



**4.8 AC  
ALF APPROVED**

**Culver's**

**TRADITION PARKWAY  
DENTAL CARE**

**Wawa**

**PANDA EXPRESS  
CHINESE KITCHEN**

**verizon**

**HOMWOOD  
SUITES  
Hilton**

**BURGER  
KING**

**bolay**

**COMING SOON**

**PROPOSED MULTIFAMILY  
APARTMENTS (660 UNITS)**

**ASSISTED LIVING DEVELOPMENT LAND  
4.8 ACRES | TRADITION VILLAGE**

**SW TRADITION PARKWAY PORT ST LUCIE FL 34987**

EXCLUSIVELY MARKETED BY

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**



# ASSISTED LIVING DEVELOPMENT LAND TRADITION VILLAGE

---

PRESENTED BY:

**Lauren Vinaya | Commercial Agent**  
**Jeremiah Baron & Co.**

49 SW Flagler Ave. Suite 301 | Stuart FL, 34994

P: 772-486-8336

E: [lauren@commercialrealestatellc.com](mailto:lauren@commercialrealestatellc.com)

FL License No. SL3415941

---

**Jeremiah Baron**  
**& CO.**

**Commercial Real Estate, LLC**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



## TABLE OF CONTENTS

---

- 4** PROPERTY SUMMARY
- 5** PROPERTY DETAILS
- 6** VISUAL REPRESENTATION
- 7** PROPERTY OVERVIEW
- 8** AERIAL
- 10** DEMOGRAPHICS
- 11** ZONING INFORMATION
- 12** ABOUT TRADITION

# PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional opportunity to develop a site approved assisted living facility on a 4.8 acre parcel in the fast emerging area of Tradition in Port St. Lucie

The addition of a new assisted living residence will be a monumental improvement to the area and it's just minutes away from the new Cleveland Clinic Tradition Hospital and I-95.

The future site is situated near a busy signalized intersection of SW Tradition Parkway and SW Village Parkway. Site is in close proximity to some major new developments which include Wawa, Culver's, Panda Express, Verizon, Cleveland Clinic Tradition Hospital, and a proposed 660 unit apartment complex.

Tradition Florida, which opened in 2003, is an 8,300 acre master-planned community with a variety of mixed uses and the creation of approximately 30,000 jobs at full build-out.

The unique master-planned community of Tradition Florida captures the charm of America's small towns of yesterday and combines that with the amenities today's home buyers expect. Following the guidelines of New Urbanism, Tradition's varied neighborhoods surround a central retail district. So, great shopping and dining are just a short stroll or bike ride from most homes. You don't need to start the car and drive miles for every errand.



