



FOR SALE

6.68 ACRES OF INDUSTRIAL LAND

**1401-1447 NW COMMERCE CENTER DRIVE
PORT ST. LUCIE, FL 34986**



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

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4.57 ACRE SITE
Previously Approved Plans for 40 Units

Included 2.11 ACRE SITE

2.11 ACRE Site
Needs Site Plan Approvals

OFFERING SUMMARY

**1401-1447 NW COMMERCE CENTER DRIVE
PORT ST. LUCIE, FL 34986**

Lot Size	290,980 SF (6.68 Acres)
Site plans Buildable Area	51,463SF Building
Zoning	SERVICE COMMERCIAL (CS)
Parcel Ids	3315-801-0000-000-5 3315-703-0017-000-6
Asking Price	\$3,395,000

HIGHLIGHTS

- Previously Approved Plans for 40 Warehouse Units
- Additional Lot needing site plan approvals can increase GLA
- Wide range of other commercial possibilities
- Right along I-95 in commercial district surrounded by homes
- High demand for warehouse rentals and condo sales
- Fully Approved Plans Ready

Apex Capital Realty is proud to present a lucrative development opportunity to acquire 6.68 Acres of commercial land with a range of delivery options. This prime location and zoning provides an exciting project for investors and owner users alike. The site is conveniently located on Commerce Center Drive just along the I-95 & Glades Rd Cutoff, and a short distance away from Midway Rd and The Florida Turnpike. The zoning is (CS) SERVICE COMMERCIAL ZONING DISTRICT, allowing for a wide range of Commercial uses.

See Port St-Lucie zoning information here:

https://library.municode.com/fl/port_st_lucie/codes

There were previously approved plans for 40 warehouse units totaling 51,455 rentable square feet on the 4.57 parcel. Included is an abutting 2.11 acre parcel can also be developed. The site plans are no expired.

