



Colliers

KING'S
LANDING

Investment Opportunity | Offering Memorandum

330 N US Hwy 1
Fort Pierce, FL 34950

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Investment Summary

Offering Memorandum
330 N US Hwy 1





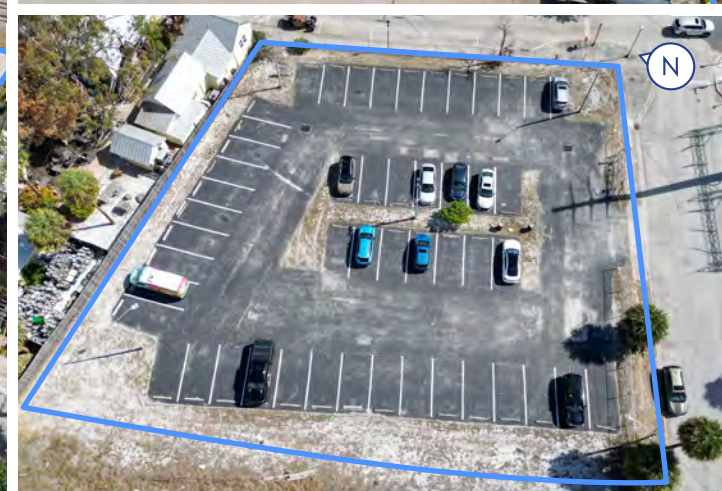
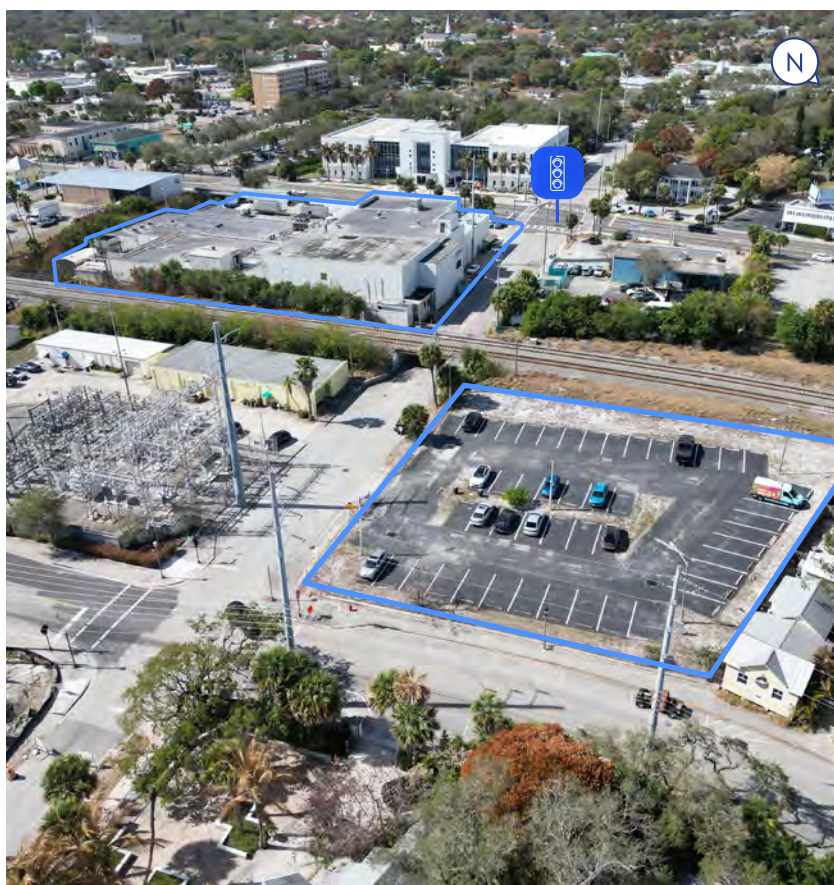
Investment Highlights

Colliers is pleased to present 330 N US Highway 1, a ±66,692 square foot food processing and manufacturing facility in Downtown Fort Pierce. The property features a fully built-out infrastructure supporting immediate occupancy for food production, cold storage, or distribution users. Situated on ±2.05 acres with an additional ±0.73-acre parcel, the asset offers flexibility for expansion alongside long-term upside driven by nearby redevelopment within the downtown corridor.

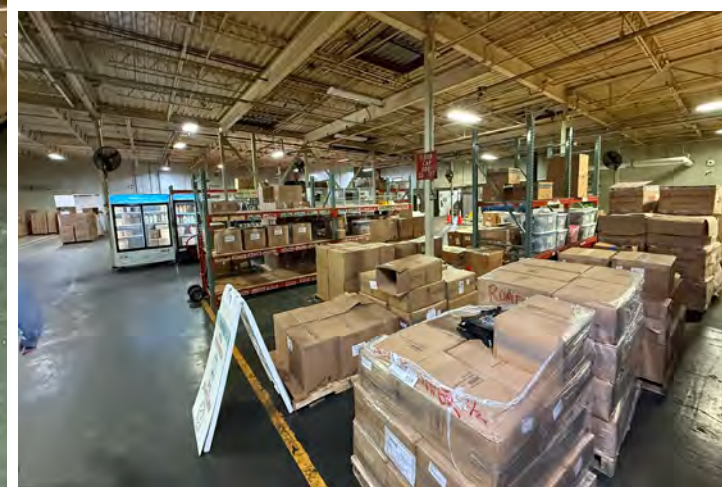
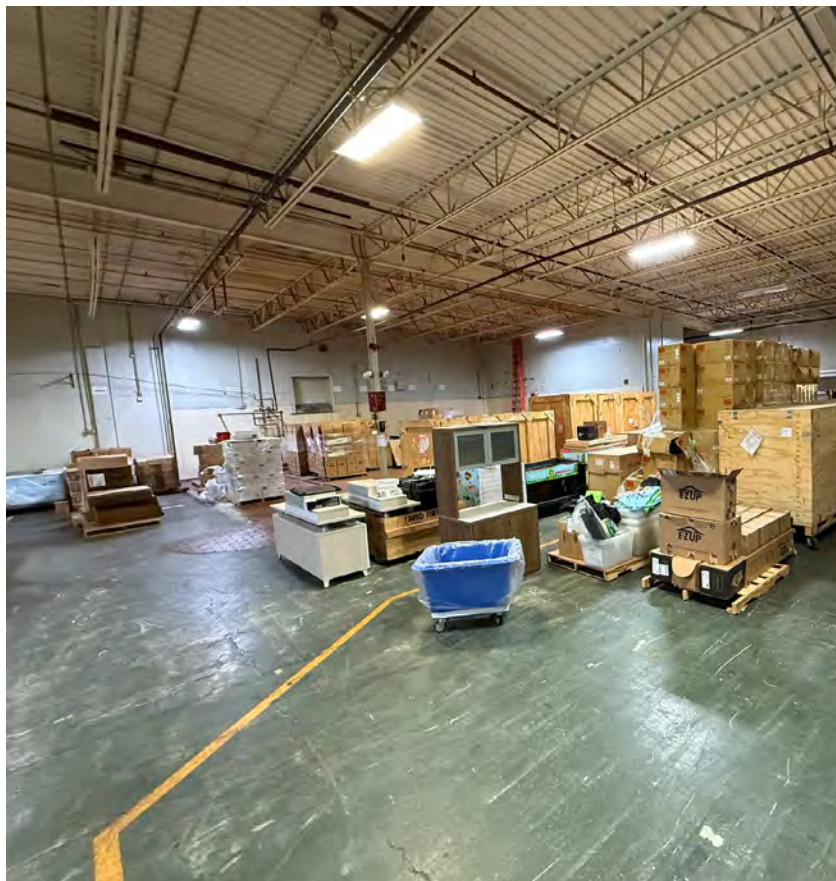


- 330 N US Highway 1** offers the following advantages to its occupants:
- Prominent frontage along US Highway 1 within Fort Pierce's downtown corridor
 - Walkable to a concentrated mix of waterfront dining, retail, and cultural destinations
 - Steps from the Fort Pierce City Marina and Indian River waterfront
 - Minutes from Treasure Coast International Airport
 - Located within an established civic and commercial district

