

Shinn Rd.

Future Expansion Area

Not Part

Glynea Country Club Amenity Complex



Wood III 06.21 Acres

Georgiana 192.57 Acres

Copper Creek

Glades Cut-off Rd.

Offered Exclusively By:
Douglas James Kirlan, P.A.
Douglas Kirlan, Licensed Real Estate Broker

2088 Chagall Circle
West Palm Beach, FL 33409
Office: (561) 688-2102 Cell: (561) 252-1388
Email: dougk1@bellsouth.net

Lulfs Groves

Lulfs Groves





Lulfs Groves Market Aerial

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PROPERTY INFORMATION

PROPERTY: LULFS GROVES

LOCATION: THE SUBJECT PROPERTY CONSISTS OF 717+/- ACRES AND IS LOCATED ON THE NORTH SIDE OF GLADES CUTOFF ROAD, APPROXIMATELY 2 MILES WEST OF I-95 AND IMMEDIATELY WEST OF THE WYLDER PUD, IN THE CITY LIMITS OF PORT ST. LUCIE, ST. LUCIE COUNTY.

PROPERTY HAS APPROXIMATELY 867' OF FRONTAGE ALONG GLADES CUTOFF ROAD.

OFFERING: 717 ACRES MOL, CAN BE BOUGHT ALL OR IN PART. APPROXIMATELY 465 ACRES HAS PREVIOUSLY BEEN ANNEXED INTO THE CITY LIMITS OF PORT ST. LUCIE AND RECEIVED THE FOLLOWING CURRENT LAND USE APPROVALS AS FOLLOWS:

COMMERCIAL SERVICE(CS), HEAVY INDUSTRIAL(HI), LIGHT INDUSTRIAL(LI)
MEDIUM RESIDENTIAL/OFFICE/INSTITUTIONAL(ROI), COMMERCIAL GENERAL(CG)

BROKEN DOWN INTO THE FOLLOWING CATEGORIES AND SIZE:

Total Area		464.5 AC.	
Total Development		336.0 AC. 72%	
CS/LI/ROI		188.4 AC.	1,934,000 SF.
CS/LI/HI		60.0 AC.	600,000 SF.
RES/MF		27.1 AC.	500 D.U.
CG/ROI		61.7 AC.	617,000 SF.
Total Lakes Outside of Parcels		48.5 AC. 11%	
Lakes Within Parcels		8.2 AC.	
Total Lakes on Site		56.7 AC.	
Total R.O.W.		42.7 AC. 9%	
Total Misc. Open Space		37.3 AC. 8%	

Shinn Rd.

Glynlea Country C

Future Expansion Area

Not Part



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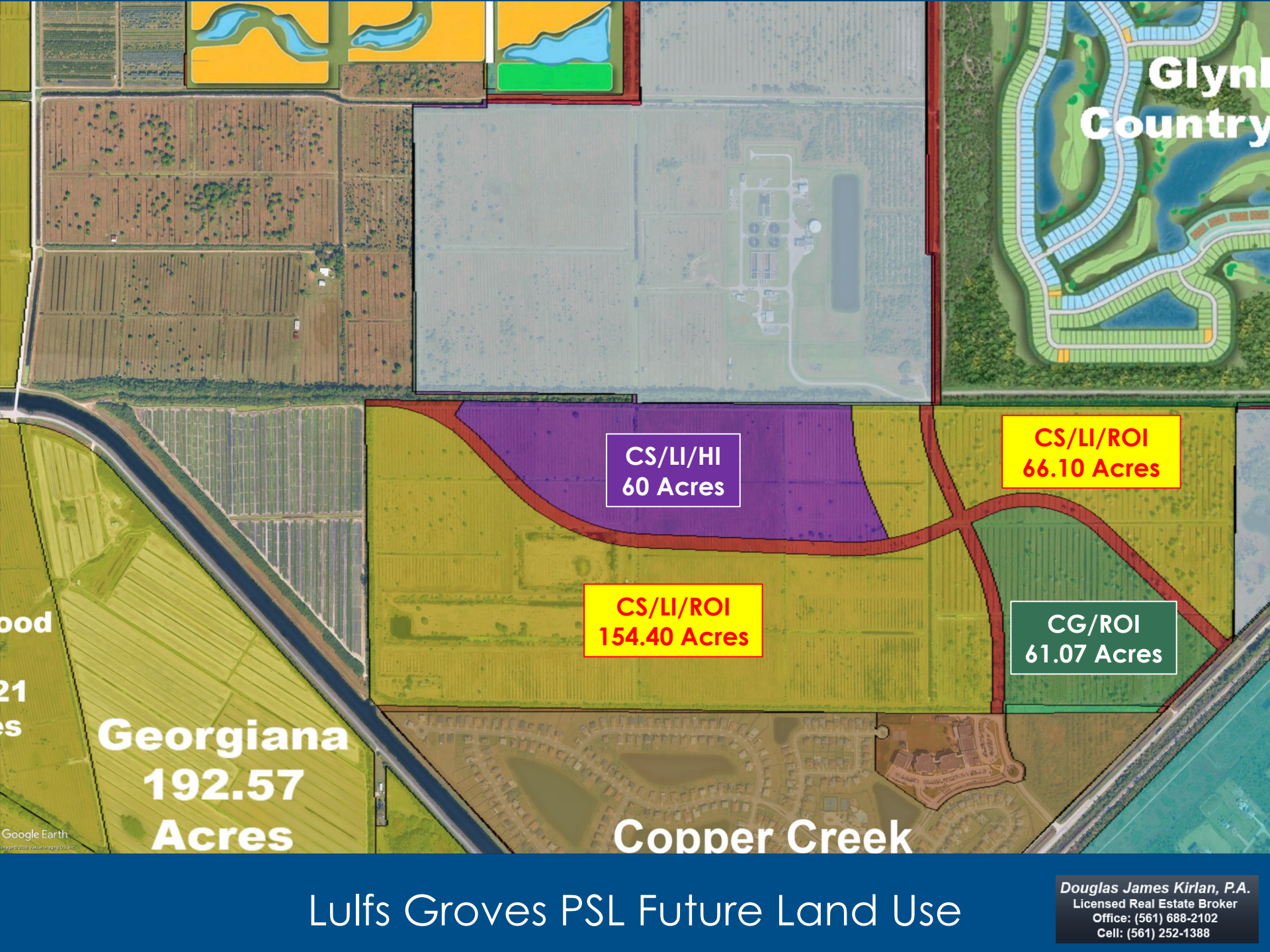
Georgiana
192.57
Acres