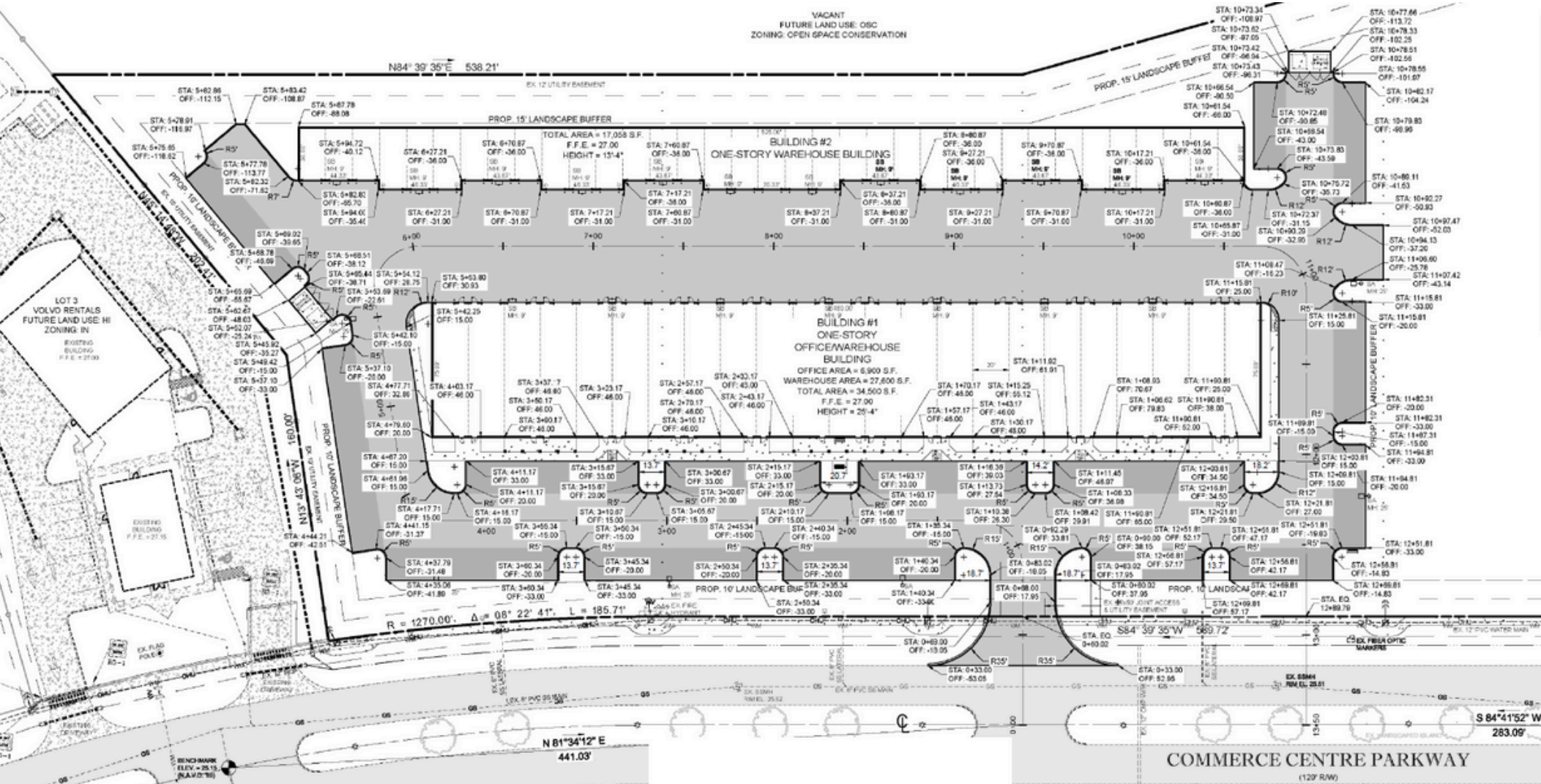


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PROPOSED SITE PLAN



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ALTERNATIVE SITE PROPOSAL RENDERINGS





ALTERNATIVE SITE PROPOSAL RENDERINGS



ProForma Rent Roll Scenarios

SCENARIO #1

SPACE #	SF	PPSF	RENT (Annual)
1	1,500	\$ 15	\$ 22,500
2	1,500	\$ 15	\$ 22,500
3	1,500	\$ 15	\$ 22,500
4	1,500	\$ 15	\$ 22,500
5	1,500	\$ 15	\$ 22,500
6	1,500	\$ 15	\$ 22,500
7	1,500	\$ 15	\$ 22,500
8	1,500	\$ 15	\$ 22,500
9	1,500	\$ 15	\$ 22,500
10	1,500	\$ 15	\$ 22,500
11	1,500	\$ 15	\$ 22,500
12	1,500	\$ 15	\$ 22,500
13	1,500	\$ 15	\$ 22,500
14	1,500	\$ 15	\$ 22,500
15	1,500	\$ 15	\$ 22,500
16	1,500	\$ 15	\$ 22,500
17	1,500	\$ 15	\$ 22,500
18	1,500	\$ 15	\$ 22,500
19	1,500	\$ 15	\$ 22,500
20	1,500	\$ 15	\$ 22,500
21	1,500	\$ 15	\$ 22,500
22	1,500	\$ 15	\$ 22,500
23	1,500	\$ 15	\$ 22,500
24	900	\$ 16	\$ 14,400
25	900	\$ 16	\$ 14,400
26	900	\$ 16	\$ 14,400
27	900	\$ 16	\$ 14,400
28	900	\$ 16	\$ 14,400
29	973	\$ 16	\$ 15,568
30	973	\$ 16	\$ 15,568
31	973	\$ 16	\$ 15,568
32	973	\$ 16	\$ 15,568
33	973	\$ 16	\$ 15,568
34	1,040	\$ 16	\$ 16,640
35	1,040	\$ 16	\$ 16,640
36	1,040	\$ 16	\$ 16,640
37	1,040	\$ 16	\$ 16,640
38	1,040	\$ 16	\$ 16,640
39	1,040	\$ 16	\$ 16,640
40	1,350	\$ 15	\$ 20,250
			NOI SCENARIO 1
Total	51,455		\$ 787,430

SCENARIO #2

SPACE #	SF	PPSF	RENT (Annual)
1	1,500	\$18	\$ 27,000
2	1,500	\$18	\$ 27,000
3	1,500	\$18	\$ 27,000
4	1,500	\$18	\$ 27,000
5	1,500	\$18	\$ 27,000
6	1,500	\$18	\$ 27,000
7	1,500	\$18	\$ 27,000
8	1,500	\$18	\$ 27,000
9	1,500	\$18	\$ 27,000
10	1,500	\$18	\$ 27,000
11	1,500	\$18	\$ 27,000
12	1,500	\$18	\$ 27,000
13	1,500	\$18	\$ 27,000
14	1,500	\$18	\$ 27,000
15	1,500	\$18	\$ 27,000
16	1,500	\$18	\$ 27,000
17	1,500	\$18	\$ 27,000
18	1,500	\$18	\$ 27,000
19	1,500	\$18	\$ 27,000
20	1,500	\$18	\$ 27,000
21	1,500	\$18	\$ 27,000
22	1,500	\$18	\$ 27,000
23	1,500	\$18	\$ 27,000
24	900	\$19	\$ 17,100
25	900	\$19	\$ 17,100
26	900	\$19	\$ 17,100
27	900	\$19	\$ 17,100
28	900	\$19	\$ 17,100
29	973	\$19	\$ 18,487
30	973	\$19	\$ 18,487
31	973	\$19	\$ 18,487
32	973	\$19	\$ 18,487
33	973	\$19	\$ 18,487
34	1,040	\$19	\$ 19,760
35	1,040	\$19	\$ 19,760
36	1,040	\$19	\$ 19,760
37	1,040	\$19	\$ 19,760
38	1,040	\$19	\$ 19,760
39	1,040	\$19	\$ 19,760
40	1,350	\$18	\$ 24,300
			NOI SCENARIO 2
Total	51,455		\$ 941,795