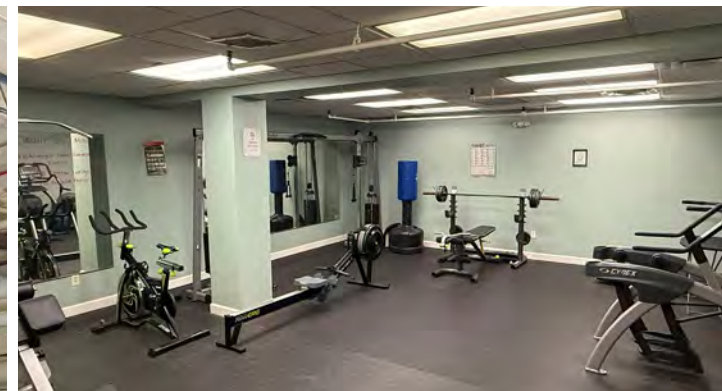
Property Photos



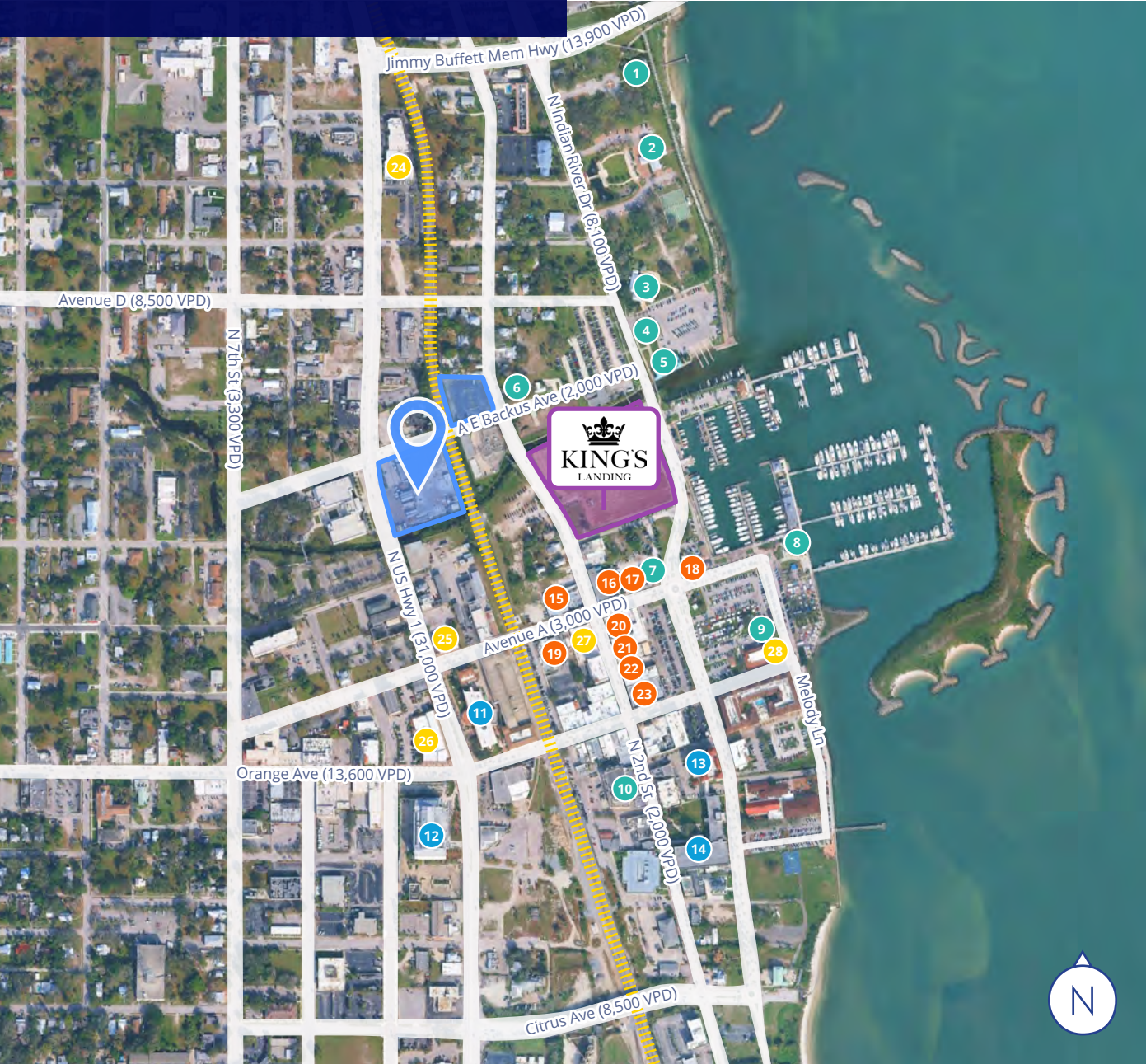
Property Photos



Property Photos



Area Overview



Arts, Culture & Destinations:

- 1 CeeCee Ross Lyles Memorial Statue
- 2 River Walk Center
- 3 A.E. Backus Museum & Gallery
- 4 Seven Gables House
- 5 Manatee Observation & Education Center
- 6 Main Street Fort Pierce
- 7 St. Lucie Historical Society
- 8 Fort Pierce City Marina
- 9 Fort Pierce Farmers Market
- 10 Sunrise Theatre

Civic & Government:

- 11 Fort Pierce City Hall
- 12 U.S. District Court Magistrate
- 13 Clerk of the Circuit Court & Comptroller
- 14 St. Lucie County Courthouse

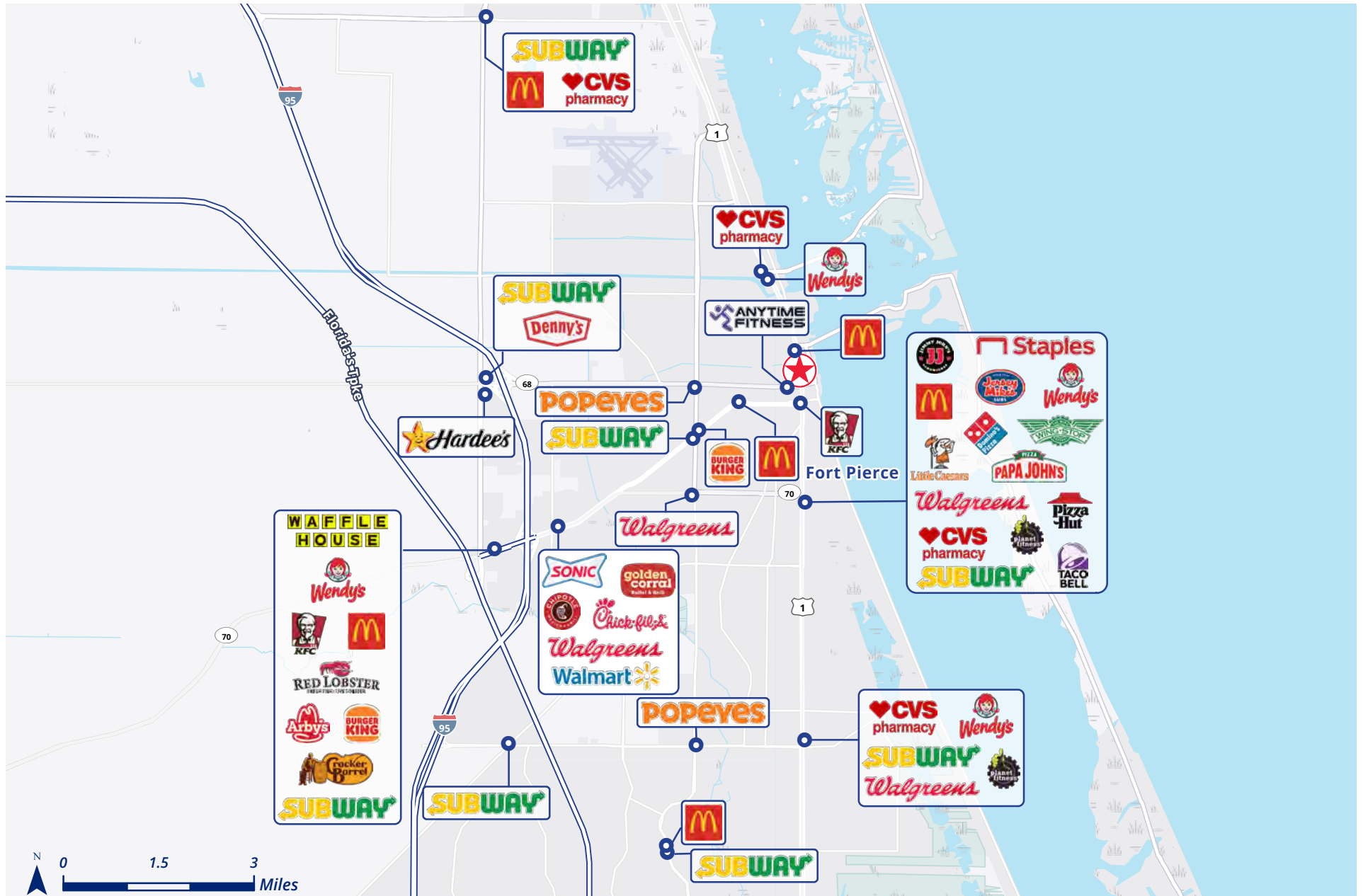
Dining:

- 15 Pickled Restaurant & Bourbon Bar
- 16 Taco Dive
- 17 Old Florida Coffee Co.
- 18 Cobb's Landing
- 19 Kame Thai & Sushi
- 20 Sailfish Brewing Company
- 21 2nd Street Bistro
- 22 The Urban Tapas
- 23 Thirsty Turtle Seagrill

