



65,500 AADT

COMMERCIAL CIRCLE
INDUSTRIAL PARK

KINGS HWY

W ANGLE RD

L20

JOHNSTON RD

SUBJECT
Johnston Rd & L20
St Lucie County, FL 34951

Presented by

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FOR SALE:

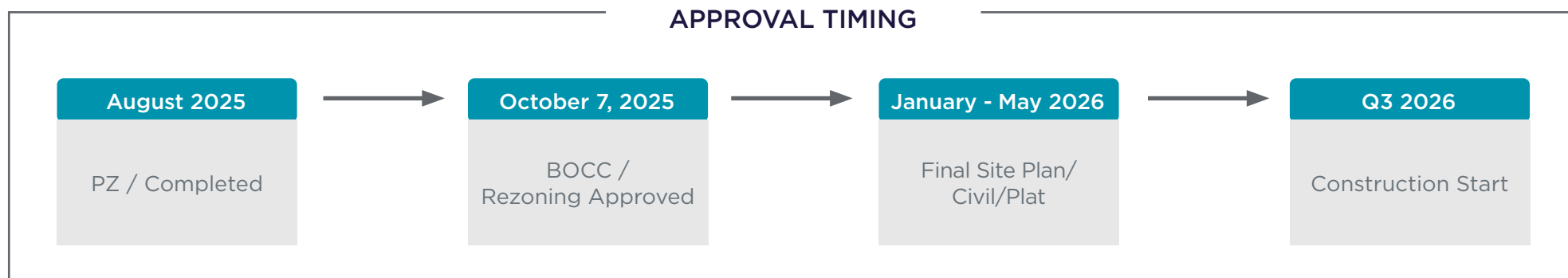
Call for Pricing

Residential Building Lots

Johnston Rd & L20, St Lucie County, FL 34951

The Offering

2098 Johnston Rd is a 74 unit Planned Residential Development located in St Lucie County along Johnston Rd & L20.



2098 JOHNSTON: DEVELOPMENT PHASES

Johnston Road Estates

2098 Johnston Rd is a unique offering, with an in-demand product. Estate lots in the Countryside area of St Lucie County which offer country living in a function built community on paved roads with municipal services, all within reach of your day-to-day needs. Just minutes from I-95 and Florida's Turnpike, Downtown Fort Pierce and the beaches of St Lucie County — all in a rural countryside setting.

Size (Ac): 41.18 Acres

Lots: 74

Lot Breakdown: (24) 90' x 120' Lots, (50) 80' x 130' Lots

Playground and Recreation Space: 2.00 Acres

Lake Area: 7.4 Acres

Total Open Space: 15.07 Acres

Total Lot Frontage LF: 6,160'

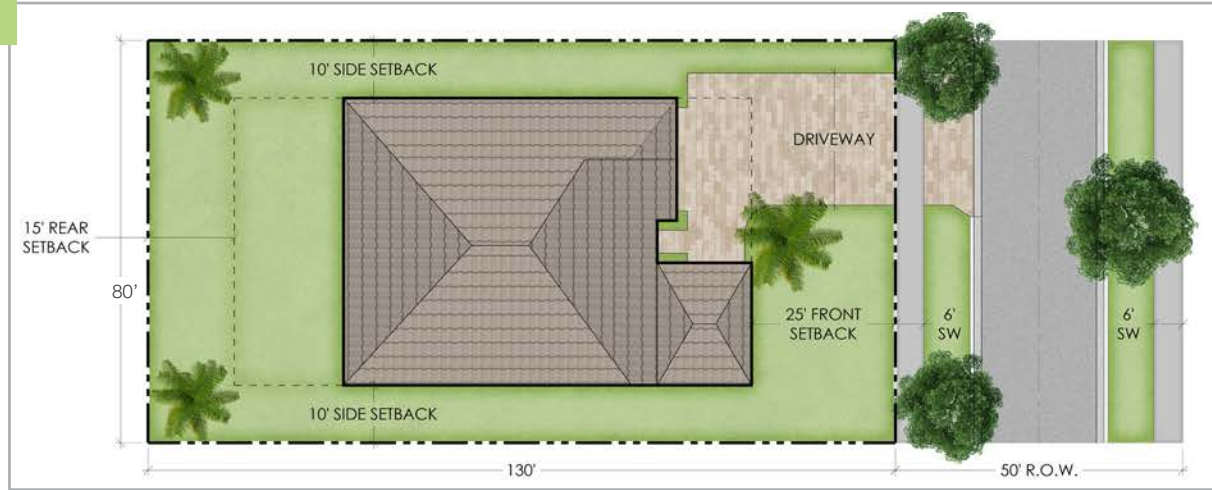
Cut Fill Analysis: Site balanced subject to fill quantity

