



City Center • Port St. Lucie

Confidential Offering Memorandum

Partnership. Performance.



Content

EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	8
MARKET OVERVIEW	16
AREA OVERVIEW	20

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DISCLOSURE

This confidential Offering Memorandum was prepared by Avison Young - Florida, LLC and has been reviewed by Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive, nor to contain all the information that a prospective investor may desire. This presentation is not an offer to sell or a solicitation to buy any securities, and is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the actual return of this investment.

Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein.

Sources of information contained within this Investment Memorandum include, but are not limited to: CoStar, Integrated Realty Resources, Google, MLS, and the US Census Bureau.

Avison Young - Florida, LLC expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Avison Young - Florida, LLC shall have no legal commitment or obligation to any investor reviewing this Offering Memorandum or making an offer to invest in the Property unless a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum is the property of the Avison Young - Florida, LLC and may only be used by parties approved by Avison Young - Florida, LLC. The Property is being privately offered and by accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Avison Young - Florida, LLC and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

OFFER SOLICITATION PROCESS

Offers should be presented in the form of a non-binding Letter of Intent delineating the significant terms and conditions of the Purchaser's offer including, but not limited to:

1. Purchase price
2. Due diligence and closing time frame
3. Earnest money deposit
4. Qualifications to close

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

CITY CENTER
PORT ST. LUCIE, FL 34952

Avison Young has been retained as the exclusive marketing agent for City Center located in Port St. Lucie. The entire property is comprised of 37 parcels comprising approximately 46 acres within St. Lucie County. This represents a fantastic investment opportunity to acquire a well-positioned property with almost unlimited development potential.

This offering is for **22 parcels** consisting of **21 acres** of unique-use land that is fully developed with infrastructure including roads, water and sewer.

City Center is well positioned and in one of South Florida's best developed centers just minutes from US-1 as well as a multitude of educational institutions and entertainment options.

The receiver has agreed to work with the city in order to maximize and coordinate a plan for development. Because of the complicated relationship between the original developer and the city, the receiver is seeking to connect with and establish a relationship with a master developer... a firm that would be able to add credibility to the project, attract qualified companies with developers for each, creating a balanced residential, retail and hospitality project.





PORT ST. LUCIE...

Conveniently located along Florida's southeast coast between Central and South Florida markets – including Orlando, Miami, Fort Lauderdale and the Palm Beaches with easy access to Florida's Turnpike and Interstate 95.

Occupying 120 square miles and almost 200,000 residents, Port St. Lucie is the eighth largest city by population in Florida and the third largest in the South Florida region.

For the past five years, Port St. Lucie has had the lowest crime rate among Florida's large cities. Forbes.com named Port St. Lucie as one of the 10 best cities in the U.S. for job growth.

Bloomberg Business says Port St. Lucie was be one of the leading cities in the nation to see economic growth in 2016. The City was ranked top in the nation for Millennials buying their first home, according to SmartAsset.



Tradition, Port St. Lucie

PROPERTY OVERVIEW



PHYSICAL DESCRIPTION

- A 46-acre, shovel ready, well-designed, market-driven opportunity for mixed used development; centrally located along a major traffic corridor.
- Anchored by the 100,000 SF city-owned Civic Center, attracting a wide range of regional visitors.
- 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.
- 30 +/- acres of developable pads.
- Fully entitled for a variety of uses.
- Connected to a shared stormwater system, with wastewater and utility lines in place.
- Future Land Use: Commercial General, High-Density Residential, and Institutional.
- Zoning: Planned Unit Development.
- Impact fee credits available.
- Urban street grid with on-street parking, lighting, landscaping and irrigation.
- 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.
- Half a mile south of the proposed Cross-town Parkway Bridge, soon to provide direct access to Interstate 95 from U.S. Highway 1.
- St. Lucie West and the Town of Tradition master-planned communities and 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.
- Nestled between surrounding counties and communities with 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