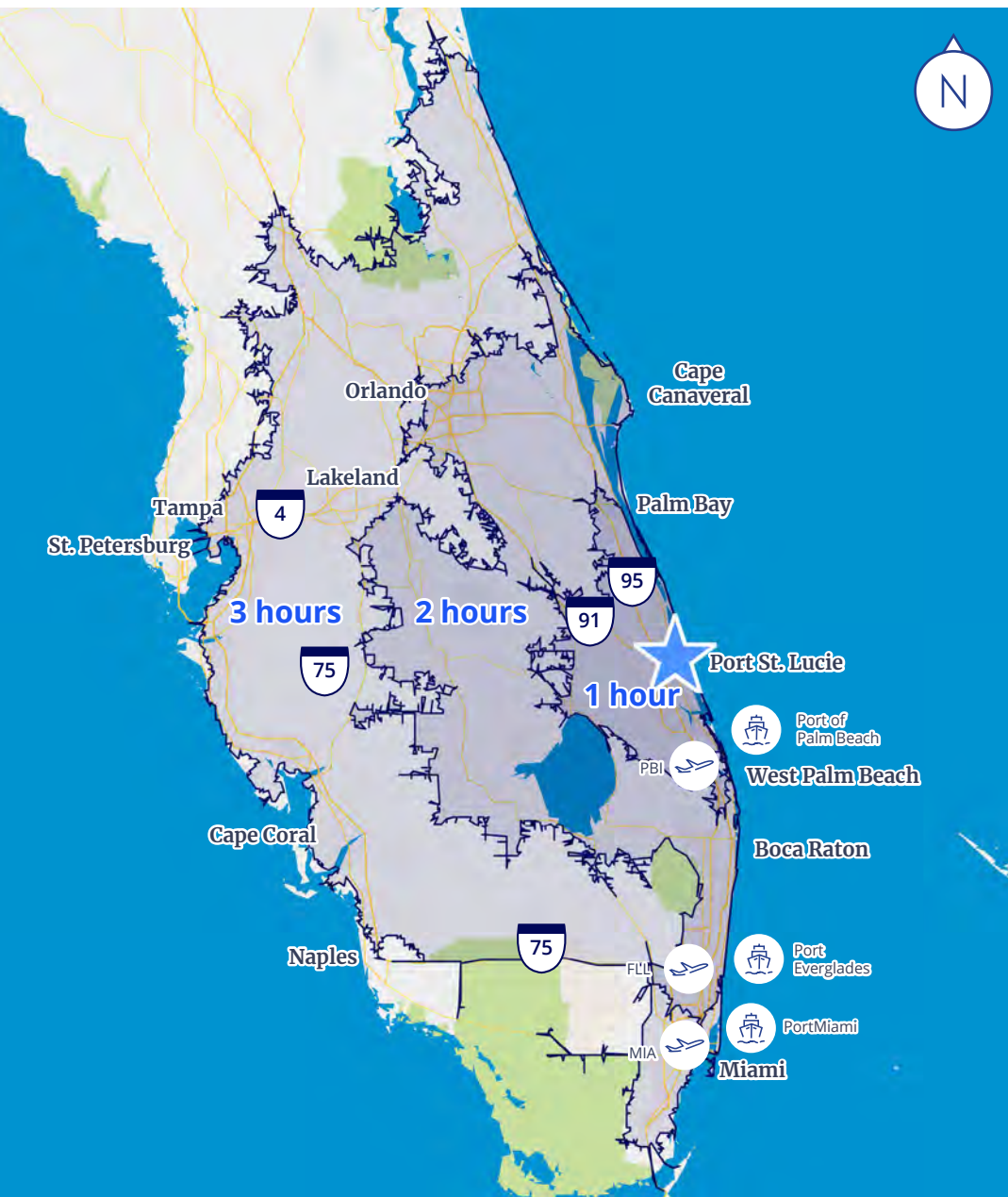
Retail, Wellness & Services:

- 24 Indian River Bikram Yoga
- 25 Drift Away Massage & Spa
- 26 Island Girl Pilates
- 27 Madison Home Decor & Boutique
- 28 Artisan Outpost

Retail Map



Drive Time Map



Driving Distances

Destination	Approx. Drive Time	Distance (mi)
West Palm Beach	55 min	50
Palm Beach Int'l Airport (PBI)	1 hr 5 min	60
Port of Palm Beach	1 hr 10 min	62
Boca Raton	1 hr 25 min	75
Fort Lauderdale	1 hr 50 min	105
Fort Lauderdale-Hollywood Airport (FLL)	1 hr 55 min	110
Port Everglades	2 hr	112
Miami	2 hr 20 min	130
Miami International Airport (MIA)	2 hr 25 min	135
PortMiami	2 hr 30 min	138
Orlando	2 hr 10 min	125
Lakeland	2 hr 45 min	160
Tampa	3 hr	175
St. Petersburg	3 hr 5 min	180
Cape Coral	3 hr 15 min	185

Property Information

Offering Memorandum
330 N US Hwy 1



Physical Description

330 N US Highway 1 is a ±66,692 SF food processing and manufacturing facility located in Downtown Fort Pierce on ±2.05 acres, with an additional ±0.73 acre auxiliary lot across the street. The fully climate controlled building features heavy power, 9 dock doors, and ±11,300 SF of cold storage, making it ideal for food production, distribution, or specialized manufacturing. Positioned along US Highway 1 with over 300 feet of frontage and walkable access to the marina and downtown core, the property also benefits from proximity to the planned King's Landing redevelopment, supporting long term redevelopment and mixed use potential.

Total Building Area:

66,692 SF

Property Address:

330 N US Highway 1
& 330 N 2nd Street
Fort Pierce, FL 34950

Year Built:

1929

No. of Floors:

Two

Parking:

75 Spaces (1.12/1,000 SF)

Construction:

Reinforced Concrete

Features:

Air Conditioning, Cooler, Fenced Lot,
Front Loading

Power:

Heavy

Loading:

9 Dock Doors
1 Drive-In (10'0" W x 12'0" H)

County:

St. Lucie



Survey

Parcel ID:

2410-504-0001-000-9

Land Size:

2.05 acres

Zoning:

C3

Permitted Uses:

Multifamily permitted under
"Innovative Community
Development" provisions

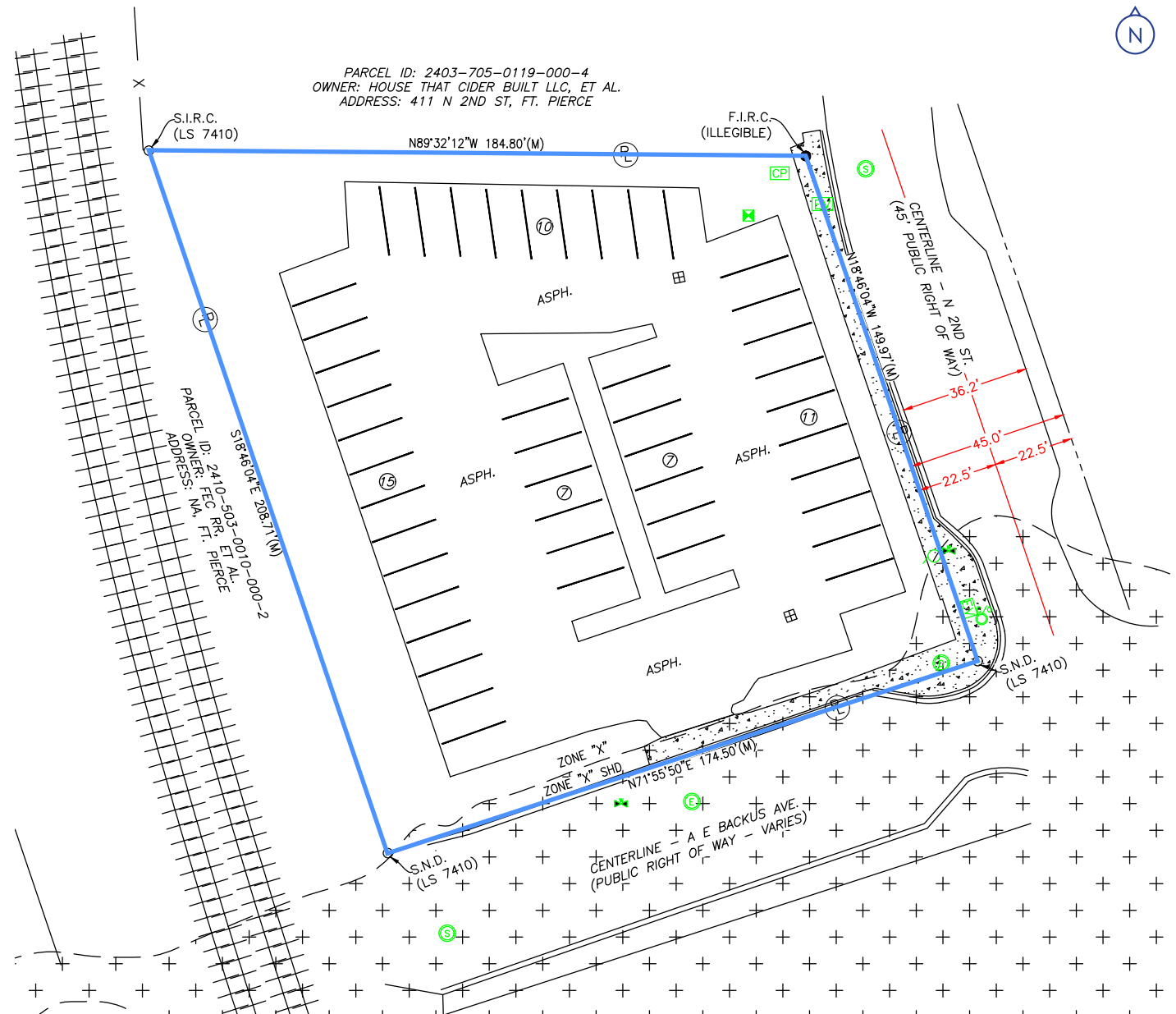
Conditional Uses:

