

FOR SALE
RESERVE BOULEVARD

PORT ST. LUCIE, FL 34986



±2.83 Acres Available

BRANDYWINE LN

RESERVE BLVD

SERINOVA PL



\$2,999,000

±2.83 ACRE COMMERCIAL DEVELOPMENT CORNER



SUMMARY

PROPERTY DETAILS

| | |
|------------------|---|
| Address: | Reserve Boulevard, Port Saint Lucie, FL 34986 |
| List Price: | \$2,999,000 |
| Zoning: | CG - General Commercial |
| Future Land Use: | Commercial General |
| Municipality: | St Lucie County |
| Land Size: | 2.83 Acres |
| Frontage: | ±366 feet on Reserve Blvd. |
| Daily Traffic: | 17,800 AADT on Reserve Blvd. |
| Parcel ID: | 3327-808-0002-000-7 |

PROPERTY OVERVIEW

This ±2.83-acre parcel on Reserve Blvd. is a rare development opportunity in the heart of St. Lucie West—one of the fastest-growing areas on Florida's Treasure Coast. Located near the entrance to PGA Village, the site offers prime frontage along a high-traffic east-west corridor adjacent to the I-95 interchange.

Site Plan Approved for two one-story commercial buildings, the site is well-suited for a multi-tenant development ideal for retail, restaurant, office, or medical users. With limited commercial availability on Reserve Blvd., the property offers a high-demand opportunity for future commercial development.

For owner-users, the site offers the flexibility to occupy a portion of the site while generating income from the remaining development. Surrounded by major national brands like Walmart, Hilton, Starbucks, and AMC Theaters, this property combines location, access, and market fundamentals to support a successful project.



LOOKING EAST



COMMERCE CENTRE DR

BRANDYWINE LN

RESERVE BLVD

COMMERCE CENTRE DR



LOOKING SOUTH



COMMERCE CENTRE DR



RESERVE BLVD



±2.83 Acres



BRANDYWINE LN



LOOKING WEST



PGA VILLAGE | VERANO.