# PROPERTY DETAILS

## OFFERING

**PRICE** \$2,300,000

## PROPERTY SPECIFICATIONS

**PROPOSED BUILDING SIZE(S)** TBD

**PROPOSED BUILDING TYPE** Assisted Living Facility

**LAND SIZE** 209,088 SF

**ACREAGE** 4.8 AC

**FRONTAGE** 370.59'

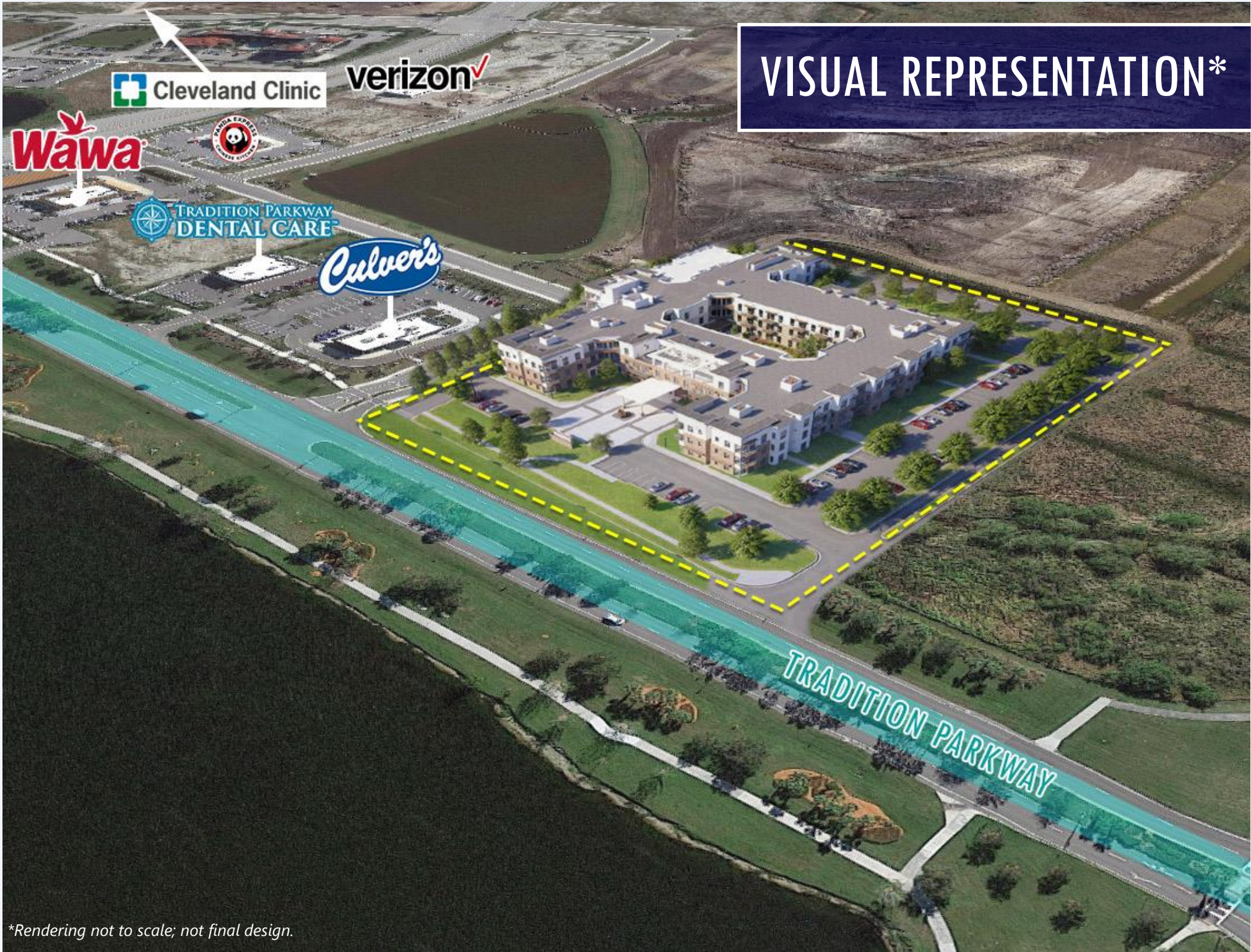
**ZONING** MPUD

**LAND USE** New Community Development

**PARCEL ID** 4315-609-0004-000-6










# VISUAL REPRESENTATION\*



\*Rendering not to scale; not final design.

# PROPERTY OVERVIEW



 <p>ACCESS</p>	<p>SW Tradition Parkway SW Village Point</p>
 <p>TRAFFIC COUNTS</p>	<p>2,200 ADT (SW Tradition Parkway) 34,000 ADT (SW Gatlin Blvd)</p>
 <p>IMPROVEMENTS</p>	<p>TBD</p>
 <p>PARKING</p>	<p>TBD</p>
 <p>YEAR BUILT</p>	<p>TBD</p>
 <p>PARCEL</p>	<p>4315-609-0004-000-6</p>
 <p>ZONING</p>	<p>MPUD</p>



THE LANDING AT TRADITION

LA FITNESS. TARGET LANE BRYANT ULTA BEAUTY

dressbarn T.J. MAXX OLD NAVY Michaels Pier 1 imports

BED BATH & BEYOND

SUBJECT PROPERTY

MULTIFAMILY APARTMENTS 660 UNITS (PROPOSED)

PROPOSED 200 ROOM HOTEL

MARTIN HEALTH SYSTEM TRADITION MEDICAL CENTER

COMING SOON

BEDFORD PARK COMMUNITY



SW GATLIN BLVD - 36,500 ADT

SW VILLAGE PARKWAY - 10,100 ADT





**PGA VERANO**  
7,200 RESIDENTIAL UNITS  
UNDER CONSTRUCTION

**PGA VILLAGE**

**TOWN CENTER**  
Walmart  
Publix  
HomeGoods  
Cheddar's  
Five Guys  
Petco  
Staples  
Target  
The Home Depot  
Kroger