Self Storage

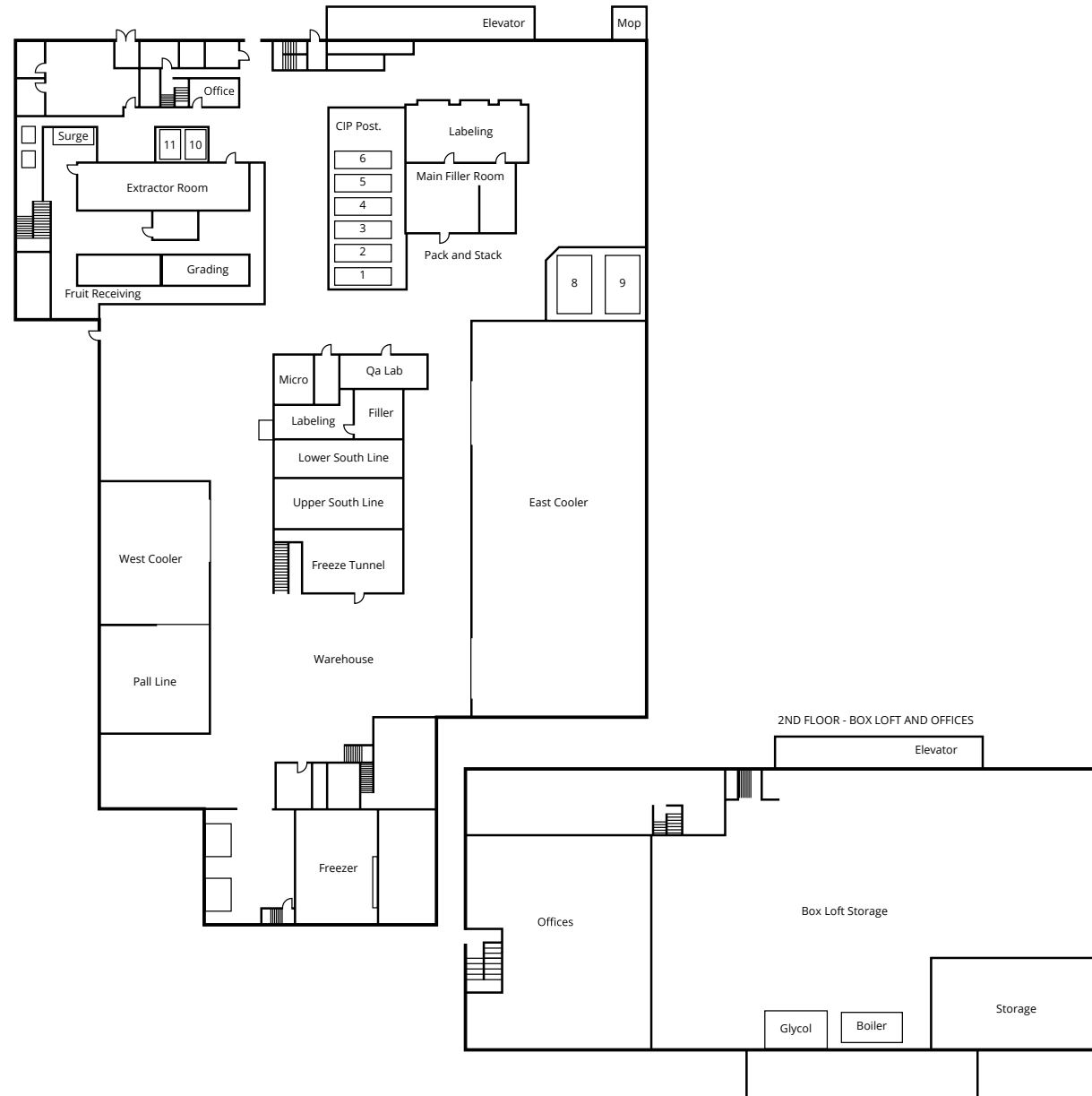
330 N US Highway 1



Not listed as a permitted use



Floor Plan



Market Overview

Offering Memorandum
330 N US Hwy 1



Treasure Coast Market Overview

The market displayed balance in Q4 2025, as 439,000 square feet of positive absorption offset new deliveries. Vacancy edged up 20 basis points to 13.7%, while rents climbed 5.5% YOY, reflecting sustained demand amid a shrinking construction pipeline.

OVERALL VACANCY RATE

13.7% ▲ YOY
— Forecast

NET ABSORPTION (SF)

+439K ▲ YOY
▲ Forecast

UNDER CONSTRUCTION (SF)

965K ▲ YOY
— Forecast

DIRECT WAREHOUSE ASKING LEASE RATES (NNN)

\$11.54/sf ▼ YOY
— Forecast

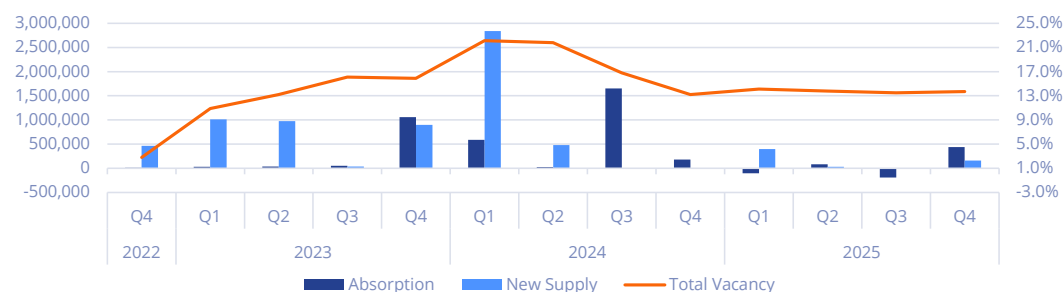
MARKET TRENDS

- New supply outpaced demand in Q4, with 162K SF delivered versus just 75K SF leased. For the year, deliveries reached 595K SF, exceeding 485K SF in leasing activity, signaling a market still adjusting to elevated construction.
- Rental rates jumped up to \$12.27 PSF NNN, representing a 5.5% YOY increase, in response to ongoing demand for space in the market.
- Despite 439K SF of positive absorption, the market experienced an increase in vacancy, which rose a minor 20 basis points QOQ to 13.7%.
- Market fundamentals are expected to improve as the influx of new construction starts to dwindle, with 965K SF currently under construction.

HISTORIC COMPARISON

	Q4 2025	Q3 2025	Q4 2024
Total Inventory (in thousands of SF)	28,127.2	27,984.9	27,565.3
New Supply (in thousands of SF)	162.2	0.0	0.0
Net Absorption (in thousands of SF)	438.7	-191.7	179.2
Overall Vacancy Rate	13.7%	13.5%	13.2%
Under Construction (in thousands of SF)	965.4	1,020.7	824.4
Overall Asking Lease Rates (NNN)	\$12.27	\$11.52	\$11.63

MARKET GRAPH



Source: Colliers, CoStar

The Treasure Coast industrial market closed 2025 with 439,000 square feet of positive absorption and 162,239 square feet delivered. Vacancy rose to 13.7%, signaling stabilization as new space and tenant move-ins become more aligned.

Treasure Coast Industrial Gains Momentum with 439K SF Absorption

EXECUTIVE SUMMARY

In Q4 2025, the Treasure Coast industrial market signaled ongoing strength during a period of growth as 439,000 square feet of positive absorption offset new deliveries of 162,239 square feet. Additionally, vacancy rose a marginal 20 basis points, to 13.7%, further signaling healthy equilibrium between inventory and tenant demand. This dynamic caused rental rates to jump up to \$12.27 PSF NNN, representing a 5.5% year-over-year increase, in response to ongoing demand for space in the market. As construction shrinks to only 965,354 square feet, market fundamentals are poised to stabilize and rebalance.