SCENARIO #3

SPACE #	SF	PPSF	RENT (Annual)
1	1,500	\$20	\$ 30,000
2	1,500	\$20	\$ 30,000
3	1,500	\$20	\$ 30,000
4	1,500	\$20	\$ 30,000
5	1,500	\$20	\$ 30,000
6	1,500	\$20	\$ 30,000
7	1,500	\$20	\$ 30,000
8	1,500	\$20	\$ 30,000
9	1,500	\$20	\$ 30,000
10	1,500	\$20	\$ 30,000
11	1,500	\$20	\$ 30,000
12	1,500	\$20	\$ 30,000
13	1,500	\$20	\$ 30,000
14	1,500	\$20	\$ 30,000
15	1,500	\$20	\$ 30,000
16	1,500	\$20	\$ 30,000
17	1,500	\$20	\$ 30,000
18	1,500	\$20	\$ 30,000
19	1,500	\$20	\$ 30,000
20	1,500	\$20	\$ 30,000
21	1,500	\$20	\$ 30,000
22	1,500	\$20	\$ 30,000
23	1,500	\$20	\$ 30,000
24	900	\$21	\$ 18,900
25	900	\$21	\$ 18,900
26	900	\$21	\$ 18,900
27	900	\$21	\$ 18,900
28	900	\$21	\$ 18,900
29	973	\$21	\$ 20,433
30	973	\$21	\$ 20,433
31	973	\$21	\$ 20,433
32	973	\$21	\$ 20,433
33	973	\$21	\$ 20,433
34	1,040	\$21	\$ 21,840
35	1,040	\$21	\$ 21,840
36	1,040	\$21	\$ 21,840
37	1,040	\$21	\$ 21,840
38	1,040	\$21	\$ 21,840
39	1,040	\$21	\$ 21,840
40	1,350	\$20	\$ 27,000
			NOI SCENARIO 3
Total	51,455		\$ 1,044,705



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Investment Analysis Scenarios

Total		51,455	NOI SCENARIO 1		Total		51,455	NOI SCENARIO 2		Total		51,455	NOI SCENARIO 3		\$ 1,044,705	
\$			\$ 787,430		\$			\$ 941,795		\$			\$			
Land Asking Price																
\$ 3,395,000.00																
Construction Cost Scenarios																
Built @ PSF			TOTAL CAP	CAP Rate 1					CAP Rate 2					Cap Rate 3		
\$100		\$5,145,500	\$8,540,500	9.22%					11.03%					12.23%		
\$125		\$6,431,875	\$9,826,875	8.01%					9.58%					10.63%		
\$150		\$7,718,250	\$11,113,250	7.09%					8.47%					9.40%		
With Developement of 2.11 Acre Site																
Total SF		75,212		NOI SCENARIO 1 + 46%					NOI SCENARIO 2 + 46%					NOI SCENARIO 3 +46%		
46%		Construction Cost +46%	Land + Construction	\$ 1,150,991.77					\$ 1,376,628.14					\$ 1,527,052.39		
				CAP Rate Scenario 1					CAP Rate Scenario 2					CAP Rate Scenario 3		
\$100		\$7,521,212.25	\$10,916,212.25	10.54%					12.61%					13.99%		
\$125		\$9,401,515.32	\$12,796,515.32	8.99%					10.76%					11.93%		
\$150		\$11,281,818.38	\$14,676,818.38	7.84%					9.38%					10.40%		



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LAND - COMPARABLE SALES

Sale Date	Address	Sold Price	Lot Size Acres	PPA	Lot Size Square Feet	PPSF	Zoning Code
3/1/23	3201 SW YALE ST	\$ 705,000.00	1.151	\$ 612,510.86	50,094	\$ 14.07	CG
5/1/23	2740 SE EAGLE DR	\$ 520,000.00	0.642	\$ 809,968.85	28,000	\$ 18.57	RS-2
5/1/23	2714 SW CAMPANA ST	\$ 325,000.00	0.555	\$ 585,585.59	23,775	\$ 13.67	CS
8/25/23	4217 SW PORT ST LUCIE BLVD	\$ 315,000.00	0.718	\$ 438,718.66	31,571	\$ 9.98	RS-2
3/15/24	810 SW HAAS AVE	\$ 425,000.00	1.02	\$ 416,666.67	44,431	\$ 9.57	LIMITED MI
8/5/24	SE BECKER RD (4434-704-0007-000-5)	\$ 1,375,000.00	1.33	\$ 1,033,834.59	57,935	\$ 23.73	PUD
9/30/24	2174 NW COMMERCE LAKE DRIVE	\$ 800,000.00	1.81	\$ 441,988.95	78,843	\$ 10.15	WI
11/4/24	2140 NW RESERVE PARK TRCE	\$ 730,000.00	1.2	\$ 608,333.33	52,272	\$ 13.97	WI
	Totals	\$ 5,195,000.00	8.426		366,921		
	Averages	\$649,375	1.05	\$616,544.03	45,865		



