

±17.2 ACRES | ±35 ACRES | ±28 ACRES

Atlantic Ocean

Indian River

TREASURE COAST INTERNATIONAL AIRPORT AND BUSINESS PARK



KRE RESIDENTIAL
±800 MULTIFAMILY UNITS

W ANGLE ROAD

EAGLES BEND
±1,359 SINGLE FAMILY/TOWNHOME UNITS
±354 MULTIFAMILY UNITS
±384 ACRES

FUTURE AVENUE Q EXTENSION

FUTURE JENKINS ROAD EXTENSION

SUBJECT
±28 ACRES

FUTURE ROAD "G"

FLOYD JOHNSON RD

KRE BUSINESS PARK
±400,000 SF INDUSTRIAL
±37 ACRES

SUBJECT
±52 ACRES

W KINGS HIGHWAY

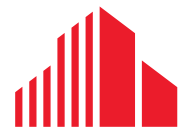
SUBJECT
±17.04 ACRES



FOR SALE: CALL FOR DETAILS

HIGH VISIBILITY INDUSTRIAL SITES

EAST OF I-95 & FL TURNPIKE, KINGS HWY
FORT PIERCE, FL 34947



CUSHMAN & WAKEFIELD

HIGH VISIBILITY INDUSTRIAL SITES

EAST OF I-95 & FL TURNPIKE, KINGS HWY, FORT PIERCE, FL 34947

Property Overview

±17 Acres, ±35 Acres & ±28 Acres

Land Use: Industrial / Mixed Use

Sale Price: ±17 Acres: \$5,000,000
±35 Acres: \$7,000,000
±28 Acres: \$5,600,000

Property Details

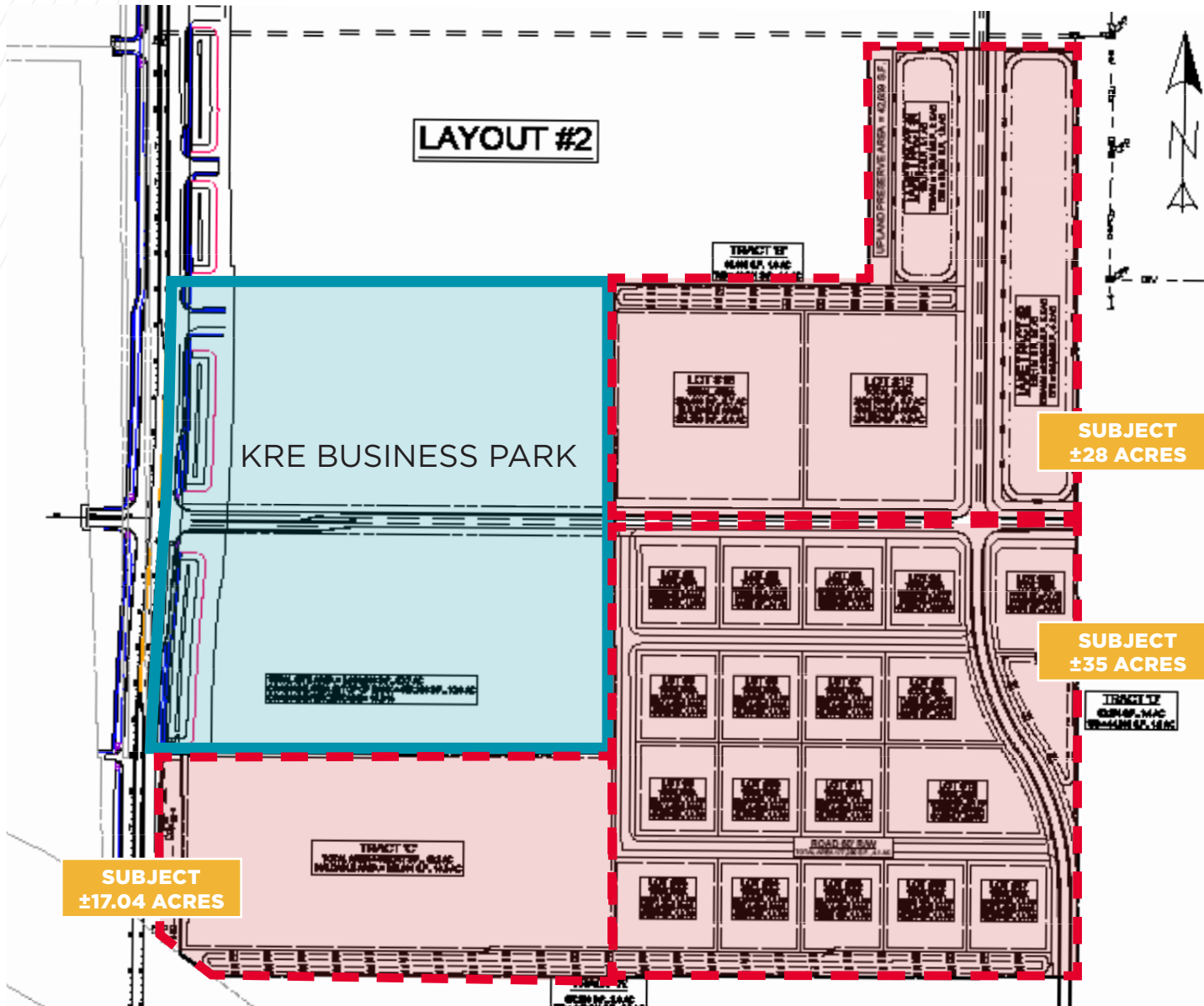
- Total site size ±82.23 Acres (28+/- Acre North Parcel, 2.23+/- Acre ROW, 52+/- Acre South Parcel)
- Visibility along I-95; great signage opportunities!
- Access from the east or west of property with proposed Jenkins Road Area Plan network
- Two means of ingress/egress to Orange Ave
- Direct I-95 access 0.7 miles away (2 minutes)
- Florida Turnpike access 4.5 miles away (11 minutes)
- Concept planned for Industrial business park with 19 lots from 1.4 acres to 6.7 acres