Residential Building Lots

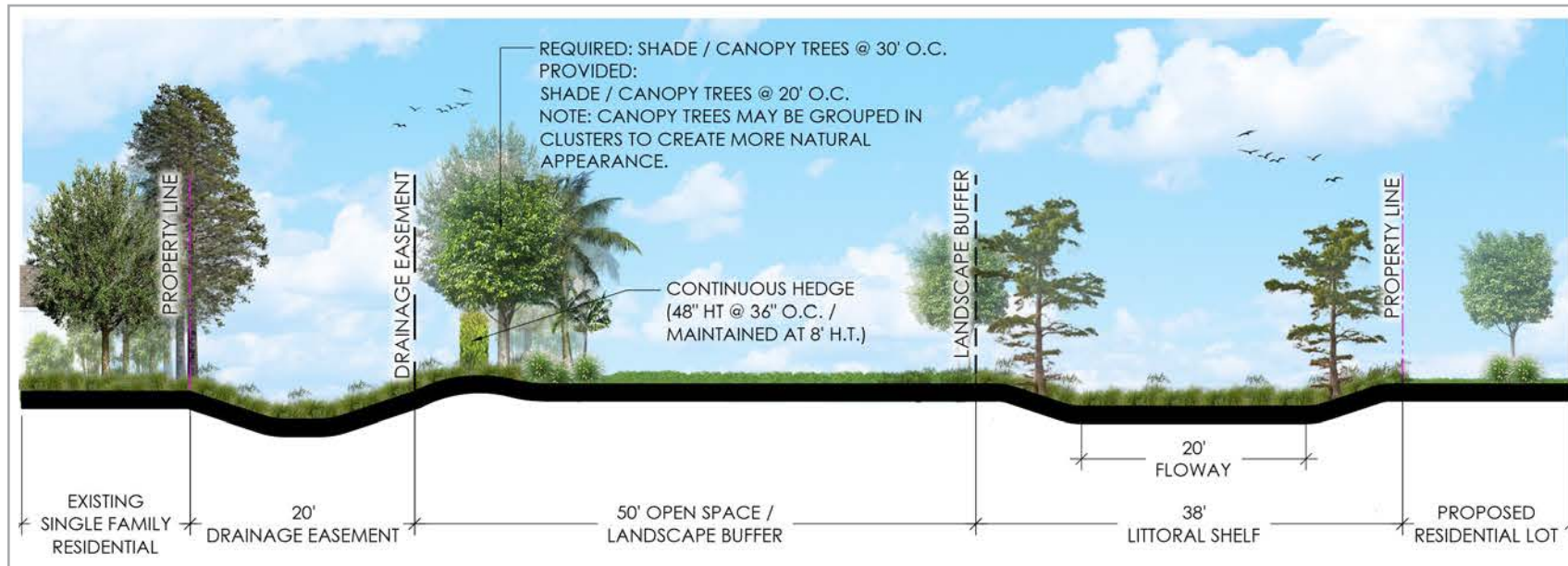
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80' x 130' Lots
50 Units