40,500 AADT  
6,969 Total Housing Units

16,185 Total Housing Units

17,700 AADT

**HERITAGE OAKS**  
630 Homes

**VITELLA**  
1,230 Homes

**THE ATLANTIC**  
252 Apartments

**WISKIDUPE**  
20 Homes

**Historic Park**  
439 Homes

**WCI**  
4,000 UNITS & GOLF COURSE  
LOT DEVELOPMENT Q4 2016

**The Lakes**  
687 Homes

**Promenade Square**  
180 Homes

**Department of Veterans Affairs**

**townPark**  
1,113 Homes

**THE BRENNITY**  
259 Homes

**THE LANDING AT TRADITION**  
TJ-max  
Target  
OfficeMax  
PetSmart

15,161 Total Housing Units

28,500 AADT

44,000 AADT

46,200 AADT

**GRAND PALMS APARTMENTS**  
600 UNITS PROPOSED

**KEISER**  
75,400 SQ FT  
MARCH 2017

**BUILDER 1**  
LOT DEVELOPMENT  
2020/2017

**GLHOMES**  
APPROVED FOR 11,700 UNITS  
PHASE 1: 400 ACRES

**BUILDER 2**  
LOT DEVELOPMENT  
10/2017

1,711 Total Housing Units

9,164 Total Housing Units

**ANSCA HOMES**  
APPROVED FOR 7,700 UNITS

# DEMOGRAPHICS

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
2018 Estimated Population		3,484	35,574	88,739
2023 Projected Population		4,010	39,829	98,788
2010 Census Population		2,122	28,112	73,342
2018 Estimated Households		1,378	12,495	31,741
2023 Projected Households		1,580	13,978	35,296
2010 Census Households		860	9,800	26,099
2018 Estimated White		2,858	26,679	66,137
2018 Estimated Black or African American		389	6,629	17,231
2018 Estimated Hawaiian & Pacific Islander		6	63	114
2018 Estimated American Indian or Native Alaskan		13	211	546
2018 Estimated Other Races		72	925	2,356
2018 Estimated Average Household Income		\$86,414	\$75,654	\$70,408
2018 Estimated Median Household Income		\$41,442	\$62,624	\$55,197
Median Age		48.70	41.00	40.80
Average Age		45.10	39.70	39.80

# ZONING INFORMATION

## ARTICLE X.5. - MASTER PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT

### Sec. 158.185. - Purpose.

(A) It is the intent and purpose of this district to provide, upon specific application and through the processes of unified planning and coordinated development, for the creation of large-scale, sustainable new communities with mixed uses. The specific objectives of the district are to incorporate a mixture of land uses, consistent with the densities and intensities authorized by the new community development (NCD) future land use designation; provide a greater variety of uses closer to home and work; reduce reliance on the automobile and build a sense of place and community; provide wildlife corridors and upland habitat preservation; provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries; provide adequate public facilities; replace piecemeal planning which reacts to development on a project-by-project basis with a long-range vision to create an integrated new community.

(B) Regulations for master planned unit developments (MPUD) are intended to accomplish the purposes of zoning, planning and design principles and standards that shall govern development within the MPUD. Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the City and the requirements established by the MPUD regulation book, the MPUD regulation book shall prevail.

(Ord. No. 10-62, § 2, 8-9-10)

### Sec. 158.188. - Permitted Uses.

Uses permitted within a MPUD District shall be those deemed by the City Council to be fully compatible with the land use sub-categories (residential, neighborhood/village commercial, town center, resort, mixed use or employment centers) consistent with Policies 1.2.2.1 through 1.2.2.8 of the City's Comprehensive Plan and as shown on the conceptual master plan adopted as part of the future land use element for each NCD district. The type, general location, and extent of all proposed uses shall be clearly designated as part of the MPUD Conceptual Master Plan and the permitted uses shall be listed in the MPUD regulation book. Approval of those uses or types of uses as part of a

rezoning amendment shall constitute the permitted land use requirements of a particular MPUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific MPUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

### Sec. 158.189. - MPUD Conceptual Master Plan and Regulation Book Requirements.

(A) Land Uses. Identification of Residential, Neighborhood/Village Commercial, Town Center, Resort, Mixed Use or Employment Centers consistent with Policies 1.2.2.1 through 1.2.2.8 of the City's Comprehensive Plan. Identify the gross and net useable land area.

(B) Density. A computation of residential density and non-residential intensity.

(C) Access. Every dwelling unit or other use permitted within a MPUD district shall have access to a public or private street either directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.

(D) Zoning Regulations. Zoning regulations shall be established for each land use including, but not limited to:

- (1) Minimum lot size and frontage;
- (2) Minimum rear, side and front yard setbacks;
- (3) Maximum building coverage;
- (4) Building height;
- (5) Minimum living area;
- (6) Density; and
- (7) Permitted uses and accessory uses.

# AMERICA'S UNIQUE MASTER PLANNED COMMUNITY



Tradition in Port St. Lucie, Florida is a master-planned, mixed-use community located in the heart of one of America's fastest growing regions — Port St. Lucie, in St. Lucie County — along Florida's Treasure Coast.

Tradition Florida, which opened in 2003, is an 8,300 acre master-planned community with a variety of mixed uses and the creation of approximately 30,000 jobs at full build-out.

The unique master-planned community of Tradition Florida captures the charm of America's small towns of yesterday and combines that with the amenities today's home buyers expect. Following the guidelines of New Urbanism, Tradition's varied neighborhoods surround a central retail district. So, great shopping and dining are just a short stroll or bike ride from most homes. You don't need to start the car and drive miles for every errand.

It hosts a number of events throughout the year — Chow Down Food Trucks on the 1st and 3rd Friday of the month, seasonal festivals like Italian Festival, 4th of July activities, the annual Holiday Lights, New Years Eve celebration and many other events and activities.

Tradition currently has approximately 3,000 residences, is home to Palm Pointe Educational Research School at Tradition, an innovative K-8 lab/charter school operated in partnership with Florida Atlantic University and the School Board of St. Lucie County, Renaissance Charter School at Tradition a tuition-free public charter school for students in grades K-8, a 600,000 SF power center anchored by Target, a neighborhood mixed use center anchored by a 112,421 SF Publix Supermarket, restaurants, shops and offices and a new 300-bed hospital opened their first phase of 90 beds December 18, 2013 and construction on the second phase, adding another 90 beds should be completed in early 2018. For additional information go to: [www.martinhealth.org/t2](http://www.martinhealth.org/t2).