HIGH VISIBILITY INDUSTRIAL SITES

EAST OF I-95 & FL TURNPIKE, KINGS HWY, FORT PIERCE, FL 34947

CONCEPTUAL SITE PLAN

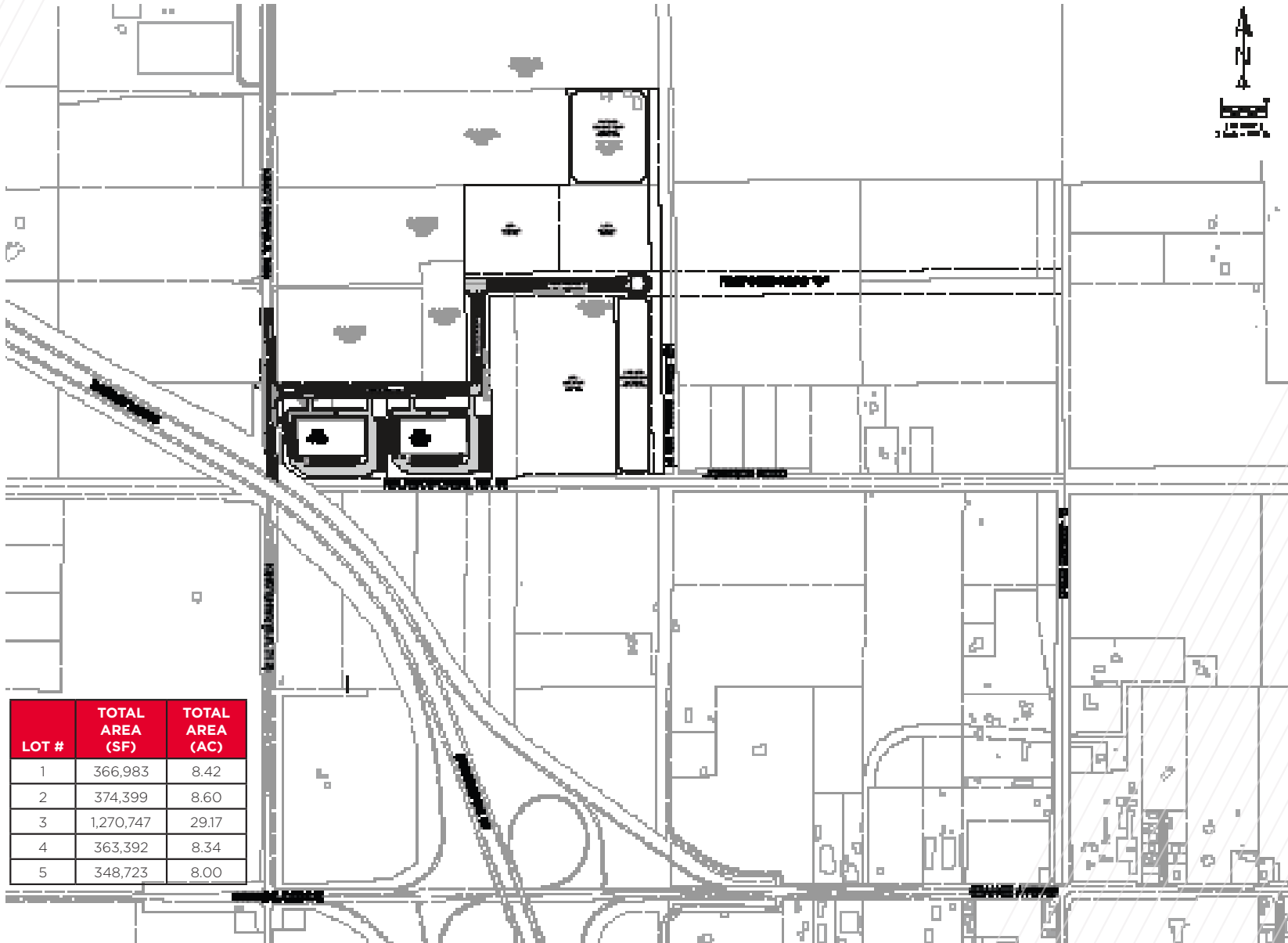


LOT #	TOTAL AREA (SF)	TOTAL AREA (AC)
1	60,183	1.4
2	59,598	1.4
3	59,598	1.4
4	56,636	1.3
5	59,498	1.4
6	59,598	1.4
7	59,598	1.4
8	71,159	1.6
9	59,154	1.4
10	59,598	1.4
11	59,598	1.4
12	104,012	2.4
13	76,001	1.7
14	60,379	1.4
15	60,100	1.4
16	59,821	1.4
17	61,002	1.4
18	290,446	6.7
19	248,170	5.7
TRACT 'C'	660,347	15.2

HIGH VISIBILITY INDUSTRIAL SITES

EAST OF I-95 & FL TURNPIKE, KINGS HWY, FORT PIERCE, FL 34947

CONCEPTUAL SITE PLAN



LOOKING NORTH



TREASURE COAST INTERNATIONAL AIRPORT AND BUSINESS PARK



W ANGLE ROAD

EAGLE BEND

KRE RESIDENTIAL

SUBJECT
±28 ACRES

KRE BUSINESS PARK

SUBJECT
±35 ACRES

SUBJECT
±17.04 ACRES

KELLY TRACTOR CAT



N KINGS HIGHWAY

N KINGS HIGHWAY



Location

- Pro-Business Environment / Government - expedited plan review and fast track permitting
- Very professional & aggressive local Economic Development Council
- Zero state income tax
- Kings Hwy is undergoing a \$100 million+ road widening project