Copper Creek
Lennar Homes

Glades Cut-off Rd.

Lulfs Groves Concept Plan

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**Glyn
Country**

**CS/LI/HI
60 Acres**

**CS/LI/ROI
66.10 Acres**

**CS/LI/ROI
154.40 Acres**

**CG/ROI
61.07 Acres**

**Georgiana
192.57
Acres**

Copper Creek

Lulfs Groves PSL Future Land Use

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**Future Land Use
CS/LI/HI
Commercial Service
Light Industrial
Heavy Industrial**

11	CS/LI/HI	10,000 SF./AC.	6.2 AC.	62,000 SF.
12	CS/LI/HI	10,000 SF./AC.	7.0 AC.	70,000 SF.
13	CS/LI/HI	10,000 SF./AC.	6.0 AC.	60,000 SF.
14	CS/LI/HI	10,000 SF./AC.	9.3 AC.	93,000 SF.
15	CS/LI/HI	10,000 SF./AC.	5.2 AC.	52,000 SF.
16	CS/LI/HI	10,000 SF./AC.	7.6 AC.	76,000 SF.
17	CS/LI/HI	10,000 SF./AC.	4.9 AC.	49,000 SF.
18	CS/LI/HI	10,000 SF./AC.	6.6 AC.	66,000 SF.
19	CS/LI/HI	10,000 SF./AC.	7.2 AC.	72,000 SF.



Lulfs Groves

Concept Plan

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Future Land Use
CS/LI/ROI
Commercial Service
Light Industrial
Medium Density
Residential Office Institutional

1	CS/LI/ROI	10,000 SF./AC.	5.3 AC.	53,000 SF.
2	CS/LI/ROI	10,000 SF./AC.	3.5 AC.	35,000 SF.
3	CS/LI/ROI	10,000 SF./AC.	4.1 AC.	41,000 SF.
4	CS/LI/ROI	10,000 SF./AC.	3.6 AC.	36,000 SF.
5	CS/LI/ROI	10,000 SF./AC.	7.5 AC.	75,000 SF.
6	CS/LI/ROI	10,000 SF./AC.	5.0 AC.	50,000 SF.
7	CS/LI/ROI	10,000 SF./AC.	4.0 AC.	40,000 SF.
8	CS/LI/ROI	10,000 SF./AC.	8.1 AC.	81,000 SF.
9	CS/LI/ROI	10,000 SF./AC.	9.1 AC.	91,000 SF.
10	CS/LI/ROI	10,000 SF./AC.	15.9 AC.	159,000 SF.



20	CS/LI/ROI	10,000 SF./AC.	5.3 AC.	53,000 SF.
21	CS/LI/ROI	10,000 SF./AC.	5.6 AC.	56,000 SF.
22	CS/LI/ROI	10,000 SF./AC.	6.1 AC.	61,000 SF.
23	CS/LI/ROI	10,000 SF./AC.	7.5 AC.	75,000 SF.
24	CS/LI/ROI	10,000 SF./AC.	6.3 AC.	63,000 SF.
25	CS/LI/ROI	10,000 SF./AC.	6.1 AC.	61,000 SF.
26	CS/LI/ROI	10,000 SF./AC.	8.4 AC.	84,000 SF.
27	CS/LI/ROI	10,000 SF./AC.	6.4 AC.	64,000 SF.
28	CS/LI/ROI	10,000 SF./AC.	6.4 AC.	64,000 SF.
29	CS/LI/ROI	10,000 SF./AC.	6.6 AC.	66,000 SF.

29	CS/LI/ROI	10,000 SF./AC.	6.6 AC.	66,000 SF.
30	CS/LI/ROI	10,000 SF./AC.	8.3 AC.	83,000 SF.
31	CS/LI/ROI	10,000 SF./AC.	6.5 AC.	65,000 SF.
32	CS/LI/ROI	10,000 SF./AC.	9.6 AC.	96,000 SF.
33	CS/LI/ROI	10,000 SF./AC.	6.3 AC.	63,000 SF.
34	CS/LI/ROI	10,000 SF./AC.	6.3 AC.	63,000 SF.
35	CS/LI/ROI	10,000 SF./AC.	9.4 AC.	94,000 SF.
36	CS/LI/ROI	10,000 SF./AC.	5.6 AC.	56,000 SF.
37	CS/LI/ROI	10,000 SF./AC.	5.6 AC.	56,000 SF.
38	CS/LI/ROI	10,000 SF./AC.	5.0 AC.	50,000 SF.

Future Land Use
MF
Multi-Family

MF 18.5 SF./AC. 27.1 AC. 500 D.U.



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Concept Plan

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**Future Land Use
CG/ROI
Commercial General
Medium Density Residential
Office Institutional**



40	CG/ROI	10,000 SF./AC.	21.0 AC.	210,000 SF.
41	CG/ROI	10,000 SF./AC.	40.7 AC.	407,000 SF.

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