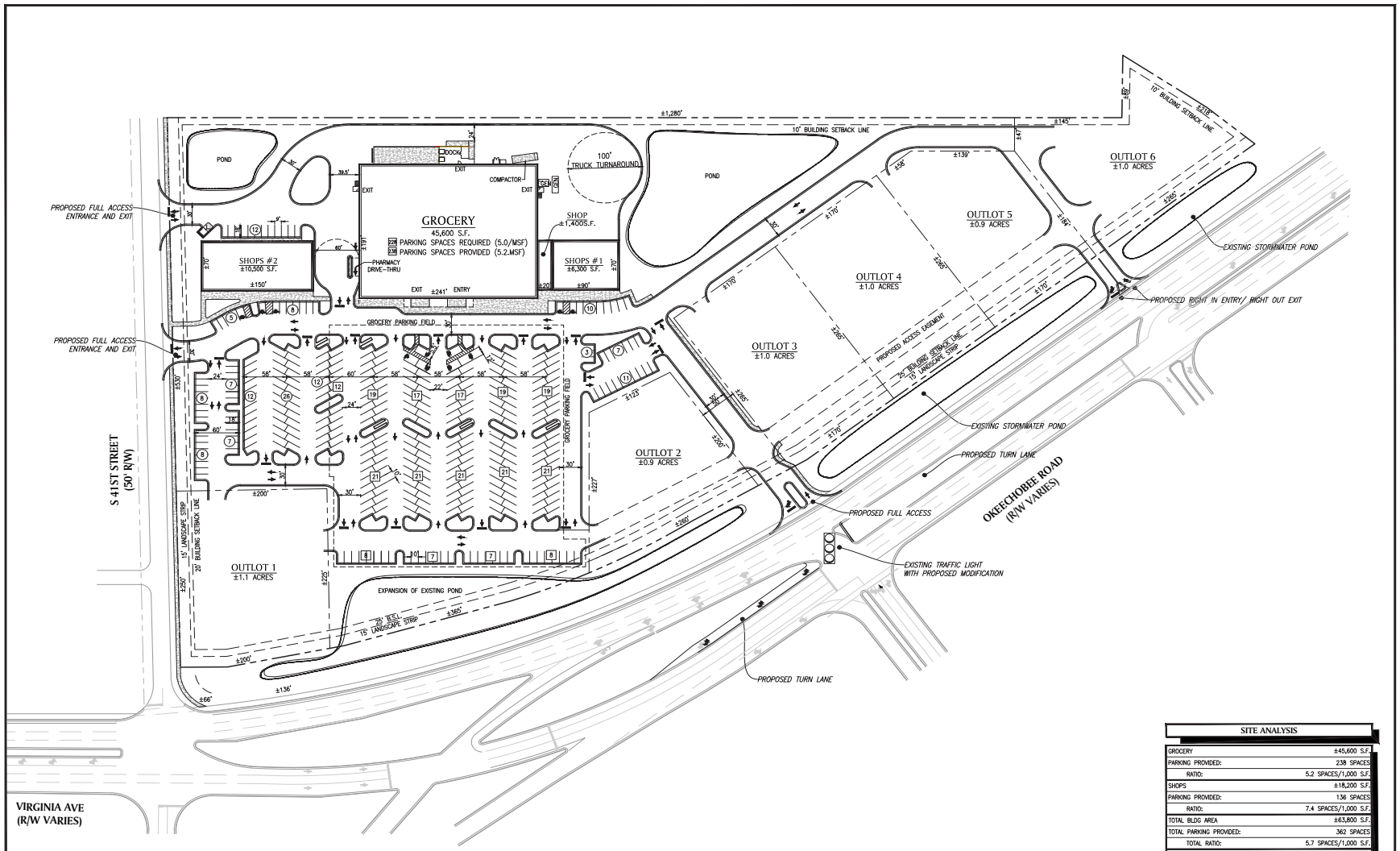
SP-1

p.n. 26004

±29.23 Acres

Okeechobee Road & Hartman Road, Fort Pierce, 34947

Conceptual Plan -



PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

PRELIMINARY SITE PLAN

0 30 60 120 240

SCALE: 1 = 60

SITE ANALYSIS

GROCERY	±45,600 S.F.
PARKING PROVIDED:	238 SPACES
RATIO:	5.2 SPACES/1,000 S.F.
SHOPS	±18,200 S.F.
PARKING PROVIDED:	136 SPACES
RATIO:	7.4 SPACES/1,000 S.F.
TOTAL BLDG AREA	±63,800 S.F.
TOTAL PARKING PROVIDED:	362 SPACES
TOTAL RATIO:	5.7 SPACES/1,000 S.F.
RETAIL	±11.1 AC
OUTLOT 1	±1.1 AC
OUTLOT 2	±0.9 AC
OUTLOT 3	±1.0 AC
OUTLOT 4	±1.0 AC
OUTLOT 5	±0.9 AC
OUTLOT 6	±1.0 AC
TOTAL:	±17.0 ACRES

