

AVISON
YOUNG

REDUCED PRICE \$950,000

±13.3 ACRE SITE

St. James Boulevard

St. James Drive



Mixed-Use Development Opportunity in Port St. Lucie

St. Andrews Commercial Development

Partnership. Performance.

Avison Young is pleased to exclusively offer for sale a development site at St. James Drive and St. James Boulevard in Port St. Lucie, Florida. The Property is comprised of a Mixed-Use ±13.3 acre property currently zoned as a Planned Unit Development (PUD).

The St. Andrews site is located adjacent to a Walgreen's and across from a Publix anchored shopping center; it is located directly on the west side of St. James Drive and the north side of St. James Boulevard in Port St. Lucie, Florida. The Publix supermarket chains selective location is a testament to the areas strong neighborhood demographics and desirable surrounding market.

The property presents an opportunity for various types of developments including commercial, residential and office. The site includes a conservation tract that has the potential to become a unique common open space for this site.

	BUILDING / PROPERTY ADDRESS	FOLIO ID NUMBER	LOT AREA (ACRES)
1	NW HELMSDALE WAY	3408-703-0003-000-0	13.3
2	NW HELMSDALE WAY	3408-703-0002-000-3	1.51
	TOTAL		14.81

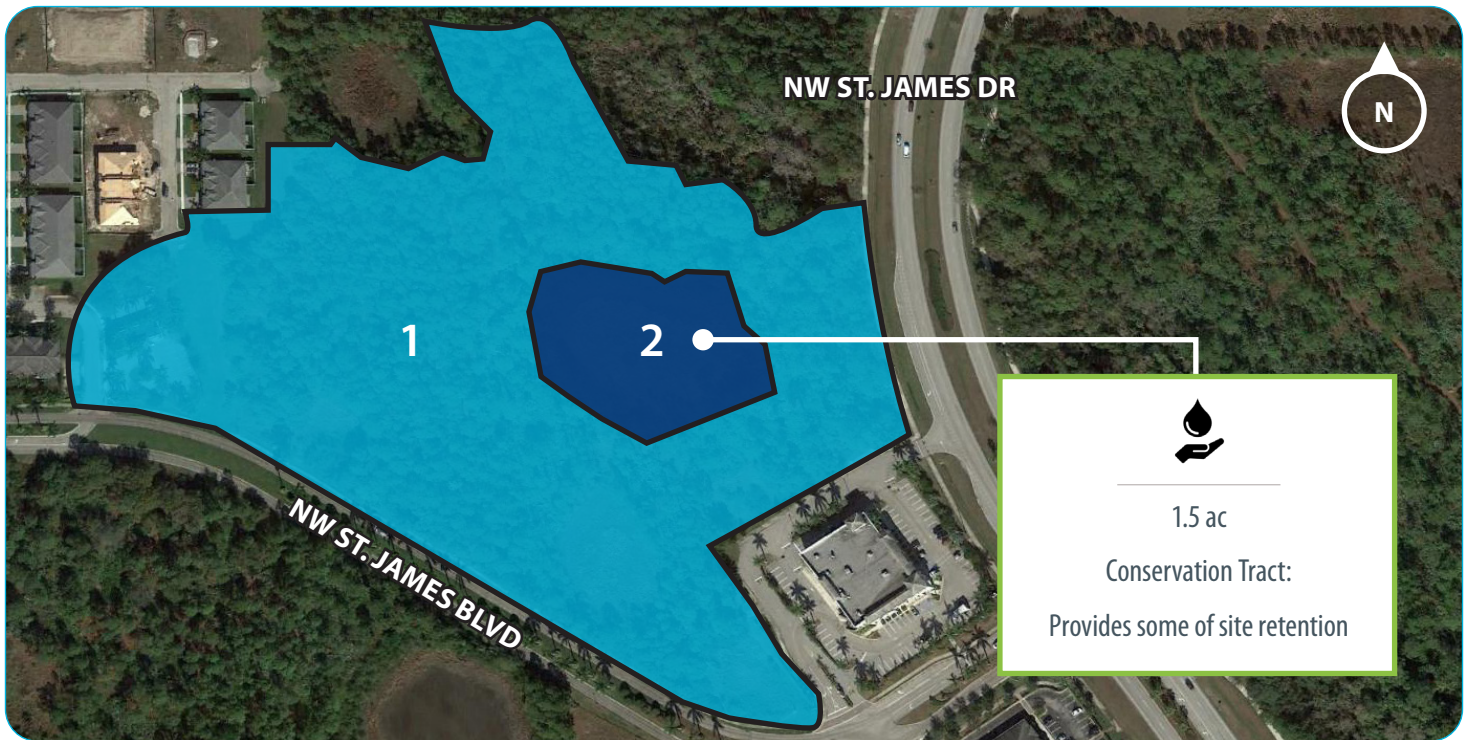
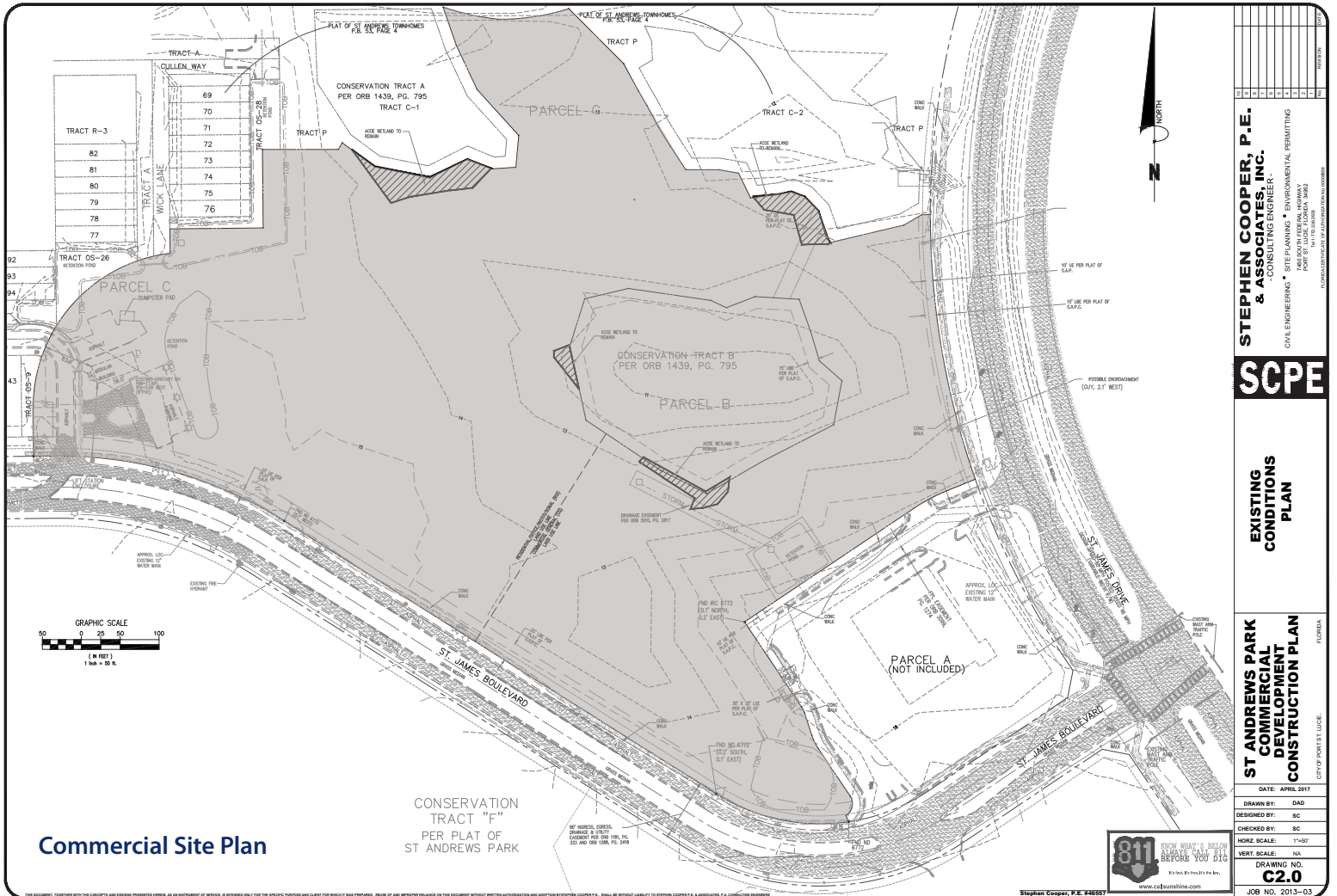
AVISON
YOUNG