Leasing activity totaled 74,697 square feet in Q4 and 484,991 square feet for the year. The largest lease of the quarter was signed by WeeDoo, securing 27,500 square feet at Treasure Coast Commerce Center in the Martin County East Submarket. This was followed by Harbour Ridge Equine, leasing 14,880 square feet at 5478 SW Ludlum Street in the Martin County West submarket. Rounding out the top leases was Consortio Custom Cabinetry signing a new 10,000-square-foot lease at 2980 SE Dominica Terrace in Martin County East.

Overall sales volume dwindled in the fourth quarter. The largest sale of the quarter was Project Finance & Development acquiring Tuckpoint Business Park for \$8.9 million in the St. Lucie West submarket. Kenneth Stevens followed that with his \$8.5 million purchase of Tradition Business Center. The lack of sales volume in the Treasure Coast industrial market is primarily driven by a significant pricing gap between cautious buyers and steadfast sellers. While the region is seeing record leasing demand and population growth, investors are struggling with elevated borrowing costs and stricter lending standards, making it difficult to justify high valuations.

SIGNIFICANT SALES ACTIVITY

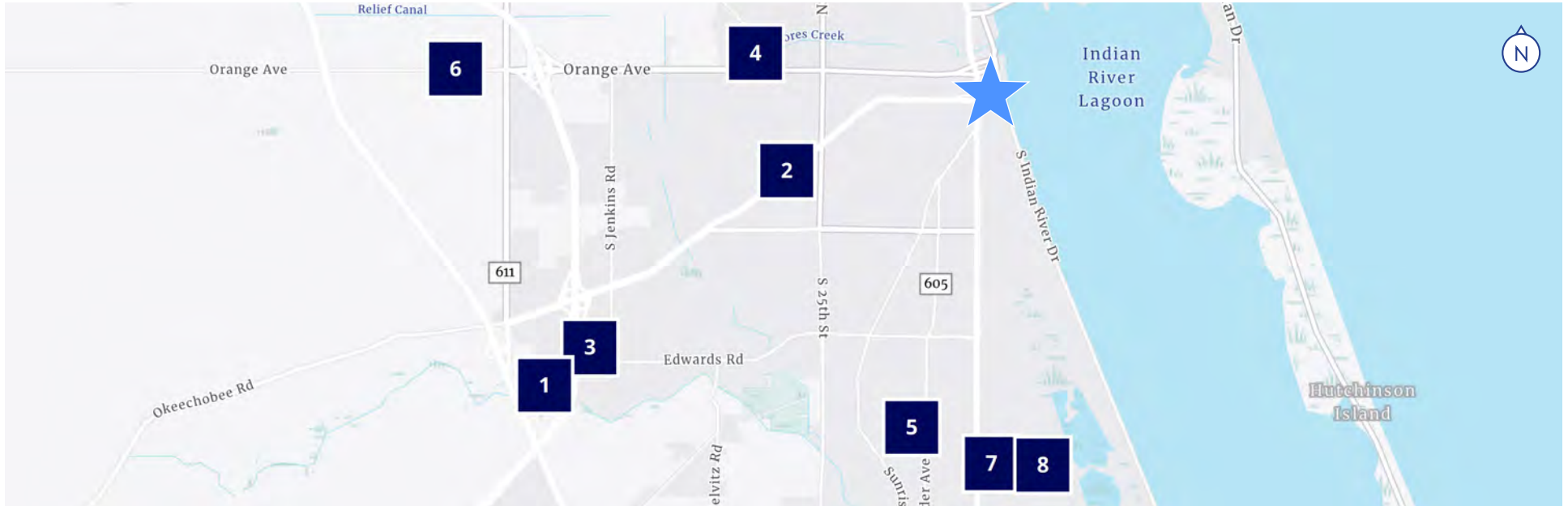
ADDRESS	SIZE (SF)	BUYER	SALES PRICE
Tuckpoint Business Park - 668 NW Enterprise Dr	57,524	Project Finance & Development	\$8,900,000 (\$155)
Tradition Business Center - 11950-11958 SW Tom Mackie Blvd	31,872	Kenneth Stevens	\$8,500,000 (\$267)
RW Warehouses - 601-617 NW Mercantile Pl	22,500	East Capital Partners	\$3,937,500 (\$175)

**Portfolio sale prices are an allocation of costs and therefore may not reflect fair market value*

SIGNIFICANT LEASE ACTIVITY

ADDRESS	SIZE (SF)	TENANT	TYPE
Treasure Coast Commerce Center - 1340 Commerce Way	27,500	WeeDoo	New
5478 SW Ludlum St	14,880	Harbour Ridge Equine	New
2980 SE Dominica Ter	10,000	Consortio Custom Cabinetry	New

Sale Comparables



#	Property/Address	City, State	ZIP	Sale Date	Bldg SF	Sale Price	\$/SF	Year Built	Land (AC)	Property Type	Sale Type
1	Crossroads 12 3802-3815 Crossroads Pkwy	Fort Pierce, FL	34945	1/14/2026	40,180	\$5,200,000	\$129.42	2006	2.93	Warehouse	Investment
2	3000 Okeechobee Rd	Fort Pierce, FL	34947	12/18/2025	—	\$2,200,000	\$324,006/AC	—	6.79	Multifamily	Investment
3	Interstate Commerce Center 3800 Crossroads Pkwy	Fort Pierce, FL	34945	9/24/2025	211,547	\$38,315,000	\$181.12	2023	12.59	Distribution	Investment
4	309 Angle Rd	Fort Pierce, FL	34947	9/18/2025	30,060	\$4,900,000	\$163.01	1989	4.2	Manufacturing	Owner User
5	3500 Enterprise Rd	Fort Pierce, FL	34982	3/10/2025	56,834	\$6,925,000	\$121.85	1971	7.67	Cold Storage	Owner User
6	South Florida Logistics Center 95 – Bldg 2 7775 Orange Ave	Fort Pierce, FL	34945	8/21/2024	245,511	\$32,653,000	\$133.00	2024	98.25	Distribution	Owner User
7	3620 S US Hwy 1	Fort Pierce, FL	34982	6/11/2024	30,090	\$3,450,000	\$114.66		4.05	Warehouse	Owner User
8	3620 S US Hwy 1 (Prior Sale)	Fort Pierce, FL	34982	6/4/2024	30,090	\$2,950,000	\$98.04		4.05	Warehouse	Owner User



Demographics

Population Summary

	1 mile radius	3 mile radius	5 mile radius
2000 Total Population	7,149	44,750	58,289
2010 Total Population	5,982	43,694	59,165
2020 Total Population	6,313	48,164	65,798
2025 Total Population	6,495	47,863	67,968
2030 Total Population	7,055	50,778	73,020

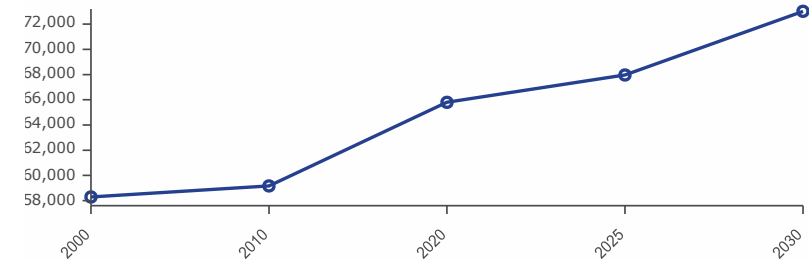
Household Summary

	1 mile radius	3 mile radius	5 mile radius
2000 Households	2,578	16,525	22,318
2010 Households	2,153	15,943	22,579
2025 Households	2,487	18,321	27,132
2030 Households	2,746	19,755	29,624

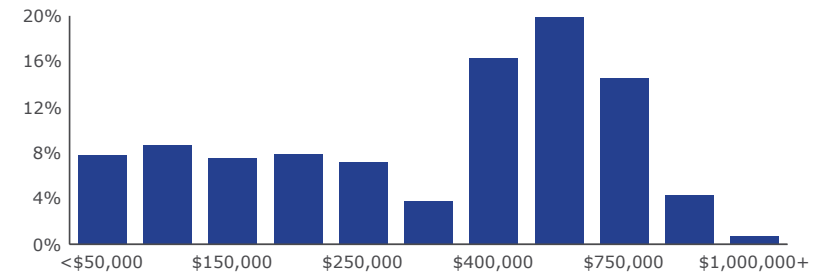
Owner Occupied Median Home Value

	1 mile radius	3 mile radius	5 mile radius
2025 Median Home Value	\$241,441	\$263,620	\$343,584
2030 Median Home Value	\$363,793	\$367,692	\$417,377

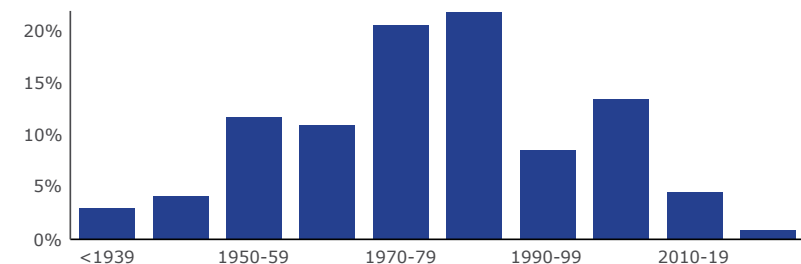
Historical trends: population (5-mile radius)



Home value (5-mile radius)



Housing: year built (5-mile radius)



Area Overview

Offering Memorandum
330 N US Hwy 1





St. Lucie County Overview

St. Lucie County is located in the heart of Florida's Treasure Coast, 120 miles south of Orlando and 60 miles north of West Palm Beach. St. Lucie County serves up beautiful beaches and parks, commercial areas, and residential neighborhoods all located just off of, and accessible by, a plethora of scenic avenues. The County has emerged as a place where businesses can grow locally and have success on a global scale with a focus on talent and innovation. The County has a friendly business climate with expedited permitting processes, low business fees and easily accessible resources. The unmatched quality of life found in the affordable residential community that has a small-town charm, contributes to the growing population of 369,000. Since 2010, the population has grown 33% and is expected to grow an additional 10% by 2029. One third of the 25+ population are college graduates, and the local institutions of higher learning offer strong employer driven training programs helping to create a skilled workforce. The dynamic business environment, skilled workforce, optimal location, and infrastructure, along with the unmatched quality of life attract and retain a variety of companies and residents.

