



Orange Lake Crossing

PROPERTY HIGHLIGHTS

About 3 miles to I-95 interchange

Less than 10 miles to a Florida Turnpike Interchange

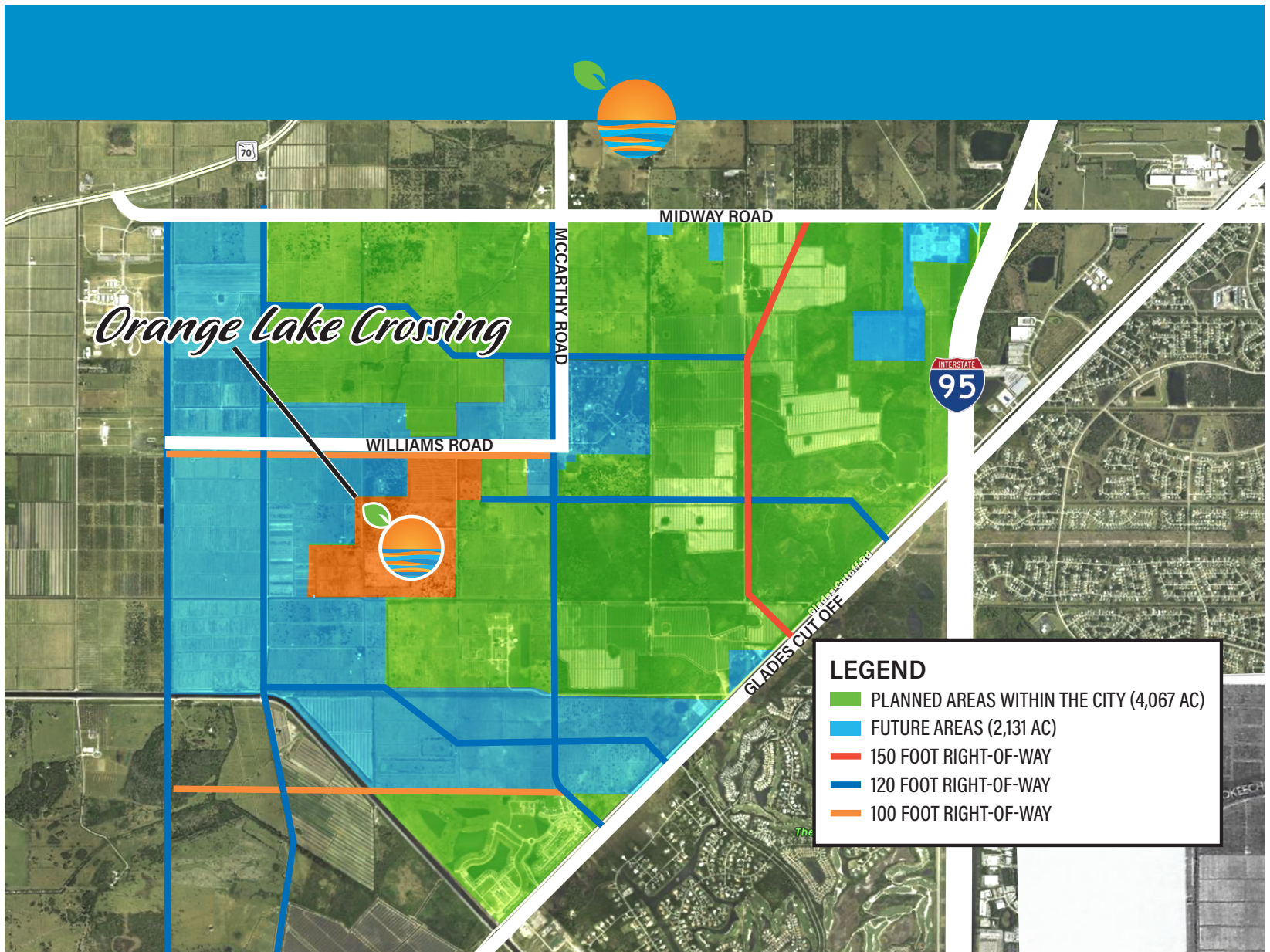
About 5 miles to a four-mile divided road (Okeechobee Road)