LOOKING SOUTH



Turnpike Interchange



ORANGE AVENUE

I-95 Interchange



EAGLES BEND

SUBJECT ±35 ACRES

SUBJECT ±17 ACRES



KRE BUSINESS PARK

SUBJECT ±28 ACRES

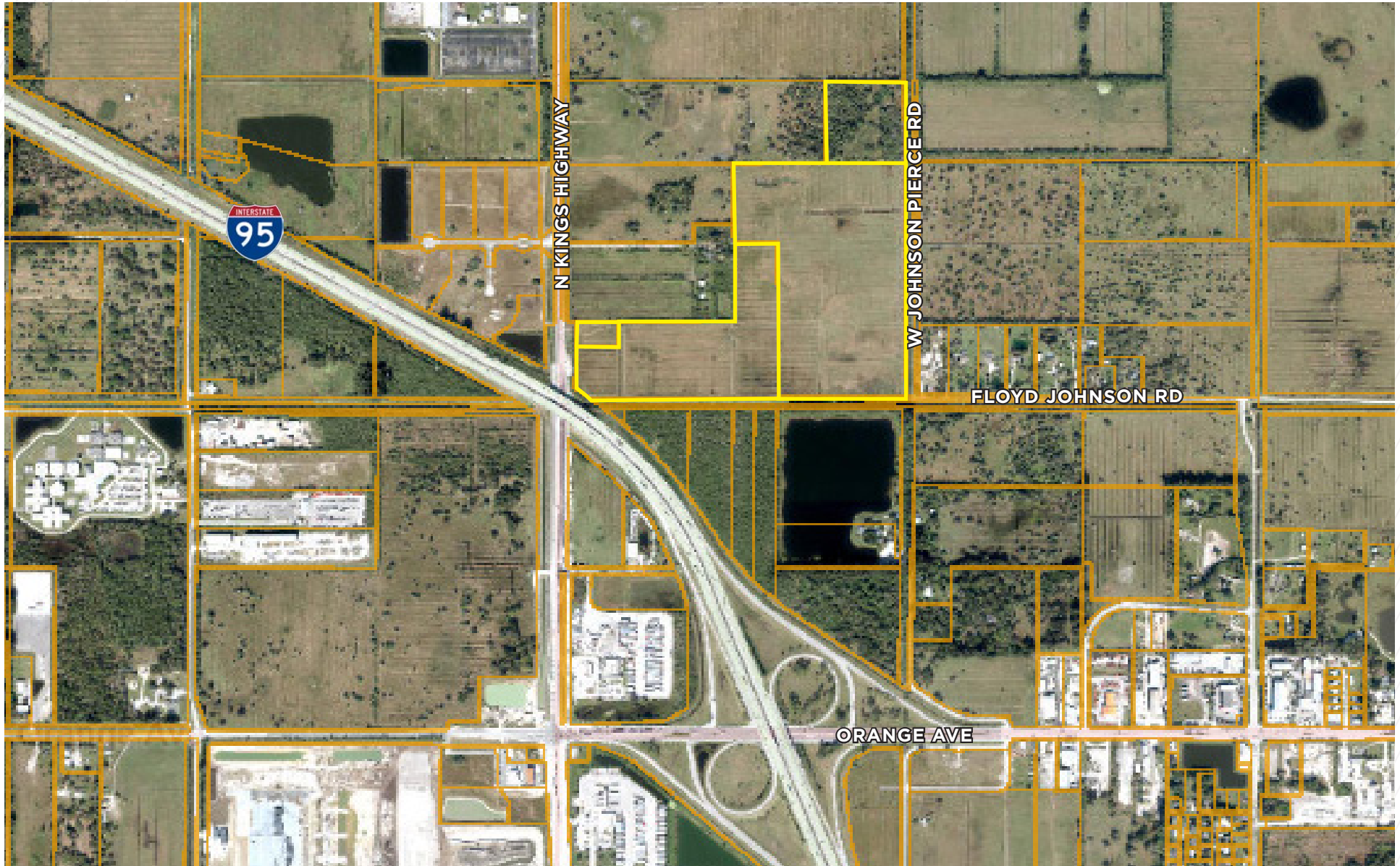
N KINGS HIGHWAY



HIGH VISIBILITY INDUSTRIAL SITES

EAST OF I-95 & FL TURNPIKE, KINGS HWY, FORT PIERCE, FL 34947

PARCEL MAP



HIGH VISIBILITY INDUSTRIAL SITES

EAST OF I-95 & FL TURNPIKE, KINGS HWY, FORT PIERCE, FL 34947

RESIDENTIAL DEVELOPMENT MAP



1. Indrio & I-95 Development LLC
±834 Acres, 2,700 House development
2. Coconut Cove
±277 Acre PUD
3. Waterstone
Adams & Khovanian Homes
4. Oakland Lake Estates
Ryan Homes
5. **SUBJECT**
±28 Acre & ±52 Acre Industrial Sites
6. Treasure Coast International Airport
7. Eagle Bend and Victoria Oaks
±385 Acre, ±1,713 Unit PUD
8. Morningside
Renar Homes ±646 Units
9. Whispering Oaks
±340 Units
10. Bent Creek
Lennar ±692 Units
11. Celebration Point
Ryan Homes ±755 Units
12. West Orange
±1,400 Units
13. Millcreek
±1,000 Units
14. KRE Residential
±600 Units