80' x 130' Typical Lot Layout



Typical Lot Cross Section



Residential Building Lots

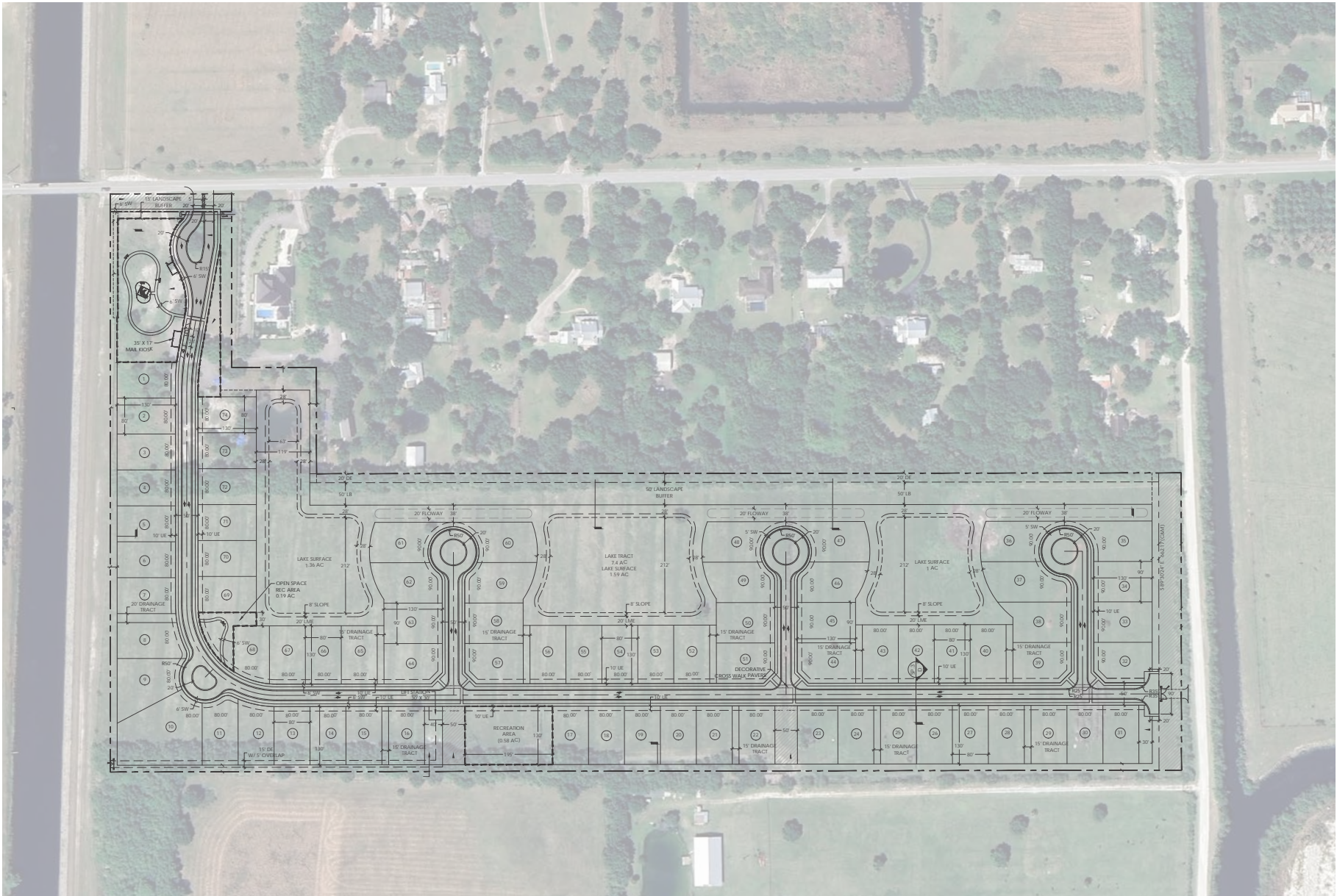
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Residential Lot Breakdown



Residential Building Lots

Johnston Rd & L20, St Lucie County, FL 34951



Residential Building Lots

Johnston Rd & L20, St Lucie County, FL 34951

Looking North



L 20

JOHNSTON RD

SUBJECT
Johnston Rd & L20
St Lucie County, FL 34951

W ANGLE RD



Residential Building Lots

Johnston Rd & L20, St Lucie County, FL 34951

Looking South



W ANGLE RD

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Johnston Rd & L20
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JOHNSTON RD

L 20

Residential Building Lots

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Looking East



COMMERCIAL CIRCLE INDUSTRIAL PARK

SUBJECT
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L 20

JOHNSTON RD

W ANGLE RD

Residential Building Lots

Johnston Rd & L20, St Lucie County, FL 34951

Looking West



SUBJECT
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St Lucie County, FL 34951