PAULSON MITCHELL INCORPORATED

PROJECT:

RETAIL DEVELOPMENT

OKEECHOBEE RD/VIRGINIA AVE & S 41 STREET
ST LUCIE COUNTY, FL

FOR:

CP INC
COLUMBIA PROPERTIES

1355 TERRELL MILL RD
BLDG 1478, SUITE 200
MARIETTA, GA 30067

ZONING INFORMATION

ZONING RESEARCH DATE: APRIL, 2020

ZONING CLASSIFICATION	
JURISDICTION:	ST. LUCIE COUNTY, FL
EX. ZONING:	CG
PR. ZONING:	--
BUILDING SETBACKS	
FRONT:	--'
SIDE:	--'
REAR:	--'
BUFFERS	
FRONT/STREET:	25'/20'
SIDE:	10'
REAR:	6'
BUILDING SUMMARY	
MAX. BUILDING HT.:	--'
MAX. BUILDING COVERAGE:	--%
PARKING SUMMARY	
RETAIL REQ.:	-- SPACES/1,000 S.F.
RESTAURANT REQ.:	-- SPACES/1,000 S.F.
STANDARD STALL DIMENSIONS:	--' x --'
COMPACT STALL DIMENSIONS:	--' x --'
COMPACT STALLS ALLOWED:	--%
MIN. 90°/60° DRIVE WIDTH:	--'/--'
LANDSCAPE REGULATIONS	
TREE DENSITY:	-- UNITS/ACRE
ISLAND REQ.:	--ISLAND/-- SPACES
MIN. ISLAND SIZE/WIDTH:	-- S.F./--'
GREENSPACE %:	--%
FEMA MAP	
FIRM PANEL #:	--
DRAWING RECORD	
DRAWN BY:	--
2020146.dwg	04.23.2020

PRELIMINARY SITE PLAN

SHEET **PS-1**

±29.23Acres

Okeechobee Road & Hartman Road, Fort Pierce, 34947

Conceptual Plan



PRELIMINARY SITE PLAN

0 50 100 200 400

SCALE: 1 = 100

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE ANALYSIS

PUBLIX	±48,387 S.F.
PARKING PROVIDED:	242 SPACES
RATIO:	5.0 SPACES/1,000 S.F.
ROSS	±22,000 S.F.
TJ MAXX	±22,900 S.F.
BURLINGTON	±40,000 S.F.
SHOPS	±42,300 S.F.
TOTAL BLDG AREA	±175,587 S.F.
TOTAL PARKING PROVIDED:	904 SPACES
TOTAL RATIO:	5.1 SPACES/1,000 S.F.
RETAIL	±22.8 AC
OUTLOT 1	±1.1 AC
OUTLOT 2	±1.0 AC
OUTLOT 3	±1.0 AC
OUTLOT 4	±1.0 AC
OUTLOT 5	±0.9 AC
OUTLOT 6	±0.9 AC
OUTLOT 7	±0.9 AC
OUTLOT 8	±1.2 AC
TOTAL:	±30.9 ACRES

Land Planning · Zoning · Entitlements · Transportation · Landscape Architecture

PAULSON MITCHELL INCORPORATED

PROJECT:

RETAIL DEVELOPMENT

OKEECHOBEE RD/VIRGINIA AVE & S 41 STREET
ST LUCIE COUNTY, FL

FOR:

CP INC
COLUMBIA PROPERTIES

1355 TERRELL MILL RD
BLDG 1478, SUITE 200
MARIETTA, GA 30067

ZONING INFORMATION

ZONING RESEARCH DATE: APRIL, 2020

ZONING CLASSIFICATION	
JURISDICTION:	ST. LUCIE COUNTY, FL
EX. ZONING:	CG
PR. ZONING:	--
BUILDING SETBACKS	
FRONT:	--'
SIDE:	--'
REAR:	--'
BUFFERS	
FRONT/STREET:	25'/20'
SIDE:	10'
REAR:	6'
BUILDING SUMMARY	
MAX. BUILDING HT.:	--'
MAX. BUILDING COVERAGE:	--%
PARKING SUMMARY	
RETAIL REQ.:	-- SPACES/1,000 S.F.
RESTAURANT REQ.:	-- SPACES/1,000 S.F.
STANDARD STALL DIMENSIONS:	--' x --'
COMPACT STALL DIMENSIONS:	--' x --'
COMPACT STALLS ALLOWED:	--%
MIN. 90'/60' DRIVE WIDTH:	--'/--'
LANDSCAPE REGULATIONS	
TREE DENSITY:	-- UNITS/ACRE
ISLAND REQ.:	--ISLAND/-- SPACES
MIN. ISLAND SIZE/WIDTH:	-- S.F./--'
GREENSPACE %:	--%
FEMA MAP	
FIRM PANEL #:	--
DRAWING RECORD	
DRAWN BY:	--
2020146.dwg	06.19.2020