HIGH VISIBILITY INDUSTRIAL SITES

EAST OF I-95 & FL TURNPIKE, KINGS HWY, FORT PIERCE, FL 34947

ECONOMIC EXPANSION
2019 - PRESENT

St Lucie County | Economic Expansion, 2021 - Present

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2021							
Amazon Warehouse	Warehouse/Distribution	Port St. Lucie	NEW	500	0	750	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	15	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	375	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	114	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	96	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	35	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	X	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	341	106,000
South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,300,000
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000
2021 TOTALS				2,311	664	1,728	3,673,568
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	27	89,000
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	42	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	NR**	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	538	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000
Florida Coast Medical Center	Life Sciences	Port St. Lucie	NEW	600†	0	191	181,925
2022 TOTALS				2,864	804	1,106	3,384,924

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

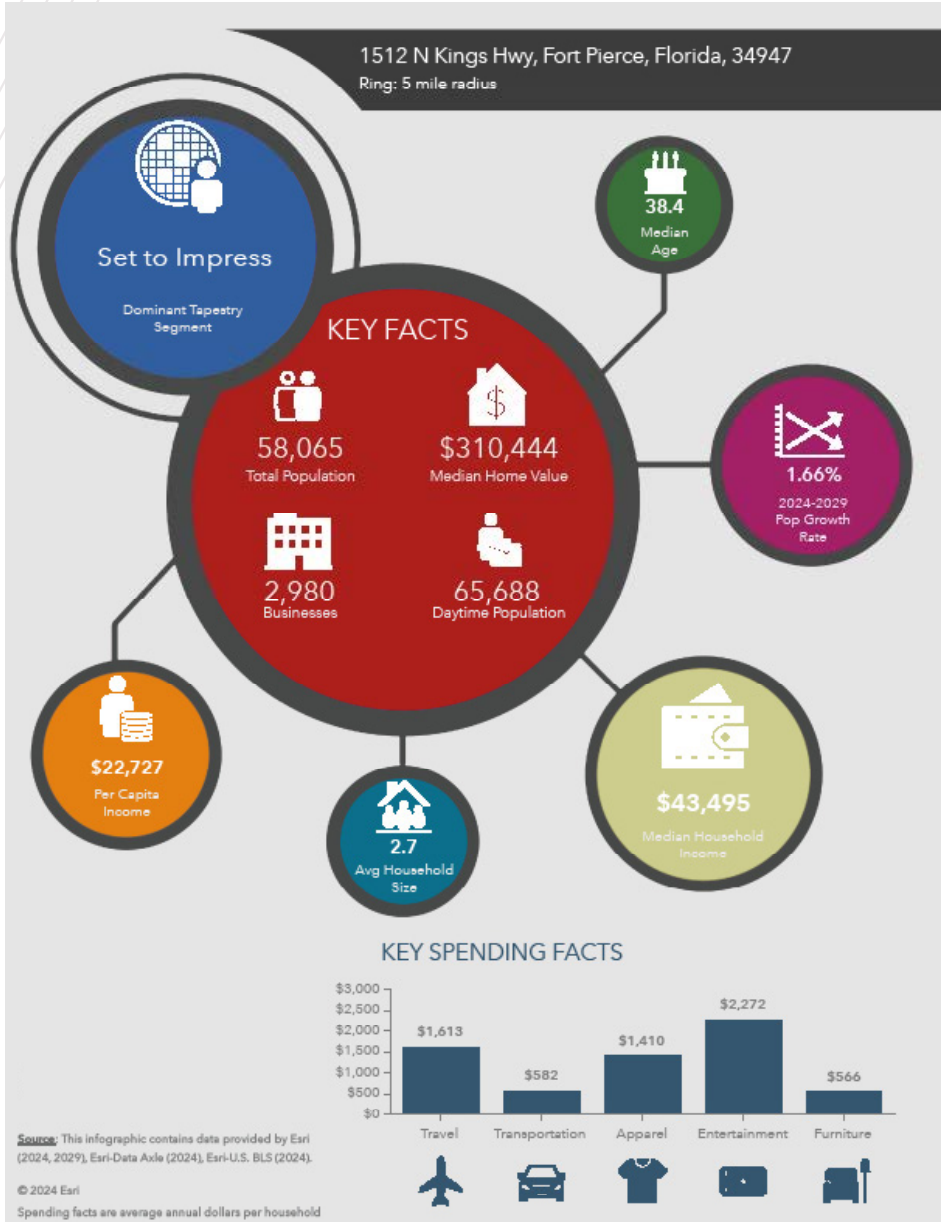
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2023							
Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*‡	0	0	389,000
Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	13	60,000
Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	380,000
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	75	113,000
Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	70	23,456
2023 TOTALS				1,520	191	158	2,507,831
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	57	245,900
APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	20	33,600
BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755	0	1	§
Costco Warehouse Depot	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685
Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	25	8,825
Lightbridge Academy	Education	Port St. Lucie	NEW	22	0	30	11,000
Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	§
PI Motor Club	Leisure/Hospitality	St. Lucie County	NEW	126	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
2024 TOTALS				1,927	35	146	1,362,010
Calendar Year 2025							
Costco Depot Phase 2	Warehouse/Distribution	Port St. Lucie	NEW	115	0	0	1,247,955
INKAS	Manufacturing	Fort Pierce	NEW	294	0	0	190,000
Freedom Boat Club Expansion	Marine	Port St. Lucie	EXPANSION	3	0	1	N/A
Mohnark Pharmaceuticals	Manufacturing	Fort Pierce	EXPANSION	11	4	4	N/A
Port St. Lucie Soccer Club	Recreation	Port St. Lucie	NEW	238	0	0	6,000-seat stadium
Pruitt Commerce Center	Industrial Development	St. Lucie County	NEW	1,003	0	0	1,504,680
2025 TOTALS				1,664	4	5	2,942,635
2017 - 2025 9 Year TOTALS (multiphase project duplications removed)				13,518	5,709	9,470	17,310,987