St. Lucie County has an abundance of open space that is in short supply in counties to the south due to their location tucked between the Everglades and Atlantic Ocean. As construction continues to complete within the already land constrained southern counties, prices for available land are driven higher. Land costs in the southern counties are at least double the cost of land in St. Lucie County, driving companies north to more affordable and developable land in St. Lucie and surrounding counties. St. Lucie County's proximity to existing markets and its airports and seaports make it an ideal location for new development. Additionally, living costs are lower, making labor and housing more affordable. The available and affordable land, lower living costs, and highly skilled workforce of St. Lucie County provide ideal development opportunities.

Market Drivers

Port of Fort Pierce

The Port of Fort Pierce is undergoing a significant transformation, shifting its focus from a traditional cargo port to a thriving marine industry hub. Derecktor Shipyards is establishing a state-of-the-art facility for the maintenance, refit, and overhaul of superyachts. This facility will feature the world’s largest mobile vessel hoist, capable of handling some of the largest yachts in the world. This development is expected to create numerous jobs and boost the local economy. Additionally, Harbour Pointe Park is being transformed into a vibrant waterfront destination with features like a restaurant, event lawn, pavilion, boat launch, and marina. The park will provide increased public access to the waterfront, enhancing recreational opportunities for residents and visitors. The transformation is expected to create jobs, attract new businesses, and generate revenue for the local economy. The port’s focus on the marine industry will position it as a leading destination for yacht maintenance, repair, and storage, positioning it as a major player in the marine industry and a vibrant waterfront destination.

Treasure Coast International Airport (FPR)

The Treasure Coast International Airport and Business Park covers 3,660 acres and mainly serves aviation flight schools and the United States Customs & Border Protection. The airport is home to three aviation flight schools and is a frequent stop for private aircrafts coming from The Bahamas because it hosts a Federal Inspection Station. St Lucie County plans to invest \$19 million into the airport to be used for entrance improvements, rehabilitation of customs and border protection facility, construction of a new taxiway connector along with much more construction activity. As of October 2024, FPR has obtained its FAA Part 139 Certification, enabling it to handle commercial airline operations.

Tourism

St. Lucie is the perfect vacation destination offering fishing, 21 miles of beaches, nature adventures, more than 20 golf courses, and thriving arts and culture. St. Lucie County attracted approximately 1 million visitors, generating an economic impact of roughly \$700 million in 2023. St. Lucie County offers endless adventures such as airboat tours, botanical gardens, horseback riding on the beach, farmer’s markets, and river cruises. In addition to those activities tourists can visit the St. Lucie County Aquarium, the Manatee Observation and Education Center, Downtown Fort Pierce, Oxbow Eco-Center, the St. Lucie County Regional Historic Center, any of the three museums or any number of trails allowing self-guided tours.

St. Lucie County Major Employers

Employees	# of Employees	Industry	Location
St. Lucie Public Schools	5,253	Education	Port St. Lucie
HCA Florida Lawnwood Hospital	1,896	Healthcare services	Fort Pierce
Cleveland Clinic Martin Health	1,544	Healthcare services	St. Lucie County
City of Port St Lucie	1,363	City government	Port St. Lucie
Walmart Distribution Center	1,273	Dry goods distribution center	Fort Pierce
HCA Florida St. Lucie Hospital	937	Healthcare services	Port St. Lucie

Growing Population

Population growth in Florida has exceeded the national average for years, with Florida's population increasing 17% since 2010 while the national rate was only 7%. Meanwhile, St. Lucie County's population growth surpassed both the U.S. and Florida's, increasing 33% over the same period, currently home to more than 369,000 residents. Over the next five years, St. Lucie's population is expected to grow an additional 10%, at an annual rate of 2%, while the average household income is expected to grow 18%, reaching just over \$105,000 in 2029.

Business Development

Business development in St. Lucie County has been a driving factor for population growth, drawing in new businesses and expanding existing businesses. Over the last five years, the County has seen 74 new projects, across 16 million square feet of new development, and retained and created over 10,000 jobs. One new project underway is Costco Wholesale, who will be relocating its Depot from Palm Beach County to Port St. Lucie. The project, codenamed Project Everest, is for 1.9 million square feet of cold/dry storage and distribution facilities to be constructed in two phases. Sitework is underway now for the 595,000-square-foot phase one which will employ 265 residents at a wage of \$55,350 plus benefits. Additional projects include OCULUS Surgical, APP Jet Center, Treasure Coast Food Bank, Florida Coast Surgical Hospital, Dragonfly

Commerce Park Glades Commerce Center, LactaLogics interior buildout & equipment installation, Legacy Park at Tradition cold storage facility, Pursuit Boats expansion, Tradition Commerce Park, and Twin Vee expansion.

Pristine Beaches

St. Lucie County is home to 21 miles of uncrowded and pristine beaches with nearly half of the county's coastline being public preservation. St. Lucie County beaches offer free admission and free parking with the exception of the Florida State Park beaches. Additionally, the county has more public beach access points per square mile than any other coastal community in Florida. The beaches cater to everyone's preferences, from the dog-friendly beach of Walton Rocks Beach/ Dog Park in Jensen Beach to the lifeguarded beaches found at Pepper Park in Fort Pierce and Waveland Beach in Jensen Beach. St. Lucie County even offers a beach for horse lovers, Hutchinson Island in Fort Pierce, being one

of the only places in Florida where horseback riding on the beach is offered. There are countless other beaches in St. Lucie County, family-friendly, mostly undeveloped offering quaint scenes, and perfect swells for surfers.

Affordable Luxury Housing

St. Lucie County has the lowest housing costs in Southeast Florida, with a median home value of approximately \$369,000, much less than South Florida counties and neighboring Martin County. With more single-family permit activity each year, many homes in St. Lucie County are brand new luxury homes at the lowest price in Southeast Florida. In addition to the homes being new in St. Lucie County, they are also large, especially when compared to southern counties where land constraints have left residential lots smaller and more limited, and new residential construction tends to be focused on multifamily buildings. Overall, relative to other counties in South Florida, St. Lucie provides larger, newer, luxury homes on larger lots at lower costs.



Best in Medicine

St. Lucie County is home to many high-tech medical clinics, and the industry continues to expand to serve the growing population. Lawnwood Regional Medical Center and Heart Institute, an acute-care hospital, is one of Healthgrades' five-star recipient for treatment of heart attacks, vaginal delivery and patient safety and has earned the Blue Distinction for Cardiac Care. St. Lucie Medical Center also provides acute medical services offering 24/7 emergency services and a fast-track program to allow residents to get immediate care. The medical center is recognized as a primary Stroke Center and Accredited Chest Pain Center, the center has also received the Blue Distinction for Maternity Care and Hip and Knee and Healthgrades' Five-Star award for gynecological surgery and patient safety. Lastly, St. Lucie Medical center is recognized as America's 100 Best Hospitals for excellence in orthopedic surgery and joint replacement. Cleveland Clinic, which has ranked as the #2 hospital in the world for six consecutive years, has grown rapidly in the area, providing world-class care and continues its expansion plans with the recent acquisition of 44-acres adjacent to its Tradition Hospital.

Hyper Focused Higher Education

The community has a variety of higher education institutions to choose from, many which offer specialized programs to help students get the specific education and experience they need before entering the workforce.

Florida Atlantic University's Harbor Branch Oceanographic Institute – one of the nation's premier oceanographic centers; the research community is made up of approximately 200 ocean scientist, staff, and students driving innovation in marine ecosystem conservation.

Florida State University College of Medicine – aims to produce more physicians who will choose to practice in areas and specialties where they are needed the most through a community-based approach by partnering with six regional campuses throughout Florida. The approach allows students to work with physicians one-on-one in different environments providing students with exposure and a broad understanding of the community's needs.