Port St. Lucie Civic Center



AERIAL VIEW

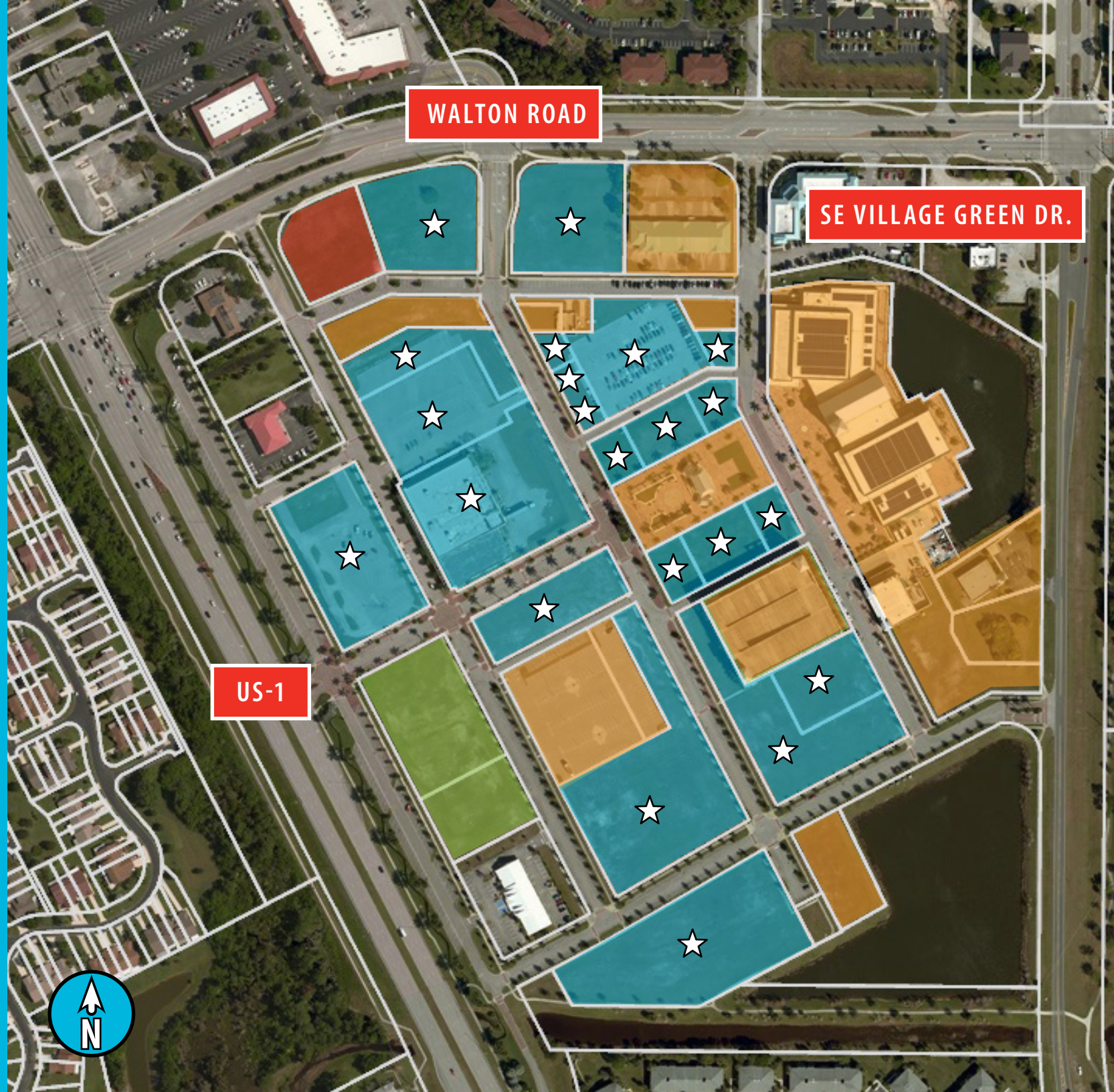
The City Center property as viewed from above. 37 parcels across 46 acres. Shovel ready for development into an amazing mixed-use project.

WALTON ROAD

SE VILLAGE GREEN DRIVE

US-1





CURRENT PROPERTY OWNERSHIP



US1 Real Estate Developments LLC | 22 Properties | **FOR SALE BY COURT ORDER**



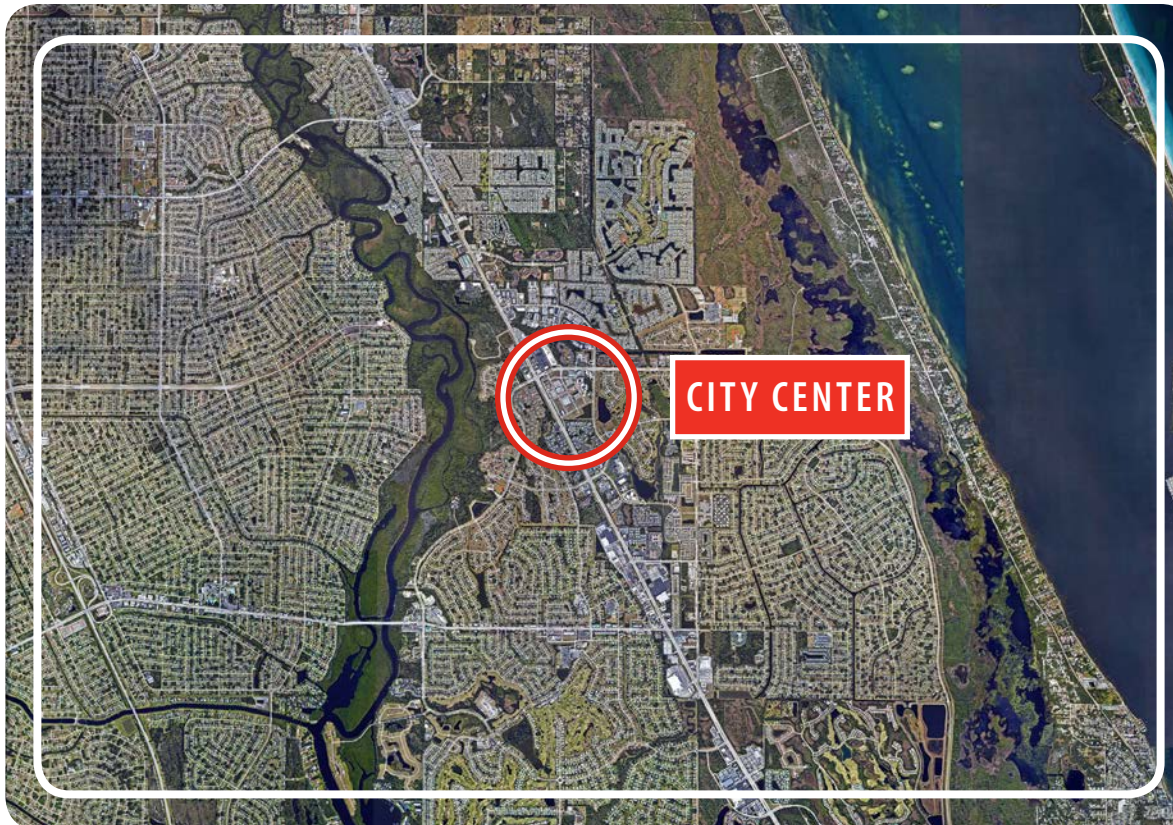
B. Davis Ventures, LLC | 1 Property | **MAY BE AVAILABLE FOR FUTURE SALE**



OB Florida CRE Holdings LLC | 2 Properties | **MAY BE AVAILABLE FOR FUTURE SALE**



City of Port St. Lucie | 12 Properties | **MAY BE AVAILABLE FOR FUTURE SALE**



Port St. Lucie aerial showing subject property.



