

SHOPPES AT SOUTHERN GROVE

NWC Becker Rd. & Village Pkwy. | Port St. Lucie, FL



PEBB ENTERPRISES
SINCE 1973



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PROPERTY HIGHLIGHTS

- Over 38,000 new homes in 7 residential communities planned for development in the surrounding area
- Future site is situated near I-95 and Becker Rd. with heavy traffic
- Close proximity to some major new developments including residential, industrial, medical and retail
- Tradition Florida, which opened in 2003, is an 8,300 acre master-planned community with a variety of mixed uses & the creation of approximately 30,000 jobs at full build-out
- This unique community captures the charm of America's small towns of yesterday & combines that with the amenities today's home buyers expect
- Tradition's varied neighborhoods surround this central retail district - shopping & dining are just a short distance



AREA DEMOGRAPHICS



Population

1-Mile 3,652
3-Mile 41,978
5-Mile 99,434



Daytime Population

1-Mile 2,498
3-Mile 24,037
5-Mile 69,663



Average HH Income

1-Mile \$141,110
3-Mile \$112,074
5-Mile \$104,540



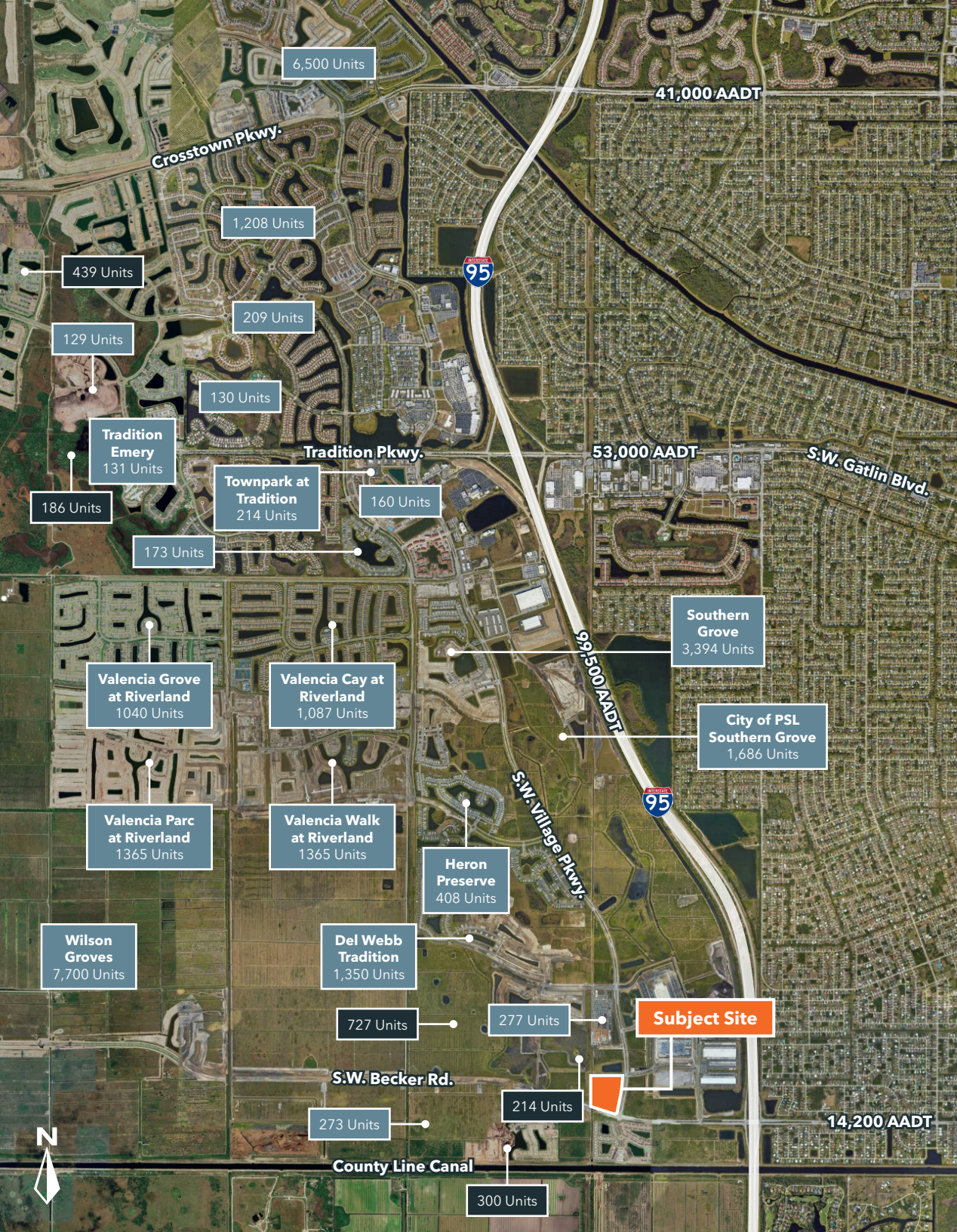
Households

1-Mile 1,125
3-Mile 13,621
5-Mile 34,712

MARKET AERIAL



RESIDENTIAL GROWTH



Future Single-Family

| | |
|--|-----------|
| Cadence I 3Q22 | 439 Units |
| Seville Phase 1 & 2 I 2Q23 | 186 Units |
| Kenley I 2Q23 | 214 Units |
| Tresello Active Adult Community I 3Q24 | 727 Units |
| GHQ Homes I 1 Q24 | 300 Units |

Single-Family

| | |
|----------------------------|-------------|
| Verano/Kolter | 6,500 Units |
| Vitalia at Tradition | 1,208 Units |
| The Estates at Tradition | 209 Units |
| Tradition Emery | 131 Units |
| Townpark at Tradition | 214 Units |
| Manderlie at Tradition | 173 Units |
| City of PSL Southern Grove | 1,686 Units |
| Heron Preserve | 408 Units |
| Wilson Groves | 7,700 Units |

Single-Family & Townhomes

| | |
|------------------------------|-------------|
| Victoria Pare at Tradition | 1,208 Units |
| Bedford Park | 442 Units |
| Del Webb Tradition | 1,350 Units |
| Town Place at St. Lucie West | 72 Units |

Senior Living

| | |
|---|--------------|
| The Brennlty at Tradition | 129 Units |
| Valencia Cay at Riverland Senior Living | 1,087 Units |
| Lake Park at Tradition | 400+ Units |
| Tradition Telaro | 131 Units |
| GLHomes | 11,000 Units |
| Valencia Grove at Riverland | 1,040 Units |
| Valencia Walk at Riverland | 900 Units |

Total 37,854 Units

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DEVELOPMENT

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