W ANGLE RD

JOHNSTON RD

L20



Residential Building Lots

Johnston Rd & L20, St Lucie County, FL 34951

Quarterly Market Detail
St Lucie County

Key Statistics

Median Sales Price: - % Decrease

Inventory: 8.1% Increase

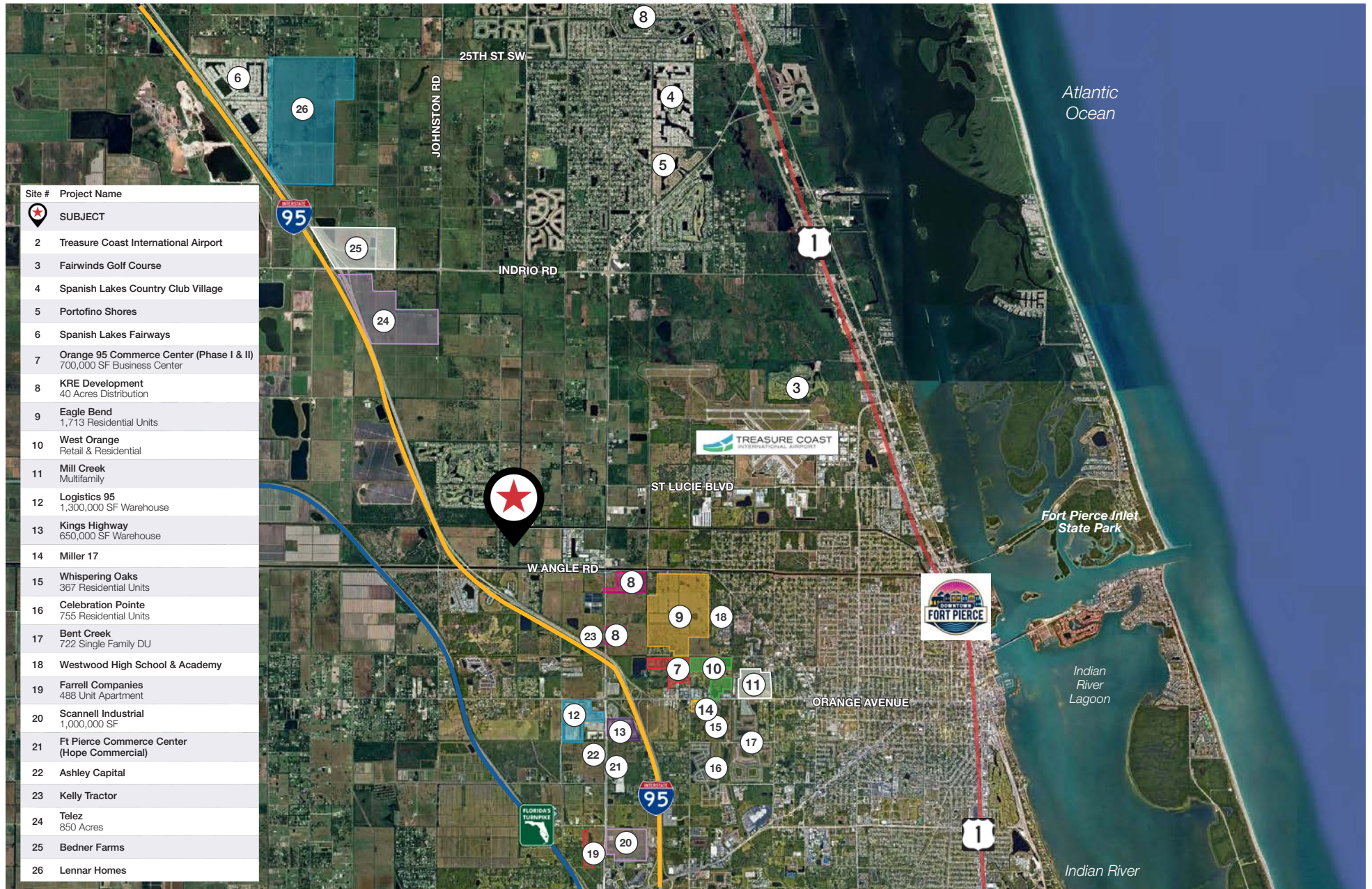
Single Family Homes

Summary Statistics	Q3 2025	Q3 2024	Percent Change Year-over-Year
Closed Sales	1,488	1,483	0.3%
Paid in Cash	387	345	12.2%
Median Sale Price	\$399,900	\$400,000	0.0%
Average Sale Price	\$424,658	\$425,608	-0.2%
Dollar Volume	\$631.9 Million	\$631.2 Million	0.1%
Median Percent of Original List Price Received	94.6%	95.8%	-1.3%
Median Time to Contract	54 Days	46 Days	17.4%
Median Time to Sale	98 Days	90 Days	8.9%
New Pending Sales	1,486	1,480	0.4%
New Listings	1,889	1,930	-2.1%
Pending Inventory	644	669	-3.7%
Inventory (Active Listings)	2,415	2,235	8.1%
Months Supply of Inventory	5.5	4.9	12.2%