CURRENT PROPERTY PARCEL LISTING

- US1 Real Estate Developments LLC | 22 Properties | **FOR SALE BY COURT ORDER**
- B. Davis Ventures, LLC | 1 Property | **MAY BE AVAILABLE FOR FUTURE SALE**
- OB Florida CRE Holdings LLC | 2 Properties | **MAY BE AVAILABLE FOR FUTURE SALE**
- City of Port St. Lucie | 12 Properties | **MAY BE AVAILABLE FOR FUTURE SALE**

PARCEL ID NUMBERS AND ACREAGE

1	PRIVATE OWNED	.94
2	3435-803-0009-000/3	1.31
3	3435-803-0010-000/3	1.41
4	3435-803-0011-000/0	1.43
5	3435-803-0012-000/7	0.19
6	3435-803-0013-000/4	0.14
7	3435-803-0014-000/1	1.32
8	3435-803-0015-000/8	0.12
9	3435-803-0016-000/5	0.12
10	3435-803-0017-000/2	0.04
11	3435-803-0018-000/9	0.18
12	3435-803-0019-000/6	0.22
13	3435-803-0020-000/6	0.41
14	3435-803-0021-000/3	0.24
15	3435-803-0022-000/0	1.28
16	3435-803-0023-000/7	0.26
17	3435-803-0024-000/4	0.47
18	3435-803-0025-000/1	0.26
19	3435-803-0026-000/8	1.35

20	3435-803-0027-000/5	0.74
21	3435-803-0028-000/2	1.64
22	3435-803-0029-000/9	0.63
23	3435-803-0030-000/9	0.71
24	3435-803-0031-000/6	0.66
25	3435-803-0032-000/3	2.53
26	PRIVATE OWNED	0.81
27	PRIVATE OWNED	1.53
28	3435-803-0035-000/4	1.84
29	3435-803-0036-000/1	0.68
30	3435-803-0037-000/8	0.78
31	3435-803-0038-000/5	1.34
32	3435-803-0039-000/2	2.31
33	3435-803-0040-000/2	0.91
34	3435-803-0041-000/9	1.43
35	3435-803-0042-000/6	0.04
36	3435-803-0043-000/3	2.55
37	3435-803-0044-000/0	5.62

CITY CENTER - PROJECT BACKGROUND

The City Center Project was planned as a multi-year redevelopment project that would transform a suburban shopping center at the southeast intersection of U.S. Highway 1 and Walton Road in Port St. Lucie into a more traditional neighborhood development with a mix of uses, walkable streets, a civic center, and open space.

The vision for the City Center Project is contained in the redevelopment plan for the City's Eastern Community Redevelopment Area (the "Eastern CRA"). The original development that existed on the lands that are involved in the City Center Project was the Village Green Shopping Center which was owned by Port St. Lucie Partners, LLC, a Florida limited liability company.

George de Guardiola purchased the Village Green Shopping Center, a suburban outdoor mall, and other properties in 2005 to serve as the canvas for the creation of the City Center Project. Mr. de Guardiola presented the City and CRA with a revised master plan and a proposal to develop City Center as a public-private partnership in accordance with the Community Redevelopment Plan.

In 2005 a Redevelopment Agreement was entered into between the City, the City of Port St. Lucie Community Redevelopment Agency (the "Agency"), PSL City Center (as the property owner), and De Guardiola Properties, Inc., a Florida corporation ("De Guardiola Properties"), as the Project developer. The Redevelopment Agreement and the amendments thereto (collectively, the "Redevelopment Agreement") contemplated a phased development plan, included a development timeline which involved certain property acquisition requirements, and outlined the financial obligations of all parties. In addition, De Guardiola Properties, as the developer, was required to contribute to the funding of the City's construction of the Civic Center which presently exists and serves as a multi-purpose center that provides the public with a wide-range of services and opportunities.

Pursuant to the Redevelopment Agreement, the City and the Agency funded and constructed the 100,000 S.F. Port St. Lucie Civic Center, the Village Square public plaza and interactive fountain, the City Center parking garage, and four surface parking lots.

Work on the City Center Project began around 2006/07. Such work included the demolition of the old Village Green Shopping Center, replatting of the property, sale of the special assessment bonds, and commencement of the City's construction of the Civic Center, warehouse, village square, parking garage, and various improvements funded through the creation of a Special Assessment District (SAD). These projects were completed in December 2008.

The public-private partnership that was supposed to create and develop the City Center Project became a one-sided venture for the City and the CRA. De Guardiola Properties, failed to fulfill its obligations under the Redevelopment Agreement and never constructed any of the buildings or improvements contemplated therein. Accordingly, besides the structures and improvements constructed by the City, the land that composes the City Center Project has remained vacant but ready for development.

In 2010, National City Bank, which was the successor to Fidelity Federal Bank & Trust, became the owner and holder of the Note and Mortgage for the City Center Parcels (those twenty-two (22) parcels owned by PSL City Center).

On the heels of a second year about to pass and no prospect of any movement whatsoever for a sale of the City Center Parcels or the development of the City Center Project, the City and the Agency initiated legal action against PSL City Center, De Guardiola Properties, and PNC Bank, N.A. PNC Bank is the successor by merger with National City Bank. The City and the Agency sought specific performance of the obligations set forth in the Redevelopment Agreement and a judgment against PSL City Center, De Guardiola, and PNC for damages and any other relief.



The City and the Agency obtained a Final Default Judgment in excess of \$56 Million against PSL City Center and De Guardiola Properties on August 26, 2014.

During the pendency of the City's and the Agency's litigation, PSL City Center sold and conveyed the City Center Parcels for a purchase price of \$500,000 on August 15, 2013 to US Investment, LLC, a Delaware limited liability company ("US Investment").

The City and the Agency were not notified of the sale of the City Center Parcels and therefore did not provide approval of the sale which was required under Section 12.06 of the Redevelopment Agreement.