About 4 miles north of the Tradition Center for Commerce

Low cost of living

240 ± ACRES TOTAL

CITY OF PORT ST. LUCIE | ST. LUCIE COUNTY | FLORIDA | UNITED STATES



ORANGE LAKE CROSSING

Located within the City of Port St. Lucie in St. Lucie County, Florida, Orange Lake Crossing is an ideal location and offers a significant opportunity to be a part of the successful and continued growth within this area of the city and the county.

The property consists of nine contiguous parcels totaling approximately 240 acres and is located in the northwestern portion of the city, conveniently located less than 3 miles from I-95 and 4 miles north of Tradition and Tradition Center for Commerce.

With an annexation and development agreement with the City of Port St. Lucie already in place, Orange Lake Crossing is already entitled for development under one or more Planned Unit Developments (PUD) for residential, commercial and office uses. for the following density:

- 1,358 residential units
- 154,202 square feet of commercial use
- 161,912 square feet of office facilities





SPECIFICATIONS & FEATURES

Acreage: 240 ±

Site Address: 12801 Williams Road Port Saint Lucie 34987

County: St. Lucie

City: Port St. Lucie

Permitted Lots: 1358

Commercial Land Use: 154,202 Square Feet

Office Facilities Land Use: 161,912 Square Feet

Zoning/FLU: PUD – City of Port St. Lucie

Road Frontage: Southwest area South of Williams Road and West of McCarty Road. Located south of Midway Road and West of I-95

Water Features: District waterways that can be utilized for decorative water ways

Uplands/Wetlands: Existing Land is unused Orange and Grapefruit Groves

Utilities: Future Availability for all Utilities

Taxes: Presently Agriculture Exemption 2020 Taxes Approx \$14,000 per year. The land has an ag exemption for cattle that can be continued until actual construction commences

Fencing: Land is fenced due to cattle being grazed on property

Planning Permits: Annexed into City of Port Saint Lucie with a Development Agreement. Next step is applying for a Planned Unit Development site plan.

Nearest Intersection: I-95 north/south to Midway Road in Saint Lucie County.

