

# City Center Land | Port St. Lucie



## JOINT VENTURE MIXED-USE DEVELOPMENT OPPORTUNITY

- Avison Young is pleased to present City Center Land located in Port St. Lucie. This represents a fantastic mixed use placemaking opportunity to acquire well-positioned property with almost unlimited development potential.

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

**Keith O'Donnell**  
Principal  
D 561 445 8107  
keith.odonnell@avisonyoung.com

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



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WALTON ROAD

SE VILLAGE GREEN DR.



**KEY**

- Residential
- Retail
- Warehouse
- Hotel/Multi-family
- ALF Parcel



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- City Center is a unique opportunity to create a mixed-use development in one of South Florida's best developed centers along US-1 and minutes from a multitude of medical and educational institutions and entertainment options.
- Shovel ready, well-designed, market-driven opportunity for mixed use development; centrally located along a major traffic corridor.
- Half a mile south of the under construction / nearly complete Crosstown Parkway Bridge, soon to provide direct access to Interstate 95 from U.S. Highway 1.
- Anchored by the 100,000 SF city-owned Civic Center, attracting a wide range of regional visitors, should be revenue generator for the hotel.
- 20,000 square feet of meeting space, state-of-the-art fitness center and gymnasium, art gallery, outdoor stage, interactive fountain, 800-space parking garage, and a waterfront trail with paved bicycle and pedestrian paths.
- Fully entitled for a variety of uses.
- Urban street grid with on-street parking, lighting, landscaping and irrigation. Connected to a shared stormwater system, with wastewater and utility lines in place.
- The City-owned properties not part of the current offering may also be available as part of a larger sale in which the City deems it beneficial to have integration of parcels into a larger proposed development plan.
- St. Lucie Medical Center, a 229-bed acute-care facility, less than a mile away.
- Treasure Coast Square Mall, a major regional shopping complex, within five miles.
- St. Lucie West, the Town of Tradition and other master-planned communities, as well as the world famous N.Y. Mets' spring training facility – all within 10 miles.
- Less than an hour drive to Palm Beach, Martin and Indian River counties, and the nearby regional and international airports.
- Surrounding counties and communities have an average household income of more than \$70,000.
- Surrounded by several pristine natural attractions including the St. Lucie River and the Savannas Preserve State Park.
- Future Land Use: Commercial General, High-Density Residential, and Institutional.
- Impact fee credits and other incentives may be available.

## BUILDING DATA

	CATEGORY	SF/ UNITS	LAND
A	Hotel/Multi-family	130 units	1.31 acres
B	Residential, 3-story	70 units	1.41 acres
C	Residential, 3-story	85 units	2.12 acres
D	Existing Warehouse		
E	Residential, 3-story	30 units	1.62 acres
F	2 Retail Bldgs, 1-story	20,000 SF	1.84 acres
G	Civic Center		
H	Residential, 3-story	150 units	2.55 acres
I	Grocery/Retail/Ent.	30,000 SF	2.31 acres (incl. J)
J	Retail	21,000 SF	2.31 acres (incl. I)
K	Restaurant +Rooftop	18,000 SF	0.87 acres
L	Retail	21,000 SF	0.91 acres
M	Restaurant +Rooftop	18,000 SF	0.99 acres
N	Civic Center Warehouse		
O	Assisted Living Facility	120 beds	2.53 acres
P	Residential, 3-story	80 units	2.38 acres (incl. R&S)
Q	Existing City Surface Lot		
R	Residential, 3-story	50 units	2.38 acres (incl. P&S)
S	Residential, 3-story	40 units	2.38 acres (incl. R&P)
T	Existing Parking Garage		
<b>TOTAL</b>		<b>635 UNITS / 128,000 SF</b>	<b>20.84 ACRES</b>

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