As an additional side note, the real estate taxes for all of the City Center Parcels have not been paid since 2009. Tax certificates were issued for each year and many were struck off to St. Lucie County because there were no bidders. Since the County has tax certificates on sixteen (16) of the twenty-two (22) parcels that are two (2) years or older and the lands have an assessed value that is greater than \$5,000, the Board of County Commissioners approved and authorized, at their July 21, 2015, meeting the initiation of tax deed applications for those sixteen (16) parcels.

As of June 30, 2017, the estimated total amount due for the delinquent real estate taxes for all of the City Center Parcels is approximately \$25.1 Million. Of that amount +/- \$11 Million must be paid as part of any sale consideration. The remaining taxes and liens due may be forgiven but at this time would need to be discussed before any offers are tendered.

The sale of the City Center Parcels from PSL City Center to US Investment did not resolve the issue of the unpaid real estate taxes.

Further, the special assessment bonds are secured by the City's covenant to budget and appropriate ("CB&A") legally available non-ad valorem revenues. Under a CB&A, the City covenants and agrees to appropriate in its annual budget, even by amendment if necessary, such amounts of non-ad valorem revenues or other legally available funds to pay the debt service on the bonds in amounts sufficient to pay the principal and interest on the bonds as the same shall become due.

The property owners paying the assessments are the City of Port St. Lucie and B. Davis Ventures. When tax certificates are held by the County, the non-ad valorem assessments remain unpaid. Accordingly, for the tax certificates that have been held by the County since 2009 for the City Center Parcels, the City has been required to pay in excess of \$10 Million to cover the annual debt service for these parcels. The City will continue to be responsible to pay the annual debt service for these properties unless the current and future taxes will be paid by the property owner.

Although the City's Staff was and remains open to development ideas that differ from the "new old downtown" concept and plan contemplated in the Redevelopment Agreement, the plan envisioned would significantly increase the development intensity over the amounts allowed by the Redevelopment Agreement and current zoning restrictions.

In addition, with respect to keeping track of the present ownership of the City Center Parcels, on January 29, 2015, US Investment conveyed via a Quit Claim Deed, all of its rights, title and interests in and to the City Center Parcels to US 1 Real Estate Developments, LLC.

After years of legal entanglements, the properties are finally in the hands of the Receiver and able to be sold, subject to taxes and liens.

MARKET OVERVIEW



THE MARKET

Port St Lucie is known as a city which resonates “Old Florida”. The area beaches are considered some of the best in Florida and remain environmentally friendly with minimal urban condo sprawl. The beauty in Port St Lucie in part is the natural landscape. Unlike so many Florida cities that have been stripped of their natural habitat in the aftermath of the housing developments, the development of the City has not resulted in the removal of the trees, shrubbery, and wildlife.

Not only is the City beautiful it is also continually recognized and awarded for outstanding management, budget, and safety. The City of Port St Lucie Office of Management and Budget including the Finance Department was awarded by different associations nationally for excellence for the last 20+ consecutive years.

The Florida Department of Law Enforcement has rated Port St. Lucie as having the lowest crime rate in Florida for a city with a population of 200,000 for the past 11 consecutive years. Environmentally friendly, well budgeted, and low crime rate to make the City of Port St Lucie a desirable place to call home.



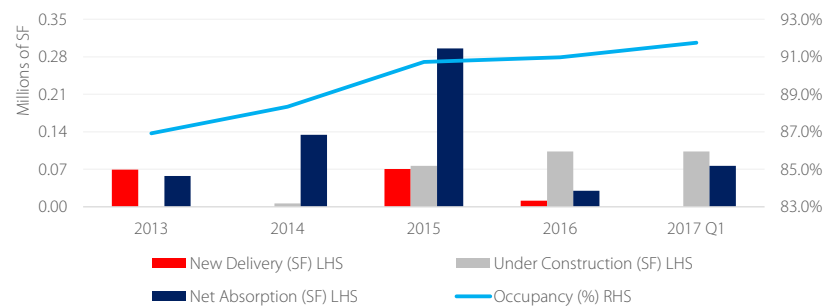
OFFICE MARKET

PORT ST. LUCIE/FORT PIERCE MSA

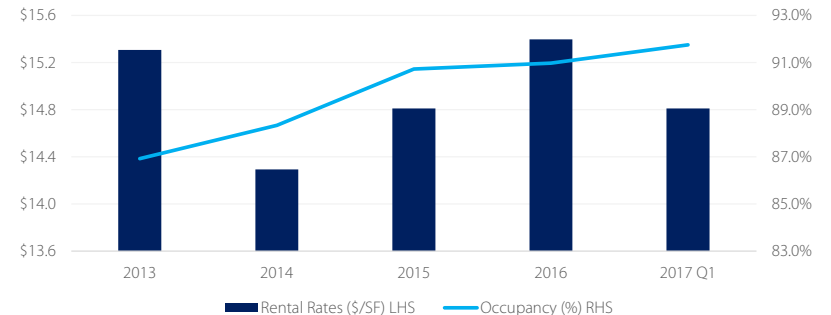
The Port St. Lucie/Fort Pierce Office market has continued to show improvement throughout the first quarter of 2017. With nearly 9.8 million square feet of office space in the market, vacancy in the first quarter of 2017 was pushed down to 8.2%, or 100 bps below where it was just 12 months earlier in the first quarter of 2016. Net absorption over the trailing 12 months has amounted to more than 103,000 square feet, of which a large portion can be attributed to the first quarter of 2017 ($\pm 76,264$ square feet). With the exception of the second quarter of 2016, the market has experienced varying amounts of positive absorption. The office market is expected to remain strong with over 103,000 square feet of new office construction underway. The largest development is Trad Health 2, a 60,000 square foot Class A office building located in the St. Lucie Inland submarket (75% pre-leased).