LOCATION AND DRIVING DIRECTIONS

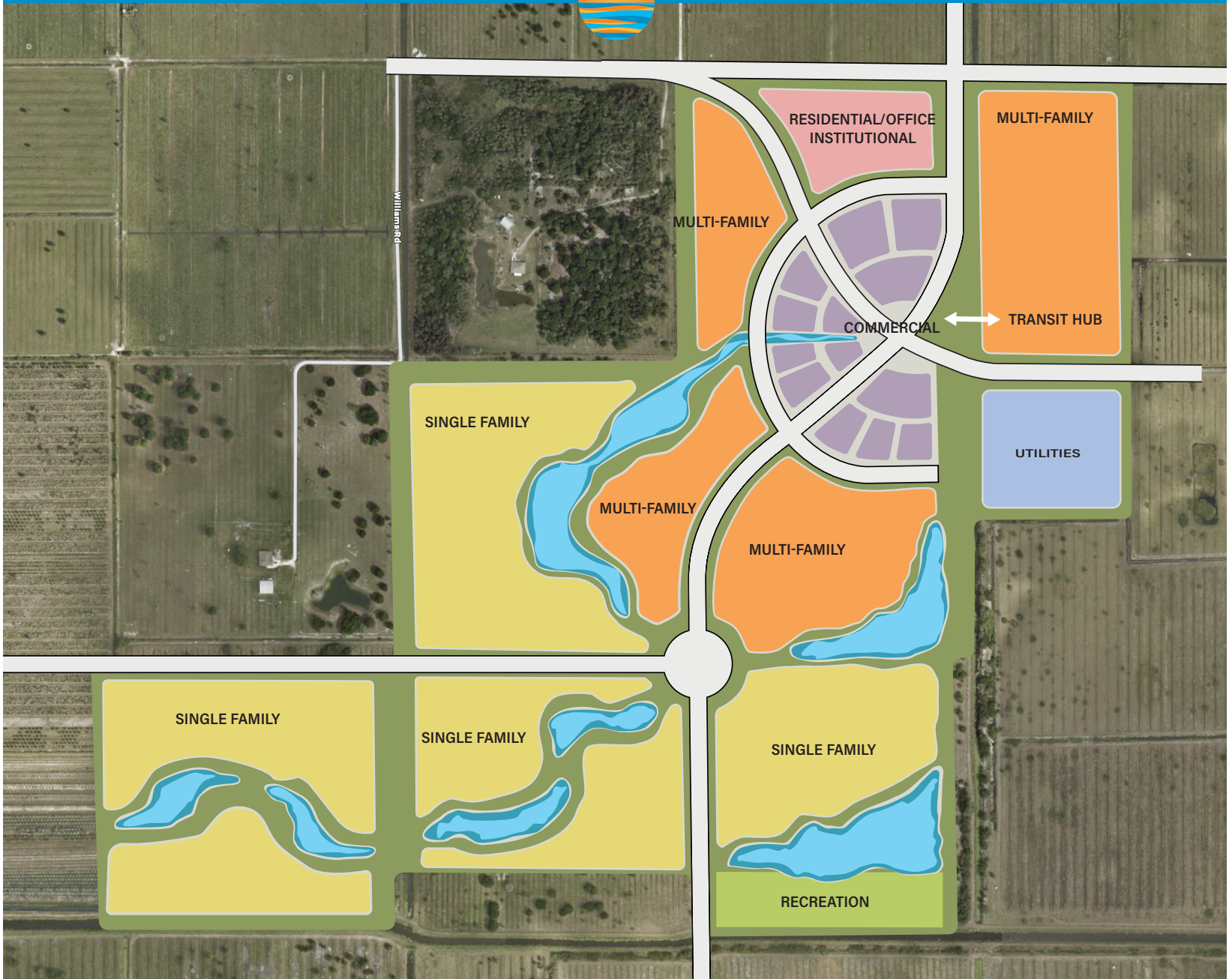


Parcel IDs

#1	3308-432-0000-000/1
#2	3308-341-0001-000/9
#3	3317-211-0000-000/0
#4	3317-221-0000-000/1
#5	3317-240-0000-000/0
#6	3317-213-0000-000/6
#7	3318-140-0000-000/6
#8	3317-231-0000-000/2
#9	3317-121-0000-010/7

Driving Directions:

Travel West on Midway Road approximately two miles to McCarty Road. Head south approximately half a mile to Williams Road, turn west and the northern border of the properties is about a quarter of a mile on the south side.



CONCEPTUAL DEVELOPMENT POTENTIAL

1358 residential units at \$325,000 \$441 million

161,912 sq ft of office at \$225 \$36.4 million

154,202 sq ft of commercial at \$210 \$32.4 million

TOTAL SALES POTENTIAL = **More than \$510 million**

* Based on current estimates of sales prices for finished facilities.