PGA GOLF CLUB

PGA Village

MainStay SUITES BY CHOICE HOTELS

Chevron

TUTTO FRESCO FINE DINING & PATIO BAR

SHERATON VACATION CLUB
PGA Vacation Resort • Port St. Lucie

Hilton Garden Inn
at PGA Village

±2.83 Acres

RESERVE BLVD

BRANDWINE LN

COMMERCE CENTRE DR

Education Foundation
St. Lucie
A Non-Profit Organization

St. Lucie PUBLIC SCHOOLS



BUILDING ELEVATIONS

Proposed Address: **9481 Brandywine Lane, Port St. Lucie, FL 34986**



BUILDING B

Proposed Address: **9491 Brandywine Lane, Port St. Lucie, FL 34986**



BUILDING A

SATELLITE IMAGE

±2.83 ACRES AVAILABLE

Astor Creek Golf & Country Club

PGA Golf Club at PGA Village



ST LUCIE W BLVD

TOWN CENTER AT ST. LUCIE WEST



PROPOSED CROSTOWN EXTENSION



CROSTOWN PKWY

VILLAGE PKWY MS

CHRIST FELLOWSHIP CHURCH

TOWNEPLACE SUITES[®]
BY MARRIOTT

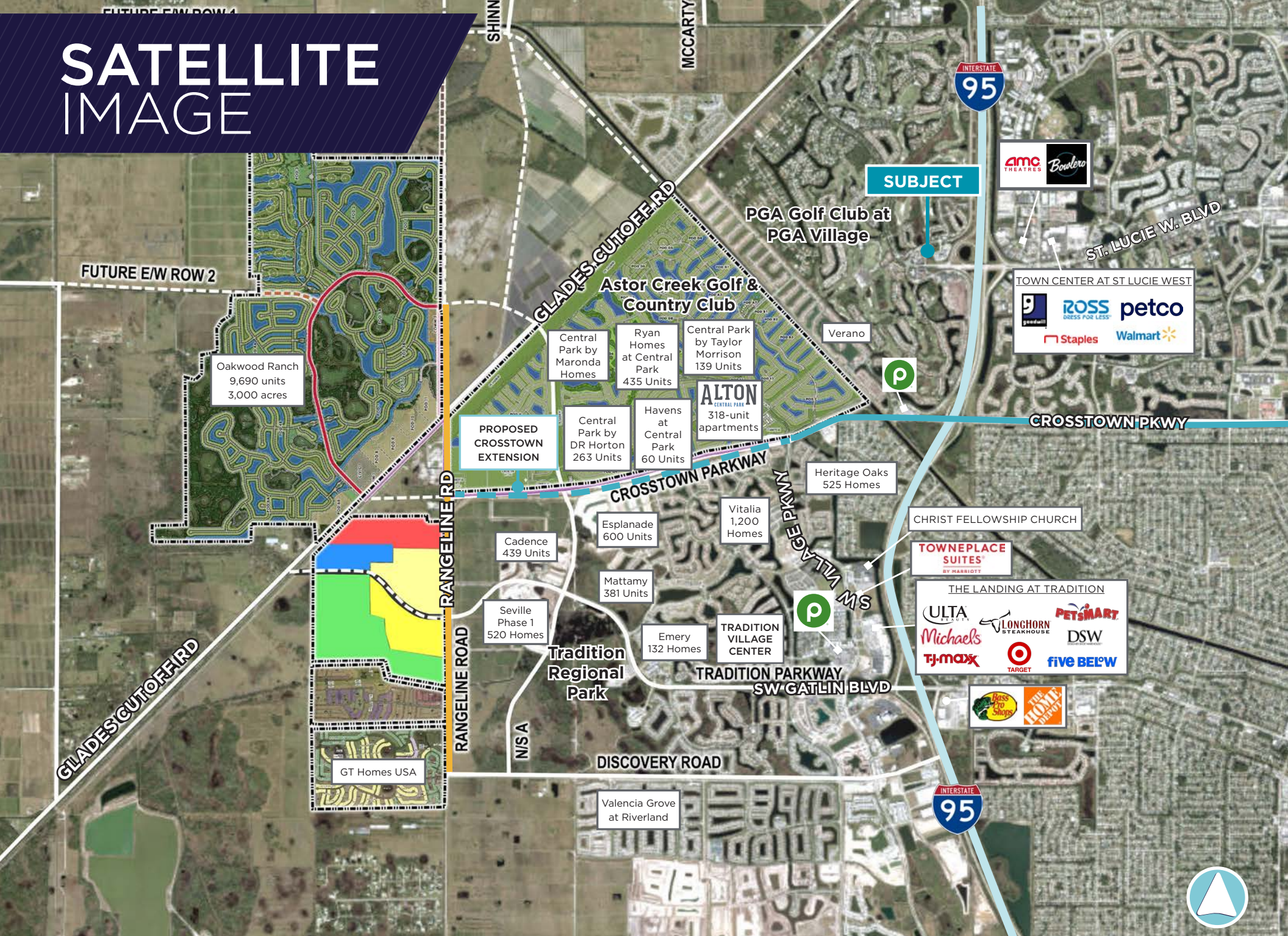


TRADITION VILLAGE CENTER

SW GATLIN BLVD



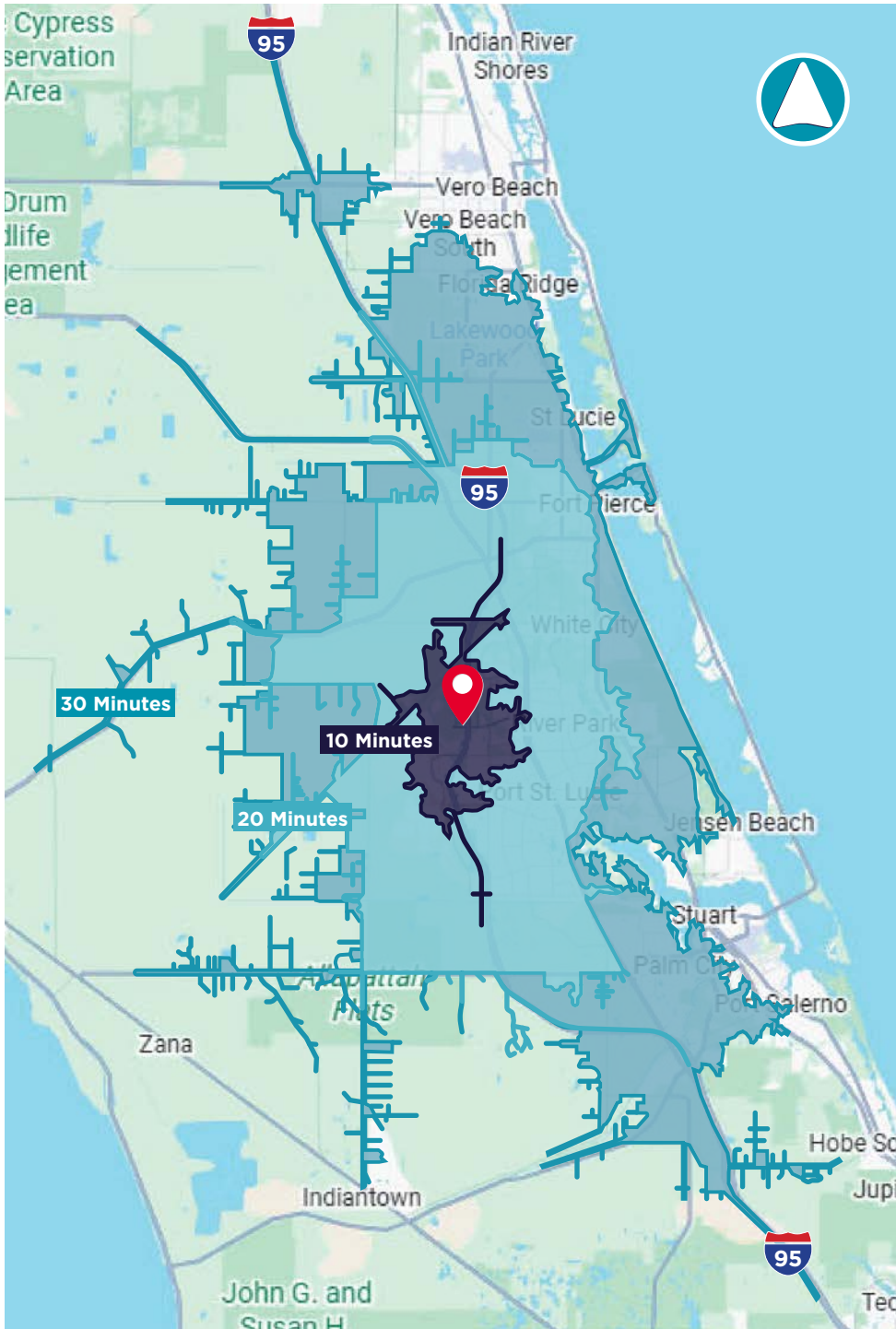
SATELLITE IMAGE



SUBJECT



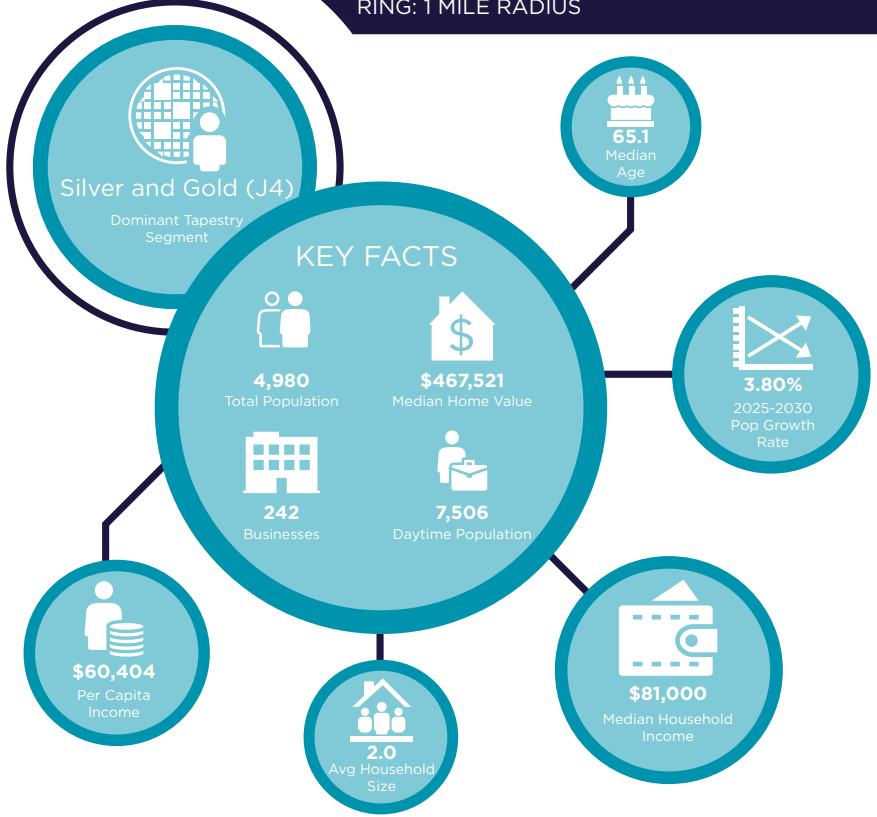
DRIVE TIME



| 10 MINUTES | 20 MINUTES | 30 MINUTES |
|---|---|---|
| 29,357 2010 Population | 208,729 2010 Population | 356,264 2010 Population |
| 43,962 2024 Population | 289,245 2024 Population | 464,114 2024 Population |
| 49.75% 2010-2024 Population Growth | 38.57% 2010-2024 Population Growth | 30.27% 2010-2024 Population Growth |
| 2.38% 2024-2029 (Annual) Est. Population Growth | 2.20% 2024-2029 (Annual) Est. Population Growth | 1.66% 2024-2029 (Annual) Est. Population Growth |
| 55.1 2024 Median Age | 43.8 2024 Median Age | 46.8 2024 Median Age |