The average quoted asking rental rate for available office space, for all classes, was \$14.81 per square foot (gross) at the end of the first quarter for 2017 in the Port St Lucie/Fort Pierce market area. This represented a 3.8% decrease in quoted rental rates from year-end 2016, when rents were reported at \$15.40 per square foot.

HISTORICAL SUPPLY & DELIVERY OF SF



HISTORICAL RENTAL RATES & OCCUPANCY



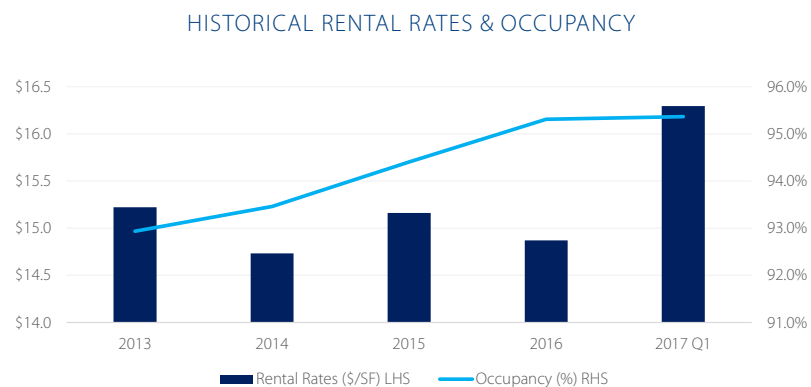
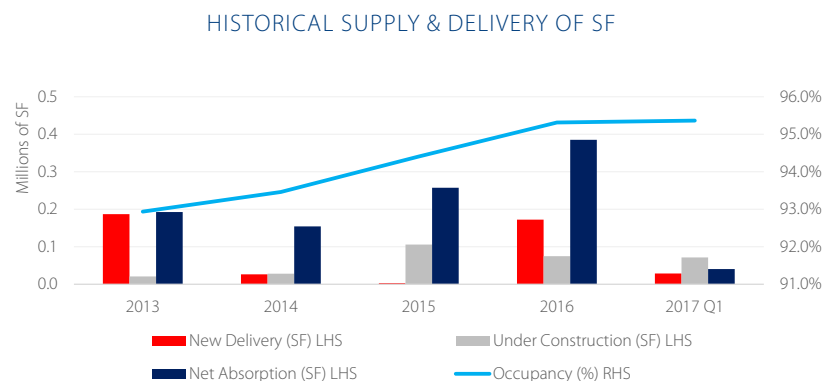
RETAIL MARKET

PORT ST. LUCIE/FORT PIERCE MSA

The Port St. Lucie/Fort Pierce retail market is the strongest it has been since 2011, with solid fundamentals all around. The vacancy rate has continued to trend downward from 4.7% at year-end 2016 to 4.6% in 2017's first quarter. In the same quarter, net absorption was a positive 40,426 square feet, contributing to a total positive net absorption for the trailing 12 months of over 298,000 square feet.

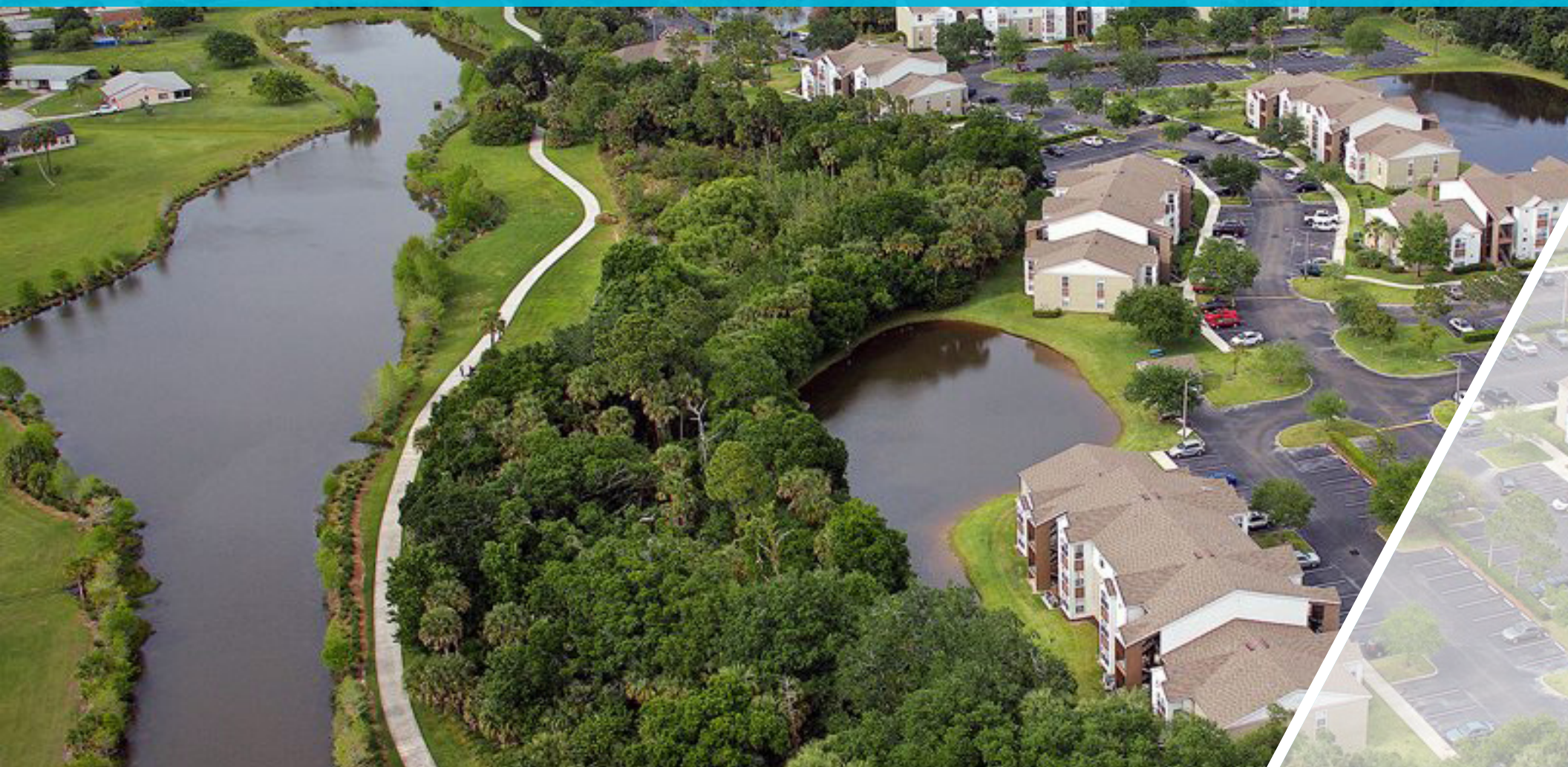
Approximately 71,230 square feet of retail space is currently under construction throughout the market, with multiple smaller developments occurring throughout the submarkets.