FORTIS Institute – provides postsecondary career education to students through a variety of diploma and degree programs that assist adult students in enhancing their career opportunities. The process is a change-oriented approach that provides the community with graduates who possess skills and knowledge to succeed in existing and emerging occupations.

Keiser University – vibrant, career-focused educational institution providing hands-on practical collaborative learning. The university is a regionally accredited, private, nonprofit university serving nearly 20,000 students and offers 100 degrees from doctoral to associate level on 20 Florida campuses, online, and internationally.



University of Florida Indian River Research and Education Center – Positioned just across from 7350 Okeechobee Road, this center serves local agricultural and natural resource industries with focused research, extension, and educational programs, contributing to advancements in biotech and agriculture on Florida's east coast. This 90,000-square-foot facility is part of a larger Research Park initiative that spans 356 acres, with future expansions planned to reach over 1,000 acres. Anchored by the USDA's 170,000-square-foot Horticultural Research Laboratory, the park houses over 200 researchers, scientists, and educators. The Research Park also includes the Sunshine Kitchen, a commercial kitchen and lab that supports food entrepreneurship and innovation.

Indian River State College – the region's comprehensive educational provider, state-designated career and technical center, and cultural hub that nearly 30,000 students enroll in annually offering more than 100 programs from associate degrees to career training and many others. It is also the recipient of the Aspen Prize for Community College Excellence and identified by the United States Department of Education as the most affordable college in Florida.

Market Drivers

King's Landing



Fort Pierce's \$155 million King's Landing waterfront redevelopment is moving forward following approval of a revised site plan. The project will bring a 140 room Marriott Tribute Portfolio hotel, residential units, restaurants, retail, and structured parking to the former H.D. King Power Plant site. Planned phased construction through 2029 is expected to strengthen tourism, increase downtown activity, and drive sustained economic growth along the US Highway 1 corridor.



Market Drivers

King's Landing



Project Approval & Momentum

- Fort Pierce approved a revised site plan, advancing the long delayed \$155M waterfront redevelopment.
- New leadership and design updates signal renewed project momentum.

Project Scope

- 140 Room Luxury Hotel (Marriott Tribute Portfolio)
- ~100 Residential Condominiums
- Waterfront Restaurants & Retail
- Structured Parking & Public Improvements

Design & Infrastructure Enhancements

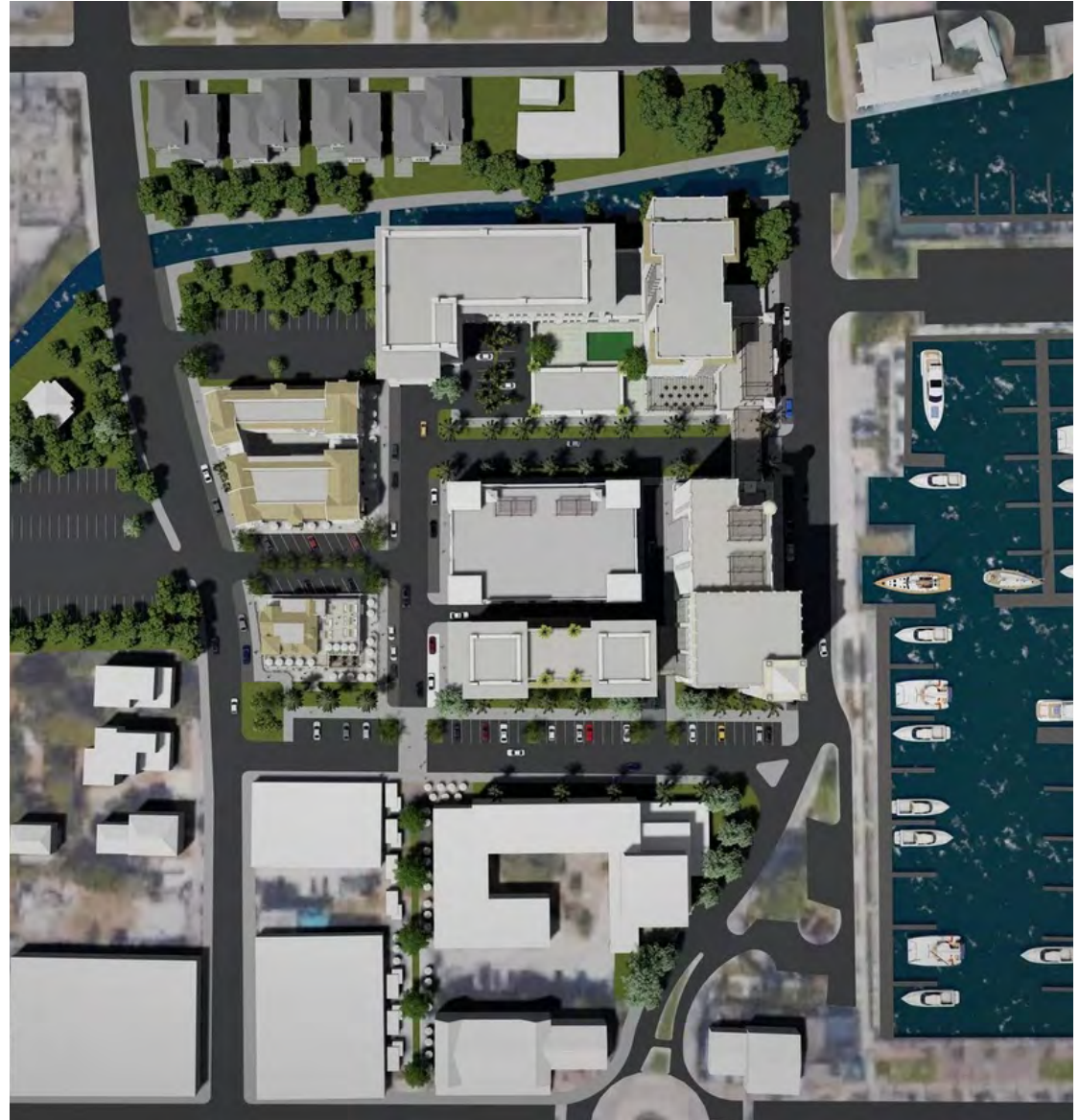
- Reconfigured roadway system to improve traffic flow
- Expanded on site parking and circulation
- Updated architectural approach and waterfront integration

Phased Development Timeline

- Phase I Hotel Completion Target: July 2028
- Phase II Mixed Use & Parking: May 2029
- Final Phase Completion: November 2029

Economic & Corridor Impact

- One of the Treasure Coast's largest planned mixed use developments
- Expected to boost tourism, hospitality demand, and downtown activity
- Supports long term growth along the US Highway 1 corridor