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BIRDS EYE VIEW



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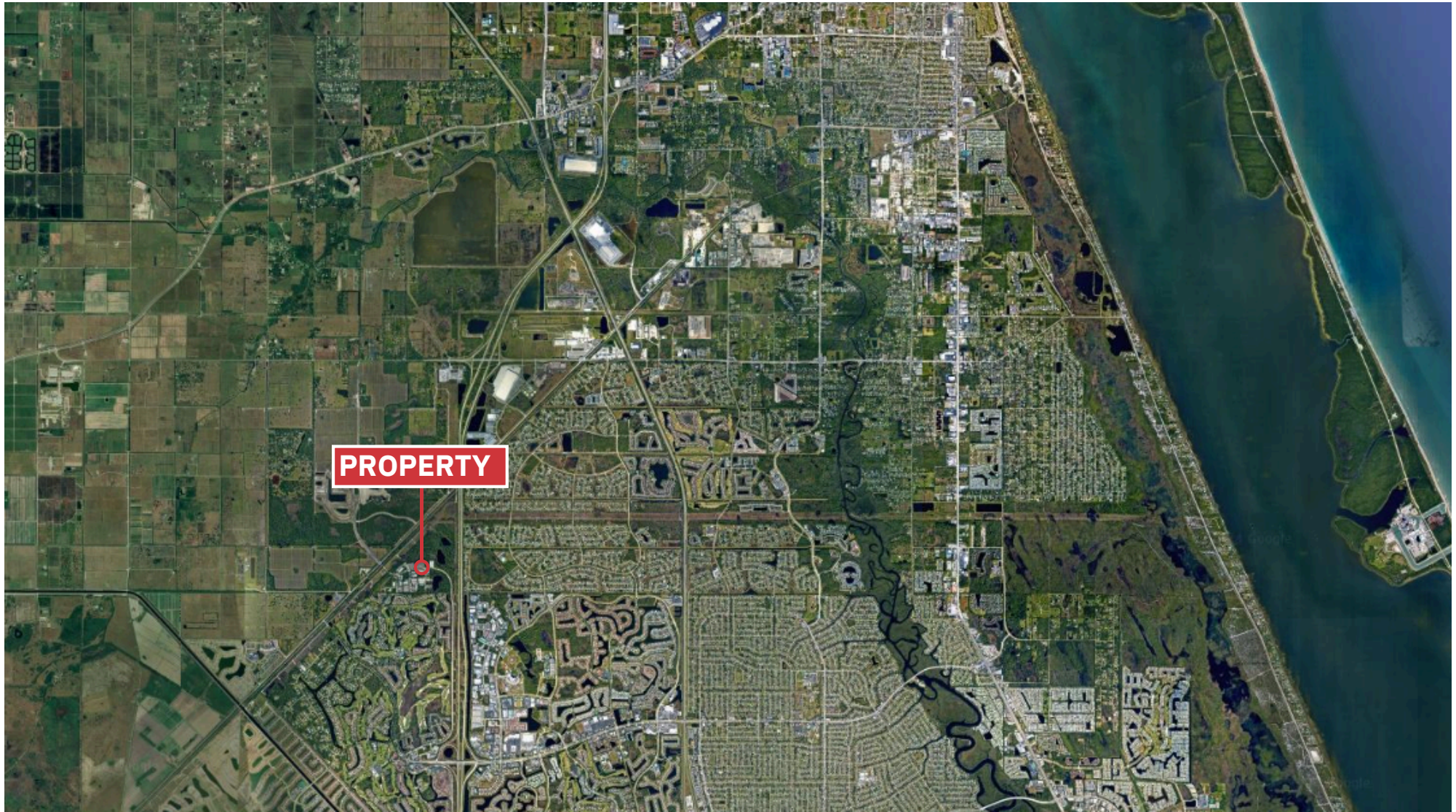
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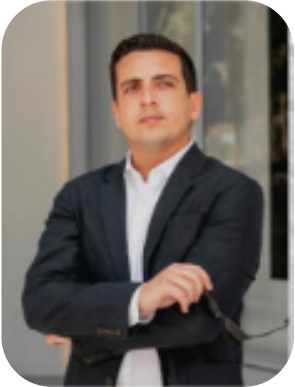
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