** All or some jobs and/or square footage transferred to another project listed in this Project Update as a separate project (usually end users) and often in a different year
† 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

HIGH VISIBILITY INDUSTRIAL SITES

EAST OF I-95 & FL TURNPIKE, KINGS HWY, FORT PIERCE, FL 34947

2024 Demographics



Population

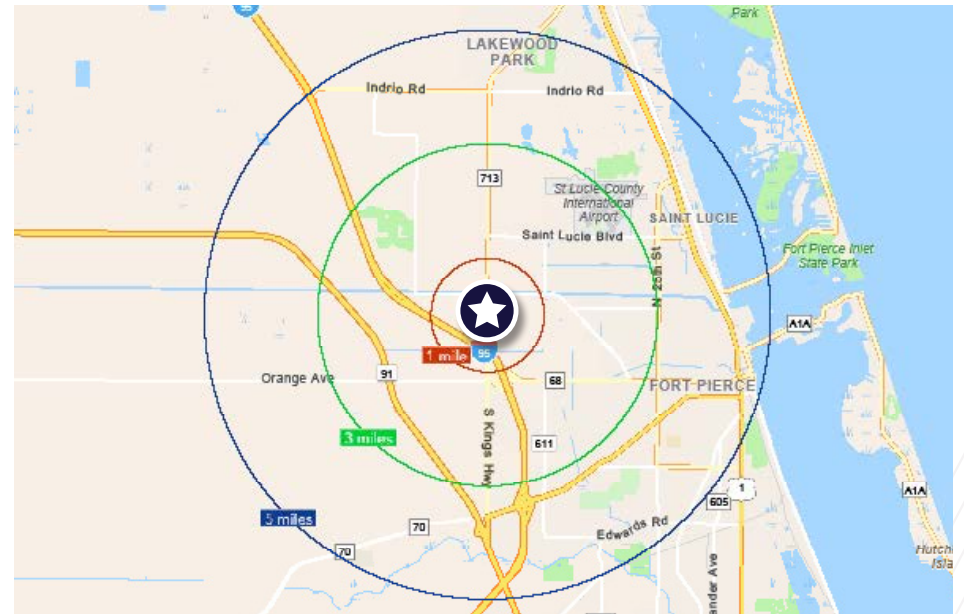
- 1 Mile: 114
- 3 Mile: 16,852
- 5 Mile: 58,065

Average Household Income

- 1 Mile: \$74,181
- 3 Mile: \$67,590
- 5 Mile: \$62,718

Median Age

- 1 Mile: 41.9
- 3 Mile: 36.5
- 5 Mile: 38.4



CITY OVERVIEW

City of Fort 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.