Residential Building Lots

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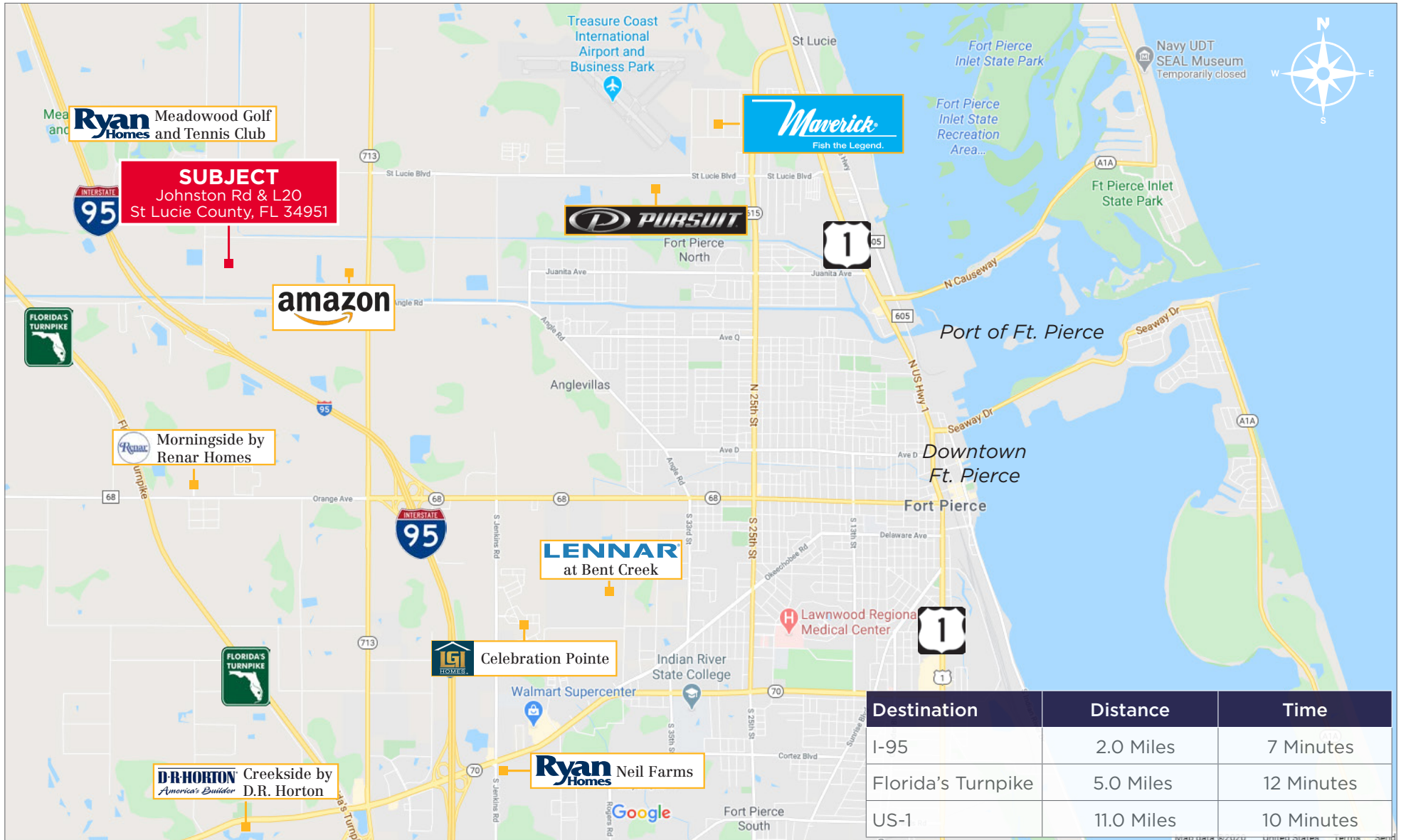
Area Overview



Residential Building Lots

Johnston Rd & L20, St Lucie County, FL 34951

St Lucie County Area Map



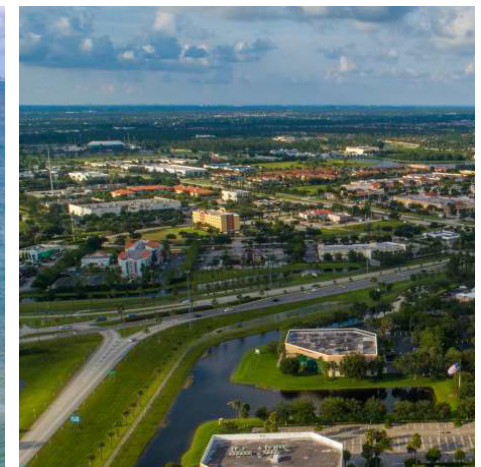
Residential Building Lots

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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 375,226 and has experienced growth of over 35% since 2010. 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 Clover Park 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 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) 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 (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



Area Overview

Treasure Coast Region, Florida



The Treasure Coast region—anchored by Port St. Lucie and Tradition—has quickly become one of Florida’s most dynamic growth corridors. Stretching along I-95, this area offers a compelling balance of business opportunity, accessibility, and quality of life that continues to attract companies, investors, and residents alike.

Port St. Lucie stands out as one of the fastest-growing cities in the nation, driven by strong economic fundamentals and a commitment to thoughtful development. With a population surpassing 240,000, the city is home to a diverse mix of industries and a rapidly expanding business base supported by modern infrastructure, excellent schools, and a high standard of living. The Southern Grove corridor and nearby Tradition community have positioned Port St. Lucie as a hub for research, healthcare, and innovation, while convenient access to I-95, Florida’s Turnpike, and U.S. 1 supports both regional and statewide connectivity.

Within western Port St. Lucie, the master-planned community of Tradition has become a model for integrated live-work-play environments. Anchored by Cleveland Clinic Tradition Hospital and a growing life-sciences cluster, the area continues to attract major employers, national retailers, and new residential development. With its walkable town center, expanding infrastructure, and emphasis on quality design, Tradition offers the best of both small-town charm and modern growth.