Market Drivers

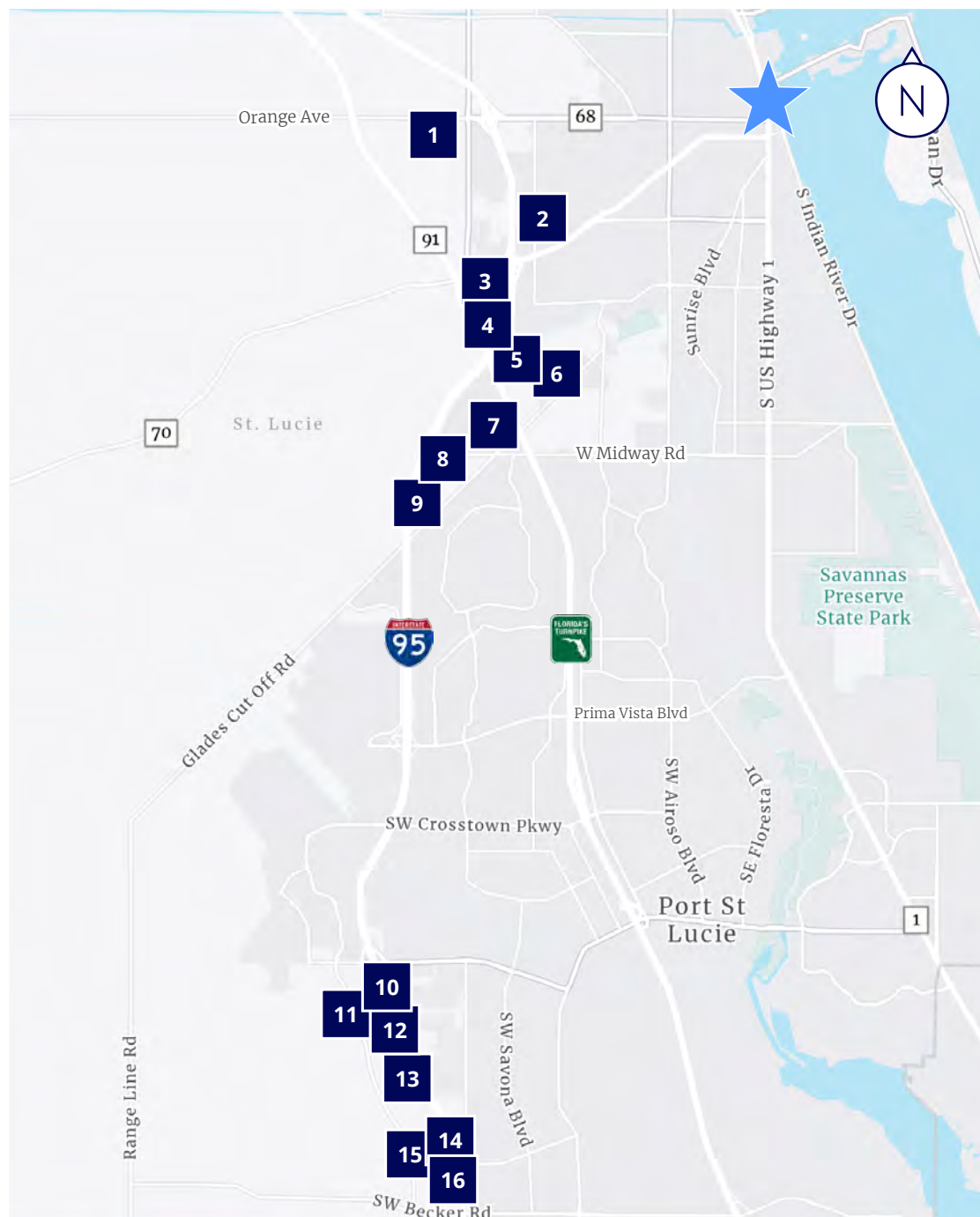
King's Landing



Market Drivers

★ Subject property

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Residential Development



Subject property

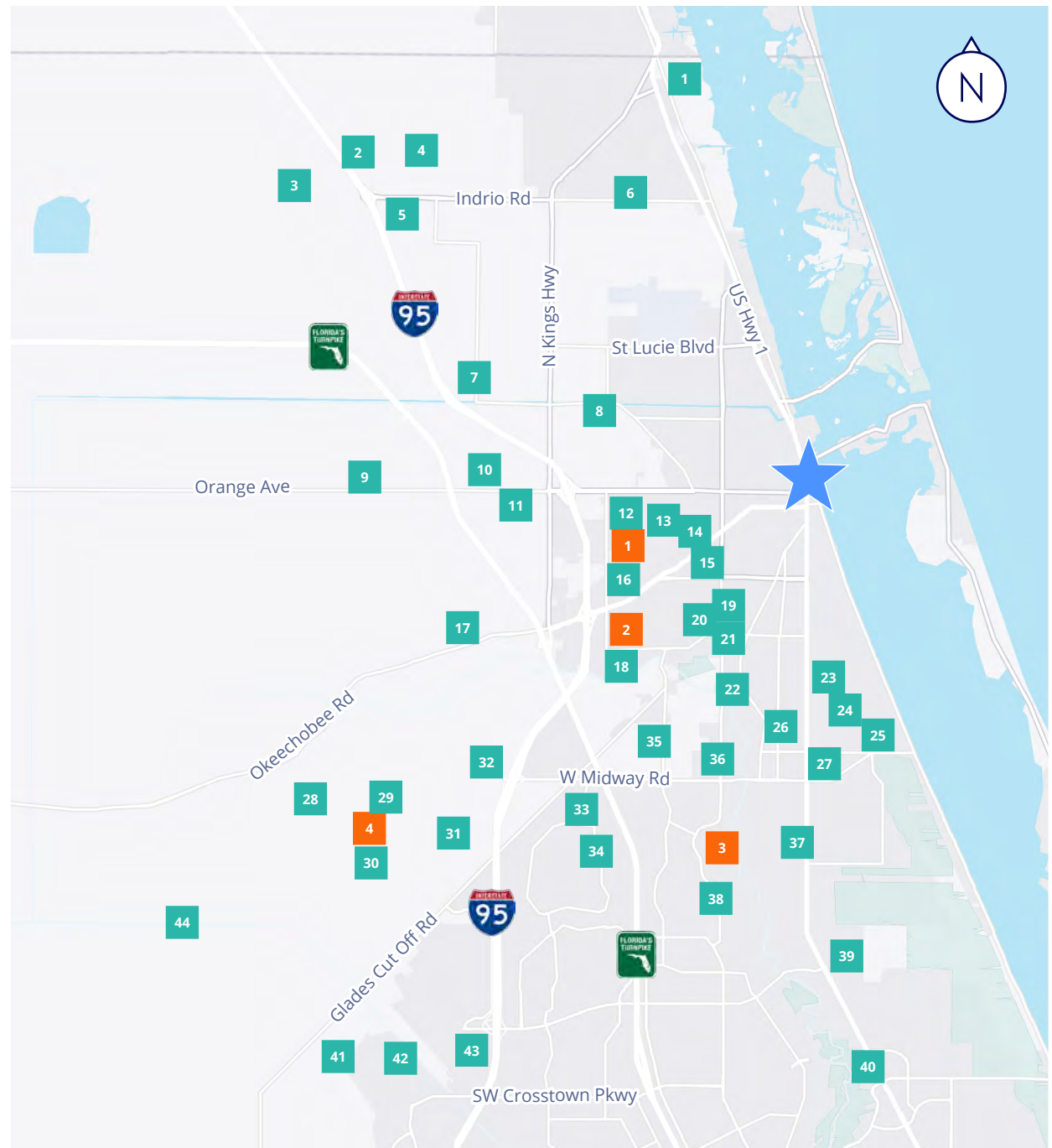


Future Developments



Under Construction

St. Lucie County has set itself apart in Southeast Florida as a place where homeownership remains both accessible and appealing. With larger, newer homes on spacious lots, St. Lucie offers an alternative to the high-density, multifamily housing seen in neighboring areas. Residents here can enjoy the comfort of a single-family home and room to grow, all at a more attainable cost than in other South Florida counties. St. Lucie's housing market blends quality with affordability, making it a standout choice for those seeking value and space.



	Development Name	Units	Type
1	Coconut Cove	455	Single Family
2	Indrio Groves	792	Single Family
3	Capron Lakes	5,078	Single Family
4	Ft Pierce Groves	77	Single Family
5	Visions at Indrio	1,878	Single Family
6	Indrio Pines	75	Single Family
7	Village of Sunset Lakes	300	Single Family
8	Eagles Bend	1,235	Single Family
9	Valencia Country Estates	54	Single Family
10	Morningside	228	Single Family
11	Hawks Reserve/SF	164	Single Family
11	Hawks Reserve/TH	366	Townhouse
12	Whispering Oaks/SF	145	Single Family
12	Whispering Oaks/TH	229	Townhouse
13	Bent Creek	127	Single Family
14	Hartman Road Townhomes	120	Townhouse
15	Misty Creek Preserve (Apt)	126	Townhouse
16	2152 Jenkins Rd	90	Single Family
17	Creeside/SF	472	Single Family
17	Creeside/TH	132	Townhouse
18	Mariner Cove (TH)	216	Townhouse
19	Estancia Fort Pierce (TH)	82	Townhouse
20	Orchid Place (TH)	80	Townhouse
21	Sedona	134	Single Family
22	Sunrise Lakes (TH)	167	Townhouse
23	Villago Townhomes	250	Townhouse
24	Savannah Preserve/TH	610	Townhouse
25	Gator Trace/Townhomes on the Greens	83	Townhouse
26	Oleander Oaks	50	Single Family
27	Key West Bay	105	Single Family
28	West Creek	1,800	Single Family
29	Founders Crossing	990	Single Family

	Development Name	Units	Type
30	McCarty Road Residential	530	Single Family
31	Wylder/SF	2,993	Single Family
32	Willow Lake North	800	Single Family
33	Torino Lakes/SF	182	Single Family
34	Torino Pines (TH)	172	Townhouse
35	Meadows/SF	249	Single Family
35	Meadows/TH	253	Townhouse
36	River Landing (TH)	99	Townhouse
37	Tidewater Townhomes	160	Townhouse
38	St James Mediterranean Community	139	Single Family
39	Silver Oaks/SF	91	Single Family
39	Silver Oaks/TH	234	Townhouse
40	Town Place (TH)	72	Townhouse
41	Astor Creek CC	879	Single Family
42	PGA Village/Verano/Cresswind	111	Single Family
42	PGA Village/Verano/Future	3,263	Single Family
42	PGA Village/Verano/Golf Villas (Apt)	128	Duplex
42	PGA Village/Verano/SF/Modena 42	178	Single Family
43	Azalea	95	Single Family
44	Solaeris	7,690	Single Family
		2,000	Multi-Family
		650,000 SF	Commercial

	Development Name	Units	Type
1	Celebration Pointe	54	Single Family & Townhouse (297 Existing)
2	Avalon Crossing	44	Duplex & Single Family (260 Existing)
3	River Place	35	Townhouse (226 Existing)
4	Wylder/Brystol	3,400	Single Family
		600	Multi-Family
		650,000 SF	Commercial

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Investment Opportunity | Offering Memorandum

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