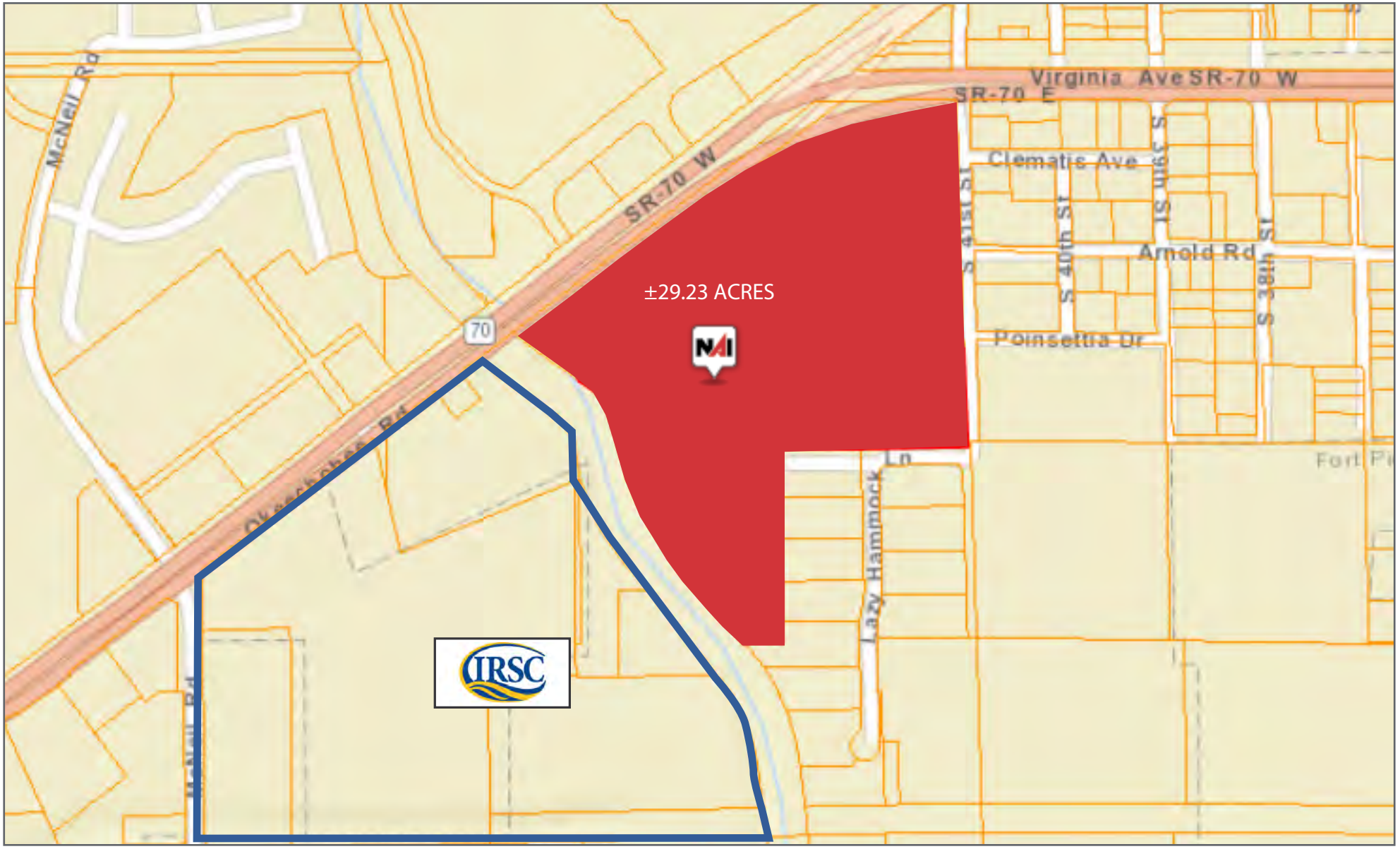
PRELIMINARY SITE PLAN

SHEET **PS-9**

±29.23 Acres

Okeechobee Road & Hartman Road, Fort Pierce, 34947

Parcel Map



City Overview
Ft. Pierce, Florida



Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any "big city" atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce's natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. "Beanie" Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce's most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today's Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association's National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament's Pro Tour schedule during the off years.

County Overview
St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 280,000 and has experienced growth of over 40% since 2000. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to First Data Field in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 39,000 students and 5,400 staff. The Economic Development Council is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (14.8%), and Retail Trade (13.2%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. In 2017 and 2018 the Economic Development Council of St. Lucie County facilitated 20 expansion and job creating projects with a net growth of building area nearing 1,000,0000 square feet.









LISTING AGENT



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www.naisouthcoast.com

±29.23 Acres

Okeechobee Road & Hartman Road, Fort Pierce, 34947



Sale Price:

$ 11,500,000.00

NAI Southcoast

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