| \$107,270 Average Household Income | \$92,337 Average Household Income | \$95,680 Average Household Income |
| 48.5% Percentage with Associates Degree or Better | 40.0% Percentage with Associates Degree or Better | 41.4% Percentage with Associates Degree or Better |
| 65.9% Percentage in White Collar Profession | 57.2% Percentage in White Collar Profession | 58.7% Percentage in White Collar Profession |

2024 DEMOGRAPHICS

7576-7588 RESERVE BLVD.
RING: 1 MILE RADIUS



POPULATION

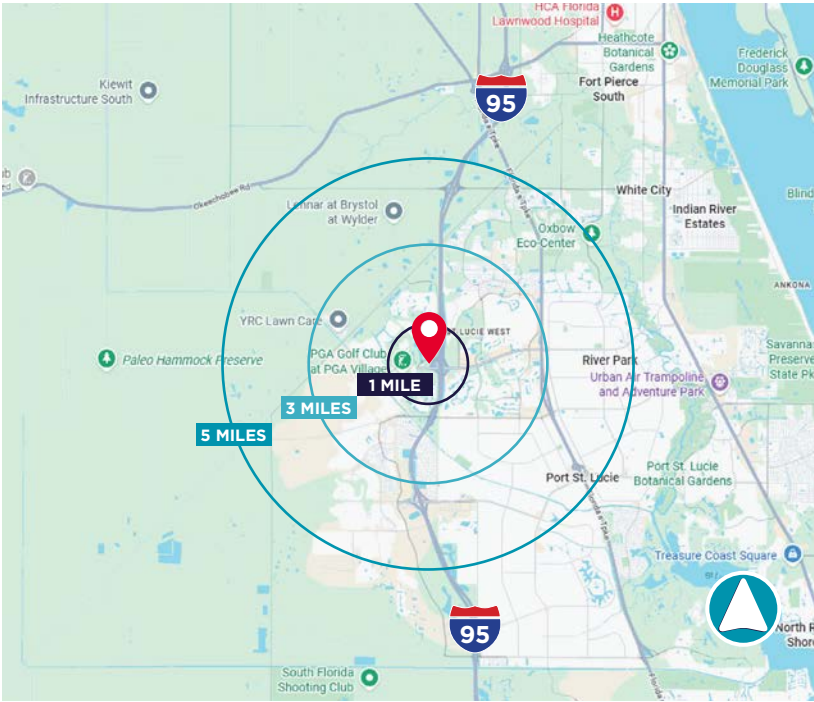
| | |
|---------|---------|
| 1 Mile: | 4,980 |
| 3 Mile: | 48,181 |
| 5 Mile: | 138,054 |

AVERAGE HOUSEHOLD INCOME

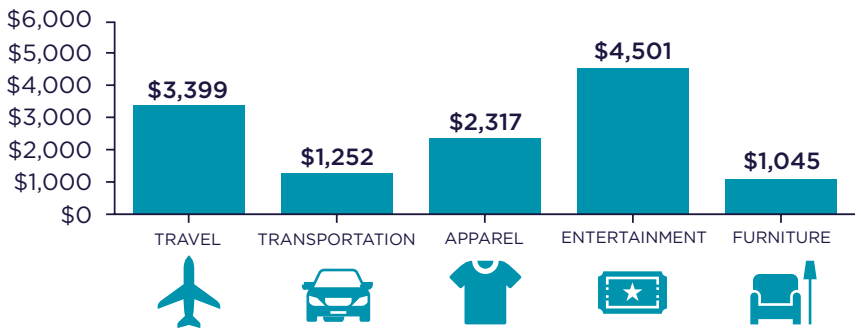
| | |
|---------|-----------|
| 1 Mile: | \$121,658 |
| 3 Mile: | \$108,685 |
| 5 Mile: | \$98,436 |