Quoted rental rates increased to \$16.30 per square foot (NNN) as of the first quarter of 2017, a significant 9.1% increase year-over-year. Over 28,600 square feet, four separate developments, of new retail space has been delivered to the market in 2017.





AREA OVERVIEW



ABOUT PORT ST. LUCIE

The City of Port St. Lucie is proud to be a hometown where people live, learn, work and play, and celebrate all of life's opportunities and dreams.

Port St. Lucie is the 8th largest city in Florida with 179,413 residents. Currently, it is the 3rd largest city in South Florida and the 8th largest city in Florida, surpassing Fort Lauderdale's population of 178,590. It occupies an area of 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.



Average temperatures range from 64 degrees in February to 82 degrees in August, making the city and surrounding area a tourist destination and nature lover's paradise. The attractive environment and top-rated park system stand out in southeast Florida, and the unspoiled river, top-rated golf courses and growing arts and performance community are key reasons for the city's growth in recent years.

Port St. Lucie also attracts a vibrant mix of people because of its low crime rate, diverse housing stock and abundant open space, and because of the optimistic vision of the people who live here. According to BizJournals.com, the city has the highest homeownership rate in the nation in 2012 and is the only major market with a homeownership rate above 75 percent.

As a growing community, the city offers diverse economic opportunities, clear guidelines for prosperous and sustainable growth, and state-of-the-art infrastructure ready to support development and investment. Additionally, the city government is committed to delivering outstanding public services that enhance the community and the quality of life for people of all ages.

There are traditional suburban neighborhoods, new mixed-use neighborhoods with a variety of housing types in walking distance to retail and dining establishments, and the beginning stages of a downtown that will integrating urban commercial development with outdoor nature trails, waterways and social opportunities.

In other words, there is plenty of room to grow for businesses, for families, and for people seeking the amenities of a big city while enjoying the comforts of a familiar hometown.

POINTS OF INTEREST



Port St. Lucie Botanical Gardens

The Port St. Lucie Botanical Gardens is a welcome oasis of greenery in the heart of the city. The Gardens is located on 20 acres of property on the banks of the North Fork of the St. Lucie River.

The site boasts a lake with a fountain, paved public paths, beautiful gardens, a pavilion, a gift shop and a special place for weddings, as well as ample public parking. This beautiful sanctuary includes a butterfly garden, orchid room and rose garden. The Gardens also hosts a variety of children's programs, plant sales and the popular Fort Pierce Jazz and Blues Society concerts.

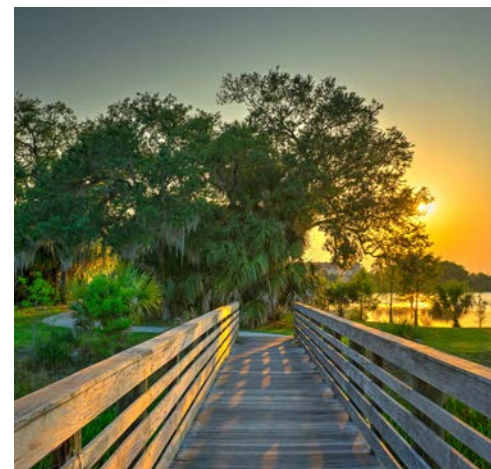


The Saints Golf Course

The Saints Golf Course is owned and operated by the City of Port St. Lucie and was established in 2001. Located in a tranquil residential neighborhood, the Saints consists of an exceptional 18-hole championship course, driving range and practice area.

The course provide a fully-stocked pro shop as well as a resident golf pro.

The Saint's clubhouse houses a fully-stocked pro shop, a rentable banquet hall, restaurant and pub. Our knowledgeable and friendly staff is ready to serve all of your golfing needs to ensure the best value golf experience on the Treasure Coast.



The Riverwalk Boardwalk

The Riverwalk Boardwalk along the St. Lucie River is an excellent place to observe Florida wetlands and the river. It stretches 2,453 feet from Tom Hooper Park (behind Walgreen's at Port St. Lucie Boulevard and Veterans Memorial Parkway) to the boat ramps and pavilion at Veterans Park at Rivergate.

Two paths lead through hundreds of feet of wooded mangroves to the 10-foot wide boardwalk and the observation deck.

The boardwalk is made of recycled materials and includes a solar lighting system and thermoplastic handrails. The boardwalk is a popular fishing spot in the center of town.