To the north, Fort Pierce serves as St. Lucie County’s historic and industrial heart. Home to the Port of Fort Pierce and Treasure Coast International Airport, the city plays a critical role in logistics, maritime commerce, and manufacturing. Recent investment in its revitalized downtown and waterfront districts has sparked new energy, with mixed-use, hospitality, and cultural projects enhancing its appeal. Fort Pierce’s strategic location along I-95 and the Florida East Coast Railway further cements its position as a key player in the region’s economic expansion.

Together, Port St. Lucie, Tradition, and Fort Pierce form a vibrant tri-city corridor that reflects the Treasure Coast’s transformation into one of Florida’s most promising and prosperous markets for business and investment.

Residential Building Lots

Johnston Rd & L20, St Lucie County, FL 34951

**Strong Economic Expansion
2019-Present**

Economic Expansion by Year

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	22	6,000
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	584	236,000
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000
Calendar Year 2020	California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	37	10,000
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	18	75ft. Tower
	FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490†	0	451†	245,000
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,602**	0	‡	2,347,315 ‡
	Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
	Wolfube	Warehouse/Distribution	St. Lucie County	NEW	15	0	2	30,000
Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	1200	1,100,000
	Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	21	17,000
	Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	2	8,000
	Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	310	427,000
	Contender Boats	Marine	St. Lucie County	NEW	200	0	120	100,000
	D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	42	33,000
	FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	21	17,000
	Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	55	16,375
	Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	X	67,193
	Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
	Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	333	106,000
	South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,100,000**
	SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000

X Not expected to be operational
NR No response

* Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage	
Calendar Year 2022	Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200	170	300	220,000	
	Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	36	81,750	
	Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500	
	Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200	
	Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	NR	207,458	
	Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841	
	Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000	
	Legacy Park Spec A	Industrial Development	Port St. Lucie	NEW	112*‡	0	23**	168,000	
	Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000	
	MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000	
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000	
	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000	
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925	
Calendar Year 2023	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*‡	0	0	389,000	
	Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508	
	LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	6	60,000	
	Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	378,521	
	Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡	
	Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346	
	Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	70	132,000	
	Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	55	23,456	
	Calendar Year 2024	Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
		Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	24	245,900
APP Jet Center		Aviation	St. Lucie County	EXPANSION	0	22	22	33,600	
BroadRange Logistics		Warehouse/Distribution	Fort Pierce	NEW	755*	0	1	\$	
Costco Warehouse Depot Phase 1		Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685	
Infinity Flight Group		Aviation	St. Lucie County	NEW	30	0	0	8,825	
Lightbridge Academy		Education	Port St. Lucie	NEW	22	0	27	11,000	
Marine Digital Integrators		Manufacturing	Port St. Lucie	NEW	54	0	0	\$	
PI Motor Club		Leisure/Hospitality	St. Lucie County	NEW	125	0	0	TBD	
Project Four PSL		Manufacturing	Port St. Lucie	NEW	225	0	0	250,000	
SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000		