Keith O'Donnell
Principal
561 . 893 . 7011
keith.odonnell@avisonyoung.com

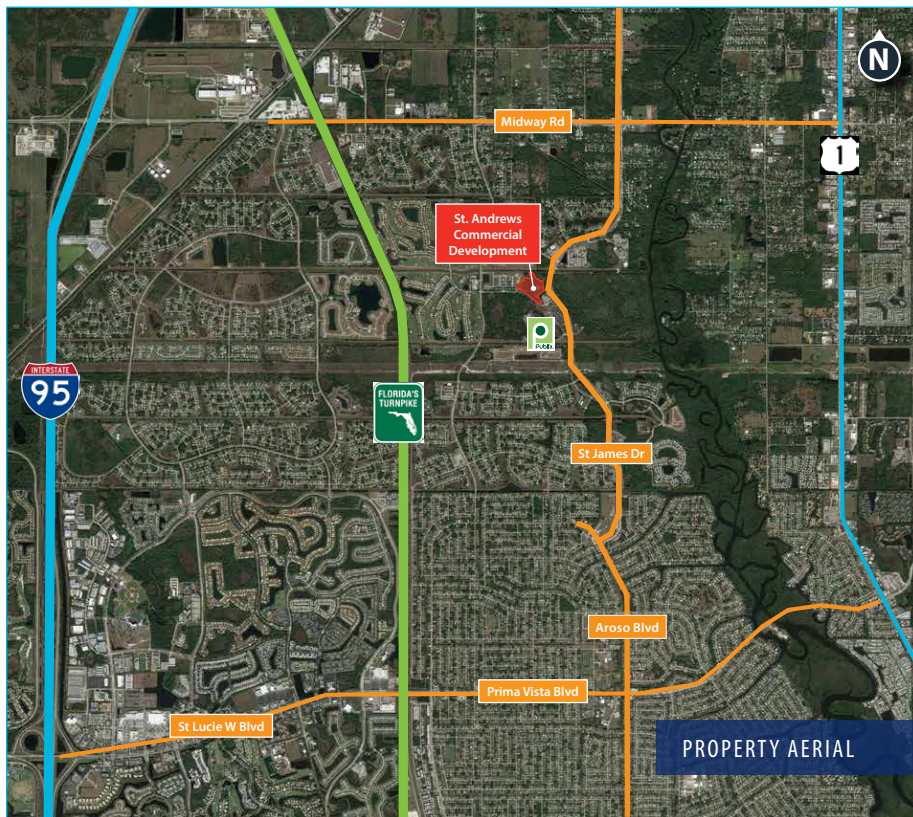
Michael T. Fay
Principal, Managing Director-Miami
305 . 447 . 7842
michael.fay@avisonyoung.com

Jay Ziv, CCIM, SIOR, ALC
Principal
305 . 447 . 7849
jay.ziv@avisonyoung.com

St. Andrews | ±13.3 Acre Development Site



St. Andrews | ±13.3 Acre Development Site



INVESTMENT HIGHLIGHTS

- Opportunity to purchase a ±13.3 acre mixed-use development site currently zoned as a PUD.
- The property presents an opportunity for various types of developments including commercial, residential and office. The site includes a conservation tract that has the potential to become a unique common open space for this site.
- The St. Andrews site is located adjacent to a Walgreen's and across from a Publix anchored shopping center; it is located directly on the west side of St. James Drive and the north side of St. James Boulevard in Port St. Lucie, Florida. The Publix supermarket chains selective location is a testament to the areas strong neighborhood demographics
- Price Reduced to **\$950,000**

ABOUT PORT ST. LUCIE

- Port St. Lucie is the 3rd largest city in South Florida and 8th largest city in Florida with 179,413 residents. It occupies 120 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, half way between Miami and Orlando.
- Port St. Lucie attracts a vibrant mix of people because of its low crime rate, diverse housing stock and abundant open space. According to BizJournals.com, the city has the highest homeownership rate in the nation in 2012 and is the only major market with homeownership rate above 75 percent.
- There are more than 37,600 students in St. Lucie County's public schools. The school district oversees 19 elementary schools, 12 K-8 schools, three middle schools and six high schools.

For more information:

<http://www.standrewscommercialdevelopment.com/>



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