DEMOGRAPHICS | 5-MILE RADIUS

Total Population	119,709
Population Percentage Change	2.7%
Population Density	1,525/sq mile
Households	48,910
2022 Projected Households	50,885
Median Age	45.3
Average Household Income	\$63,307
2022 Projected Household Income	\$76,828
Total Businesses	4,364
Travel Time (Average 15-29 minutes)	22,137
Household Size (2 people)	19,344
Household Size (4 people)	5,351

TOP EMPLOYERS:

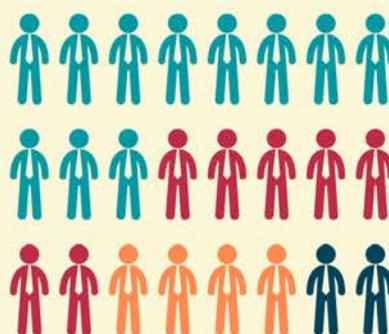


DIVERSITY



- Asian
- Other
- African American
- Caucasian

OCCUPATION STATISTICS



- Sales
- Service
- Professional
- Construction

HOUSEHOLD INCOME PROJECTIONS



PORT ST. LUCIE - A HISTORY

Port St. Lucie is the most populous municipality of St. Lucie County, Florida, United States. Port St. Lucie forms part of a metropolitan area called the Port St. Lucie, Florida Metropolitan Statistical Area that in 2013 was estimated to have 438,095 residents. As of 2015, the city had 179,413 residents, surpassing Fort Lauderdale in population.

Port St. Lucie was a largely uninhabited tract of land south of White City in the 1950s, composed of a fishing camp, a few farms and businesses near U.S. 1. In 1958, with a budget of \$5, the General Development Corporation (GDC) purchased the River Park development and 40,000 acres (160 km²) along the North Fork of the St. Lucie River. In 1959, the GDC opened its first bridge over the St. Lucie River, allowing for direct automobile access to Port St. Lucie.

By 1961 there were 250 homes in the new city. GDC requested the state legislature to incorporate 70 miles (110 km), along with the River Park settlement, into the City of Port St. Lucie. River Park did not incorporate into the city at the request of its residents. Port St. Lucie became a city on April 27, 1961 with the passage of House Bill No. 953, proposed by State Representative Rupert Smith and approved by Florida Governor C. Farris Bryant.

In the early 1990s, Core Communities (CC), acquired and began planning what would become St. Lucie West. Originally, St. Lucie West was to have contained about 14,000 homes over a 20-year period on 7 square miles (18 km²). But after realizing the community's strategic position, they began developing it into more than just a residential area. CC began building business sectors and places of entertainment and leisure. That resulted in 7,000 jobs being brought to the small town, helping it into its boom during most of the early 2000s.

In 2006, CC started development of its newest community, Tradition. The community, which sits west of the Interstate 95 intersection of Gatlin Blvd., was a large cattle ranch before CC began to develop it. There they built around 13,000,000 square feet (1,200,000 m²) of commercial area, and room for over 18,000 residences. According to CC's website, Tradition is the largest fully entitled residential development area from the tip of Interstate 95 to the Canada–U.S. border.[citation needed] It is modeled after a 1950s-era town. According to its website, Tradition Square, the town center of the community, holds festivities year-round. It was also chosen as the site of HGTV's Green Home 2009, and one of America's best 100 communities.

In 2007, the housing market began to collapse and unemployment started to rise. As of February 2009, unemployment was at 10½ percent and in 2008, nearly 11,000 homes went into foreclosure. This prompted the county government to consider declaring itself a disaster area. Doing so would have given county administrators access to \$17 million in county emergency reserve funds. That money, combined with a transportation fund and other accounts, would give St. Lucie \$20 – \$30 million to spend on building projects: research parks, highways and other infrastructure improvements.

In 2008, Tradition and Core Communities welcomed the Florida Center of Innovation, a research laboratory and campus, which has a building in Tradition for two biotech and life science companies, the Torrey Pines Institute for Molecular Studies and the Vaccine & Gene Therapy Institute. This campus alone is projected to bring more than 30,000 jobs to the city of Port St. Lucie.

** Excerpted from Wikipedia.*

First Data Field



The city is home to New York Mets spring training, the St. Lucie Mets Florida State League team and the Mets rookie level team in the Gulf Coast League. All three play at First Data Field. The Treasure Coast Galleons, a semi-pro soccer team also calls Port St. Lucie its home.



The city also has two soccer clubs both with recreation and competitive play. Mako soccer club and the Port Saint Lucie soccer club are the stated soccer clubs. There is a golf complex, the PGA Village with 54 holes of golf, a learning center and a historical center.

The city also hosted the Ginn Classic at Tesoro, the city's first ever PGA Tour Event, in 2007. Port St. Lucie is also the home of the 2009 & 2011 National Champions in Pop Warner Football Pop Warner Little Scholars.

The 2009 Jr. Midget team went 16 - 0 en route to winning the Pop Warner National Championship at Disney's Wide World of Sports Complex. The 2011 Jr. Peewee team went 17 - 0 in winning the National Championship.

Port St. Lucie features a warm humid subtropical climate, falling just short of having a true tropical climate. Summers are usually hot, with high temperatures averaging in the low 90s. Winters are usually mild to warm, with average high temperatures in the 70s. The average yearly precipitation is around 53.5 in.

** Excerpted from Wikipedia.*

PGA Village Golf Complex



ACCESS & TRANSPORTATION

Port St. Lucie has substantial access to interstate, seaport, rail and air infrastructure. Florida's Turnpike and I-95 bisects St. Lucie County offering multiple exits. St. Lucie County is southeast of Orlando and about one-hour north (by car) of West Palm Beach. It is easily accessible by two of Florida's main highways—I-95 and the Florida Turnpike. The Florida East Coast Railway also traverses the County and connects to north and south destinations through its intersection with CSX. The rail has the best reliability record in the nation along with being the exclusive rail provider to ports in South Florida. There are international airports in multiple locations throughout the region as well as a local airport – Treasure Coast International Airport and Business Park.



Treasure Coast Connector Public Bus Transit

The County contracts with the Council on Aging of St. Lucie, Inc. - Community Transit Division to provide bus services for residents and visitors. Community Transit makes more than 200,000 trips annually with services being provided from 7 a.m. to 6 p.m. Monday through Friday, excluding holidays. The service is funded with federal, state and local grants, as well as a small fee paid by riders. Route 3 services the Okeechobee Road line which allows easy connection to Florida Nexus Park.