2017-2024

8 YEAR TOTALS

12,935

6,743

11,297

16,510,578

** Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

† Includes full-time, part-time and per diem workers

‡ Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects

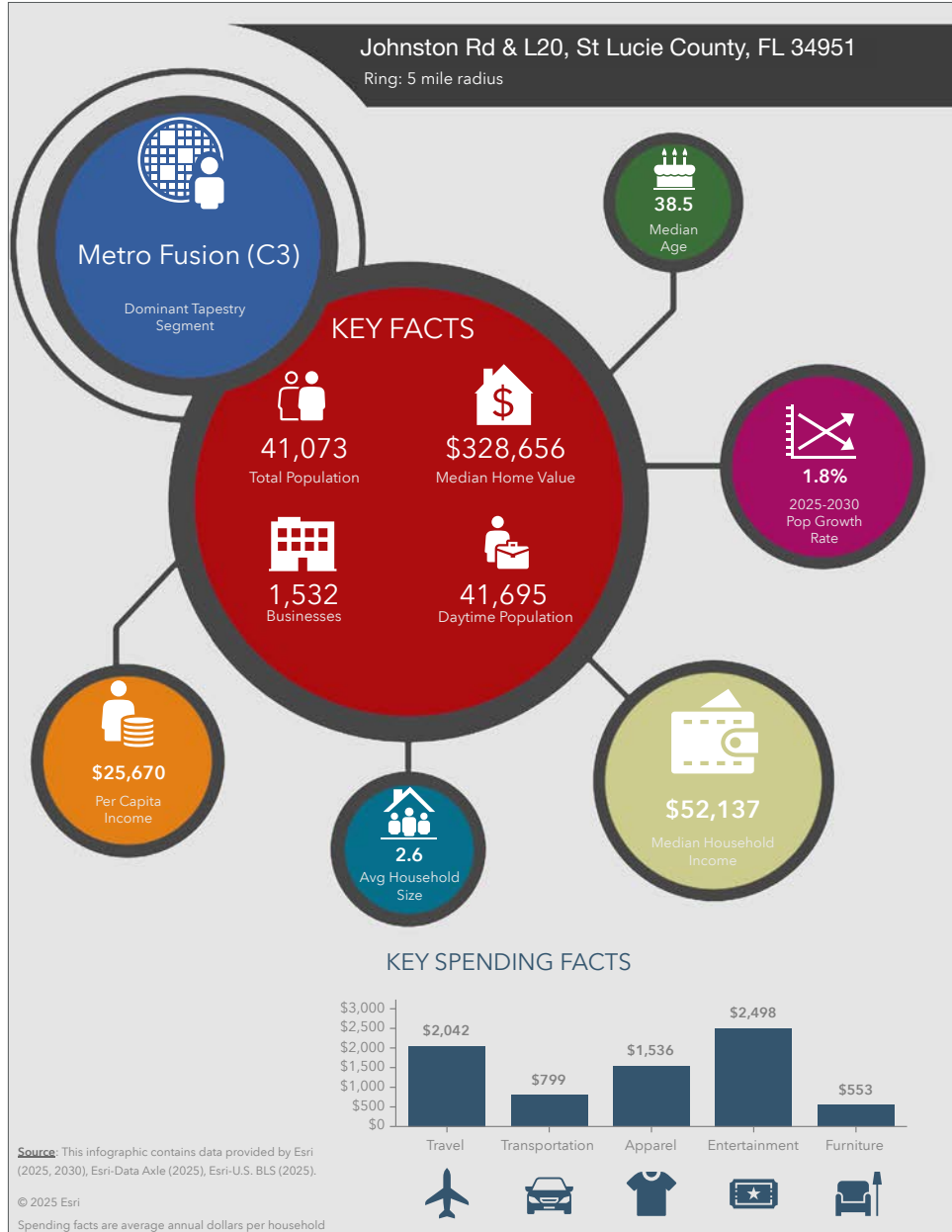
§ Square footage – see Interstate Crossroads & Legacy Park 2020



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2025 Demographics



Population

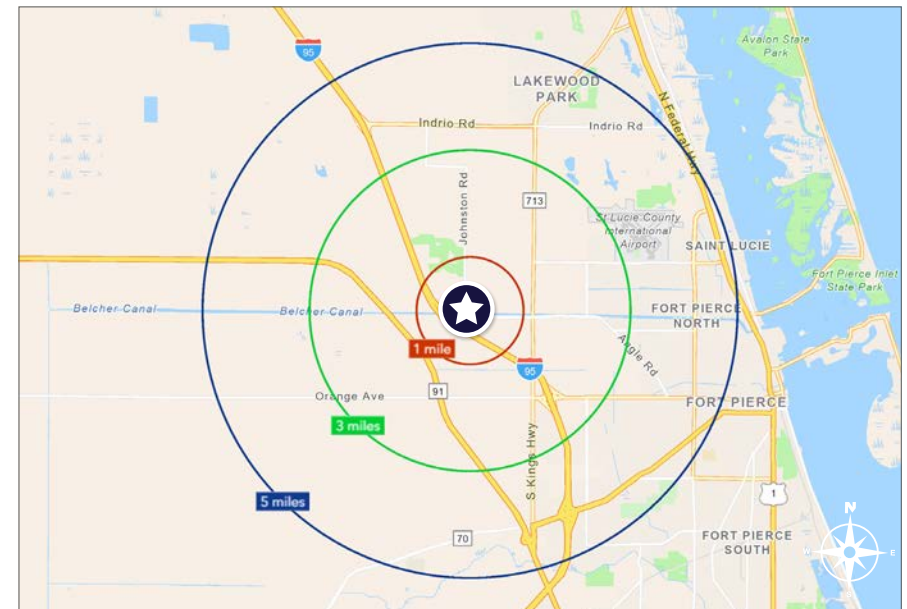
- 1 Mile: 742
- 3 Mile: 6,357
- 5 Mile: 41,073