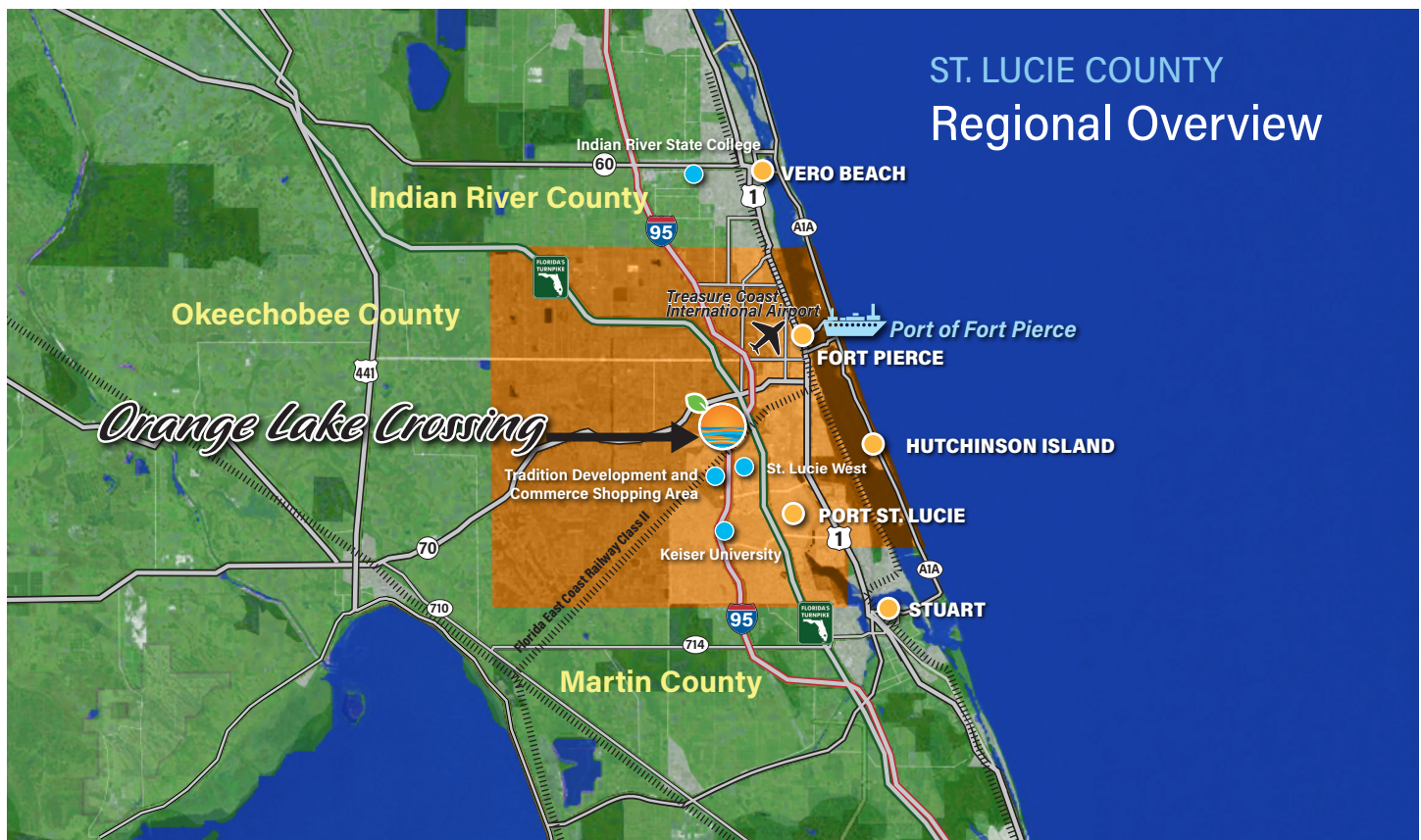
PLANNED UNIT DEVELOPMENT (PUD) DETAILS

Planned Unit Development (PUD) agreement must be submitted to the city government (Port St. Lucie) along with construction documents for all utilities and roadway systems.

Green Building. Annexation and Development Agreement includes a commitment to Green Building, making this property unique amongst others in the northwest area of the city and the county.

PUD Timeline and Costs:

- Once PUD is approved, horizontal construction, followed by vertical construction can commence.
- Average time for public review process: six to ten months
- Estimated cost: \$250,000



For more information, contact:

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