Greyhound Lines, Inc.

Founded in 1914, Greyhound Lines, Inc. is the largest provider of intercity bus transportation, serving more than 3,800 destinations across North America with a modern, environmentally friendly fleet. It has become an American icon, providing safe, enjoyable and affordable travel to nearly 18 million passengers each year in the United States and Canada. Greyhound bus service runs north and south along US Hwy 1.



Treasure Coast International Airport and Business Park

Treasure Coast International Airport and Business Park (formerly St. Lucie County International Airport), which covers 3,660 acres, is owned and operated by the St. Lucie County Board of County Commissioners. It is located within foreign trade zone #218, has a primary runway of 6,492' in length, offers both U.S. Customs and Border Patrol on-site and has a manned tower and flight support services along with a business park multiple businesses. The airport is located at 3000 Curtis King Blvd., Fort Pierce (1.5 miles west of US 1 on St. Lucie Blvd., Fort Pierce).



Vero Beach Regional Airport

The Vero Beach Regional Airport is a public-use general aviation airport with FAR Part 139 certification. The airport maintains three lighted runways, which handle approximately 185,000 annual take-offs and landings. Aircraft range in size from small general aviation aircraft to large corporate jets. Vero Beach Regional is now offering commercial airline service through Elite Airways and aircraft charter service is also available locally at the Vero Beach Airport. They have most recently added direct flights to and from New York City.

NEARBY NEIGHBORHOODS



Main Street Fort Pierce

Located 15 minutes away from Florida Nexus Park, Main Street Fort Pierce is the heart of the city. Main Street Fort Pierce, Inc. is a comprehensive revitalization program designed to encourage economic development in conjunction with historic preservation. Main Street Fort Pierce's track record includes the successful Friday Fest, Sandy Shoes Festival and Sights and Sounds on Second, along with other special events. Their mission is to preserve, promote and build on the historic and natural treasures of their downtown waterfront community.



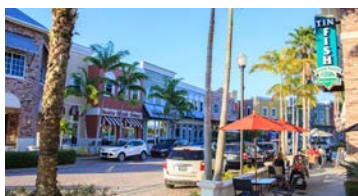
The City of Vero Beach

The City of Vero Beach is located approximately 17 miles north of Fort Pierce. An elegant city located along Florida's Atlantic Coast, Vero Beach is a haven for golf, water sports and fishing. Peaceful beaches, museums, nature tours and a range of hotels make Vero Beach a terrific vacation destination and an important part of the region known as the Treasure Coast. With 26 miles of beachfront along the Atlantic Ocean, the city has become an oasis for South Floridians – it is known as the Hamptons of Florida. The city also offers fine dining, premium shopping and delectable cuisine for all budgets.



Hutchinson Island

Hutchinson Island is located east of the City of Fort Pierce, it is a barrier island on the coast of Martin and St. Lucie Counties in Florida. The southern one-third of Hutchinson Island is in Martin County while the northern two-thirds are in St. Lucie County. It is bounded on the east by the Atlantic Ocean, on the south by the St. Lucie Inlet, on the west by the Indian River, and on the north by the Fort Pierce Inlet, which separates it from what is known in St. Lucie County as North Hutchinson Island.



Town of Tradition

The Town of Tradition in Port St. Lucie, Florida is a new masterplanned, 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. The unique masterplanned 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. The Town also contains the Tradition Center for Innovation which is the home of Torrey Pines Institute, Memorial Hospital and Mann Research Center.

EDUCATION

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.

In addition to the public education system, there are a number of research facilities located in St. Lucie County, including FAU's Harbor Branch Oceanographic Institution, USDA Horticultural Research Laboratory; The Smithsonian Marine Station at Fort Pierce and more.

Home to Indian River State College which has earned a statewide and national reputation for excellence. IRSC offers over 100 programs leading to Bachelor's Degrees, Associate Degrees, Technical Certificates and Applied Technology Diplomas. Continuing a 57-year tradition of responsiveness to community needs, IRSC is committed to advancing the educational, cultural, career training, workforce, and economic development of its surrounding area.

UNIVERSITIES/COLLEGES

Keiser University

Barry University

Indian River State College

Florida Atlantic University - Treasure Coast

K-12 EDUCATION

St. Lucie Elementary

Francis K. Sweet Elementary

Fairlawn Elementary (*Magnet*)

Southern Oaks Middle School

Fort Pierce Magnet School of the Arts (*Magnet*)

Fort Pierce Central High

Port St. Lucie High

Lincoln Park Academy (*Magnet*)





ARTS & CULTURE



Parks and Recreation:

Port St. Lucie boasts almost 40 unique parks and recreational facilities, all offering endless opportunities to relax, play, exercise, learn, or enjoy the Florida sunshine.

Humana Fitness and Wellness Center:

Designed for anyone interested in living a healthier lifestyle, from the novice to the seasoned fitness aficionado. The center is equipped with the latest equipment including racquetball courts and full-court gymnasium. It offers friendly and professional staff and a wide variety of classes, including spin, body sculpt, yoga senior fit and boot camp.

McAlpin Fine Arts Theater

The venue for the Indian River State College company of singers and dancers.



Sunrise Theater for the Performing Arts

The beautifully restored, 1,200-seat Sunrise Theatre, located in Historic downtown Fort Pierce, presents national touring Broadway shows, musical and comedy acts, ballet and opera companies, country stars and classic rock icons.

Fort Pierce Jazz and Blues Society

A nonprofit organization whose mission is to foster a greater awareness and love for Jazz and Blues by exposing these great American art forms to the community at-large. They share ideas with other groups around the nation to assist in promoting the appreciation of the Jazz and Blues genres.



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