Average Household Income

- 1 Mile: \$86,019
- 3 Mile: \$90,068
- 5 Mile: \$69,754

Median Age

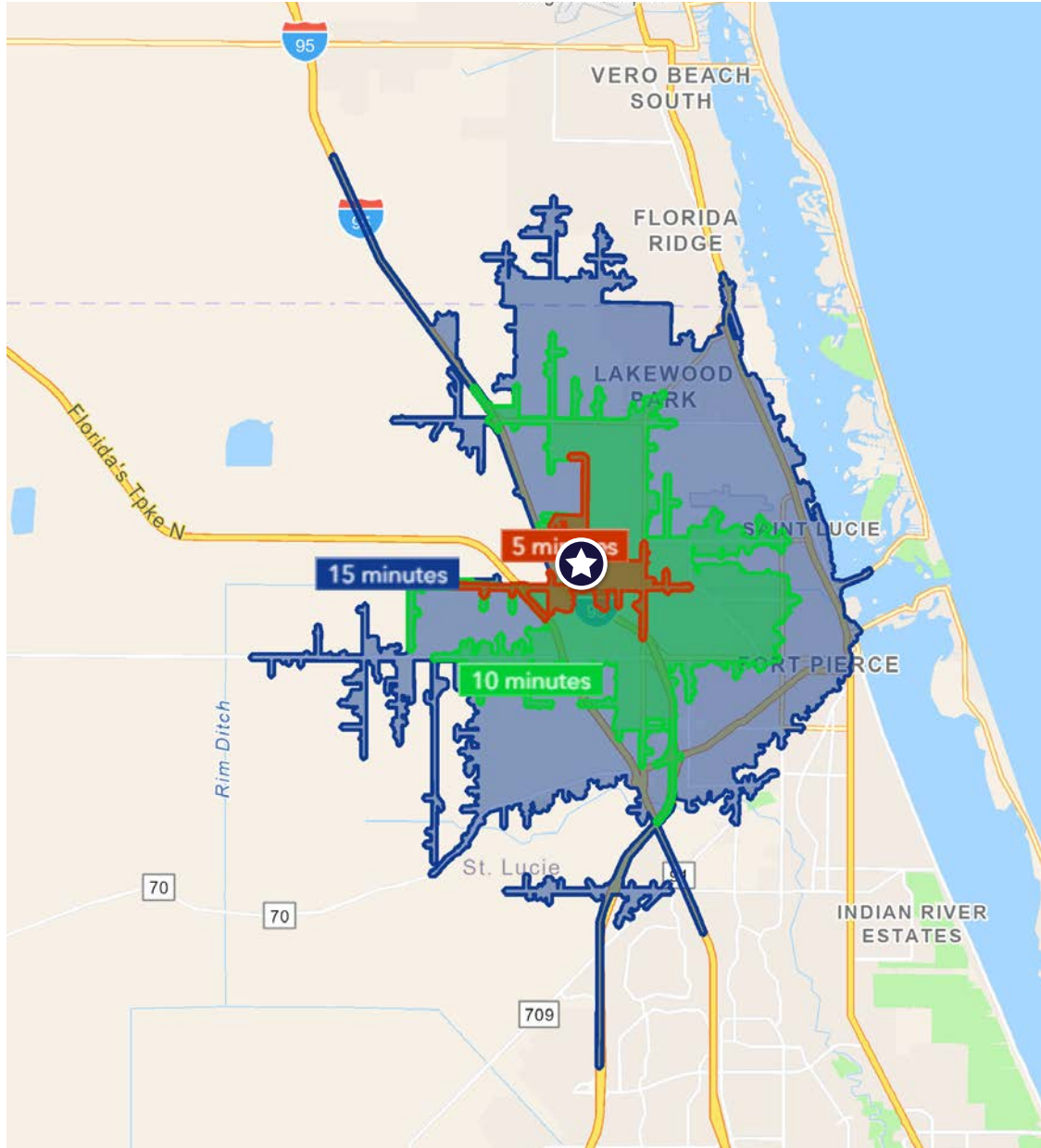
- 1 Mile: 44.5
- 3 Mile: 44.4
- 5 Mile: 38.5



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Drive Time



5 Minutes	10 Minutes	15 Minutes
724 2010 Population	12,138 2010 Population	51,018 2010 Population
836 2025 Population	13,309 2025 Population	60,944 2025 Population
15.4% 2010-2025 Population Growth	9.6% 2010-2025 Population Growth	19.4% 2010-2025 Population Growth
2.22% 2025-2030 (Annual) Est. Population Growth	1.19% 2025-2030 (Annual) Est. Population Growth	1.92% 2025-2030 (Annual) Est. Population Growth
48.6 2025 Median Age	38.8 2025 Median Age	41.2 2025 Median Age
\$97,374 Average Household Income	\$64,732 Average Household Income	\$70,223 Average Household Income
25.8% Percentage with Associates Degree or Better	25.1% Percentage with Associates Degree or Better	31.8% Percentage with Associates Degree or Better
63.8% Percentage in White Collar Profession	46.1% Percentage in White Collar Profession	50.0% Percentage in White Collar Profession

OFFERING SUMMARY

FOR SALE: Call for Pricing



COMMERCIAL CIRCLE INDUSTRIAL PARK

W ANGLE RD

ORANGE AVE

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