MEDIAN AGE

| | |
|---------|------|
| 1 Mile: | 65.1 |
| 3 Mile: | 54.8 |
| 5 Mile: | 46.2 |



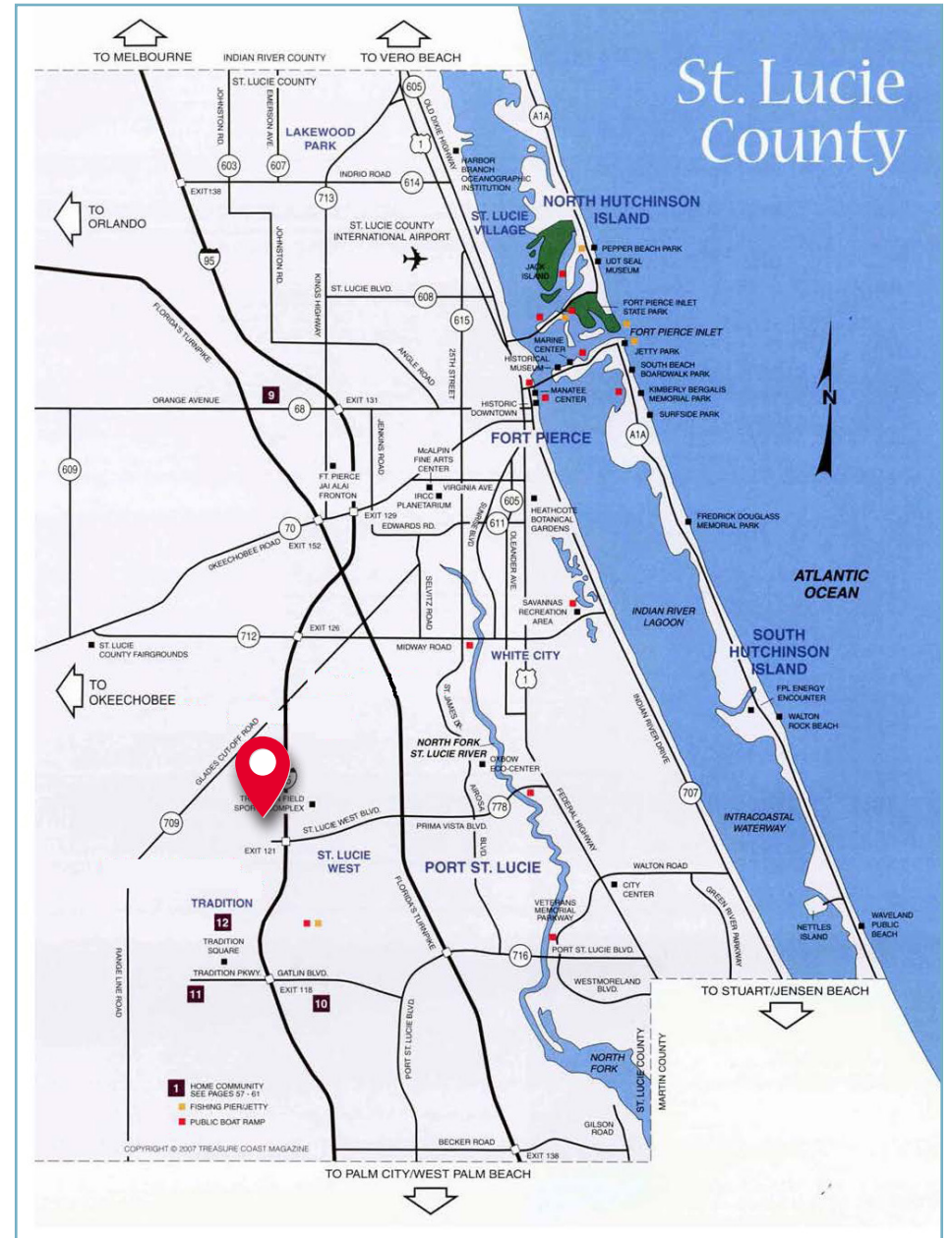
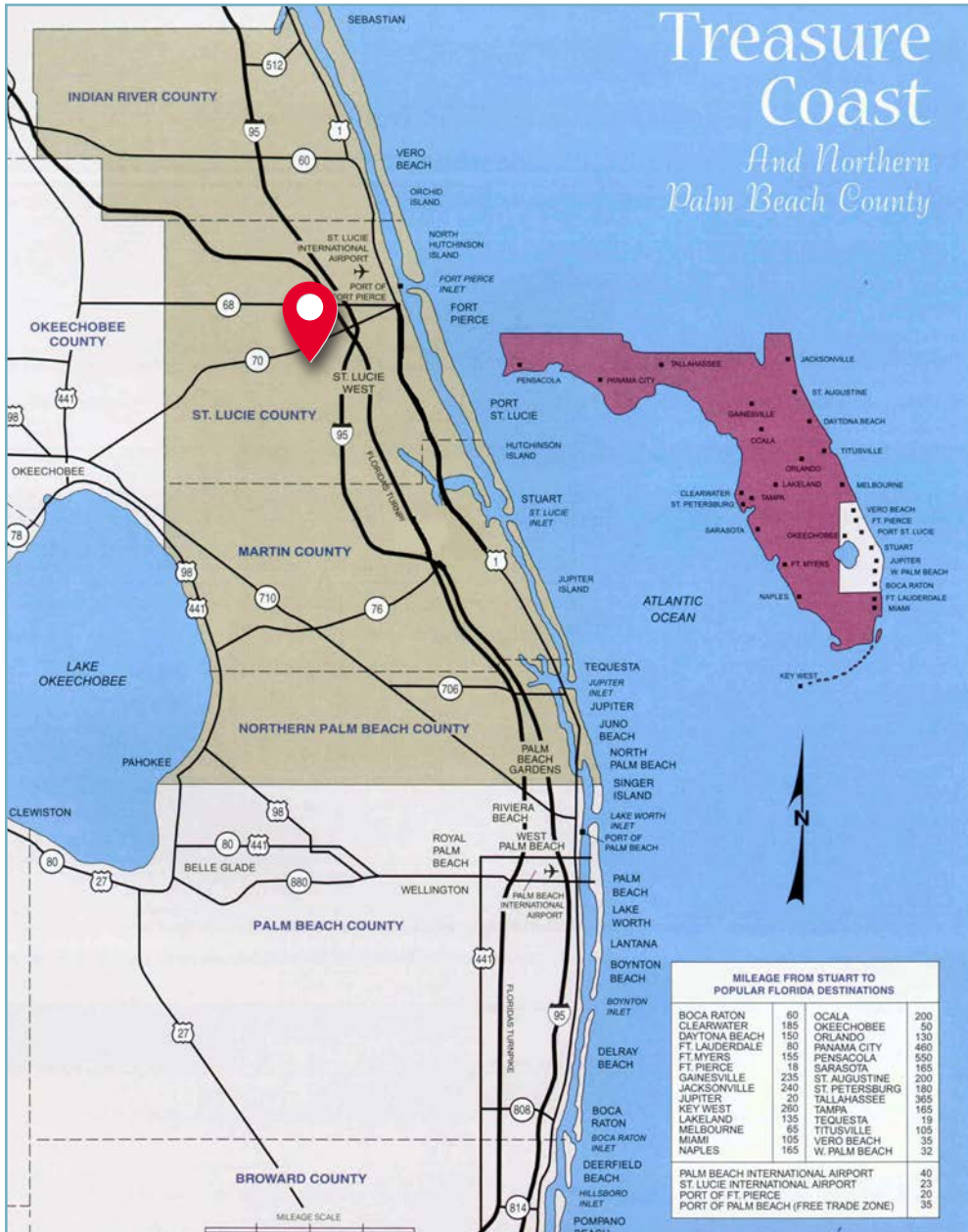
KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

AREA MAPS



CITY OVERVIEW

City of Port St Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.



REGIONAL 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 358,704 and has experienced growth of over 28% 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 43,612 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.



OFFERING SUMMARY

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RESERVE BOULEVARD, PORT ST. LUCIE, FL 34986

FOR SALE
\$2,999,000



±2.83 Acres Available

BRANDYWINE LN

RESERVE BLVD

SERINOA PL



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