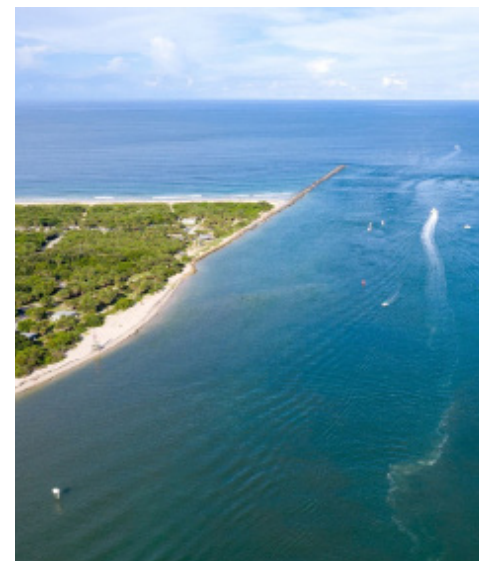
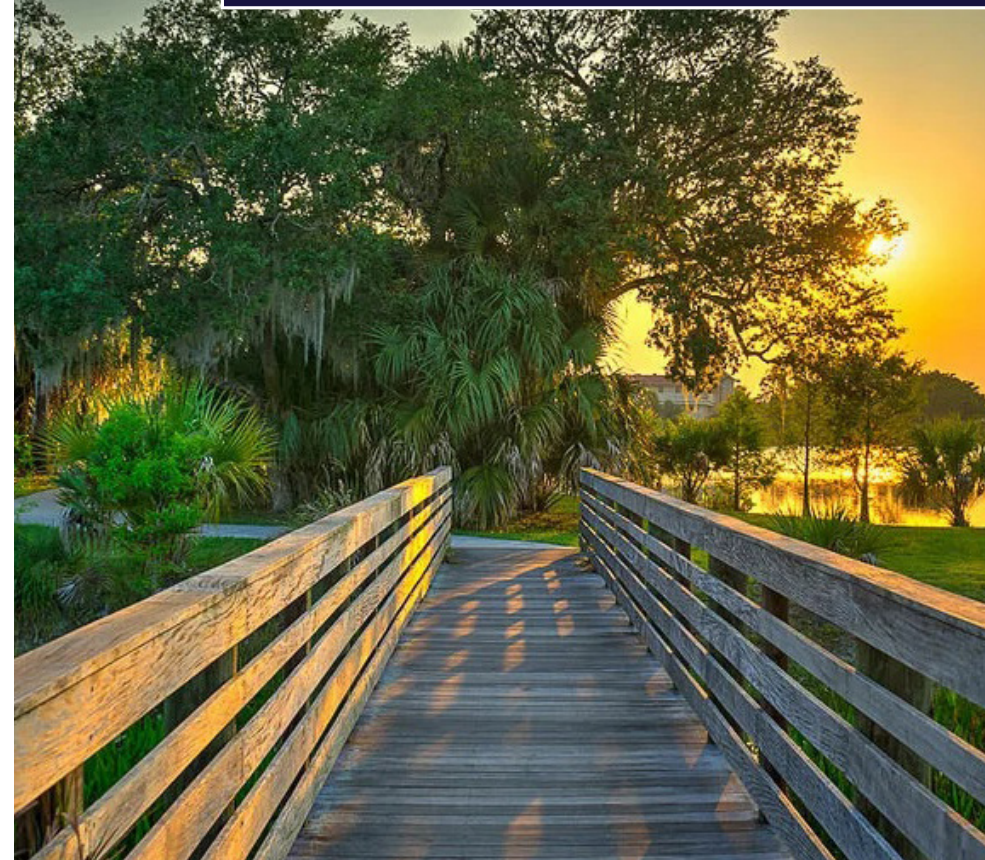
ST. LUCIE COUNTY, FLORIDA

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 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.

REGIONAL OVERVIEW



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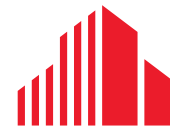


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