

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

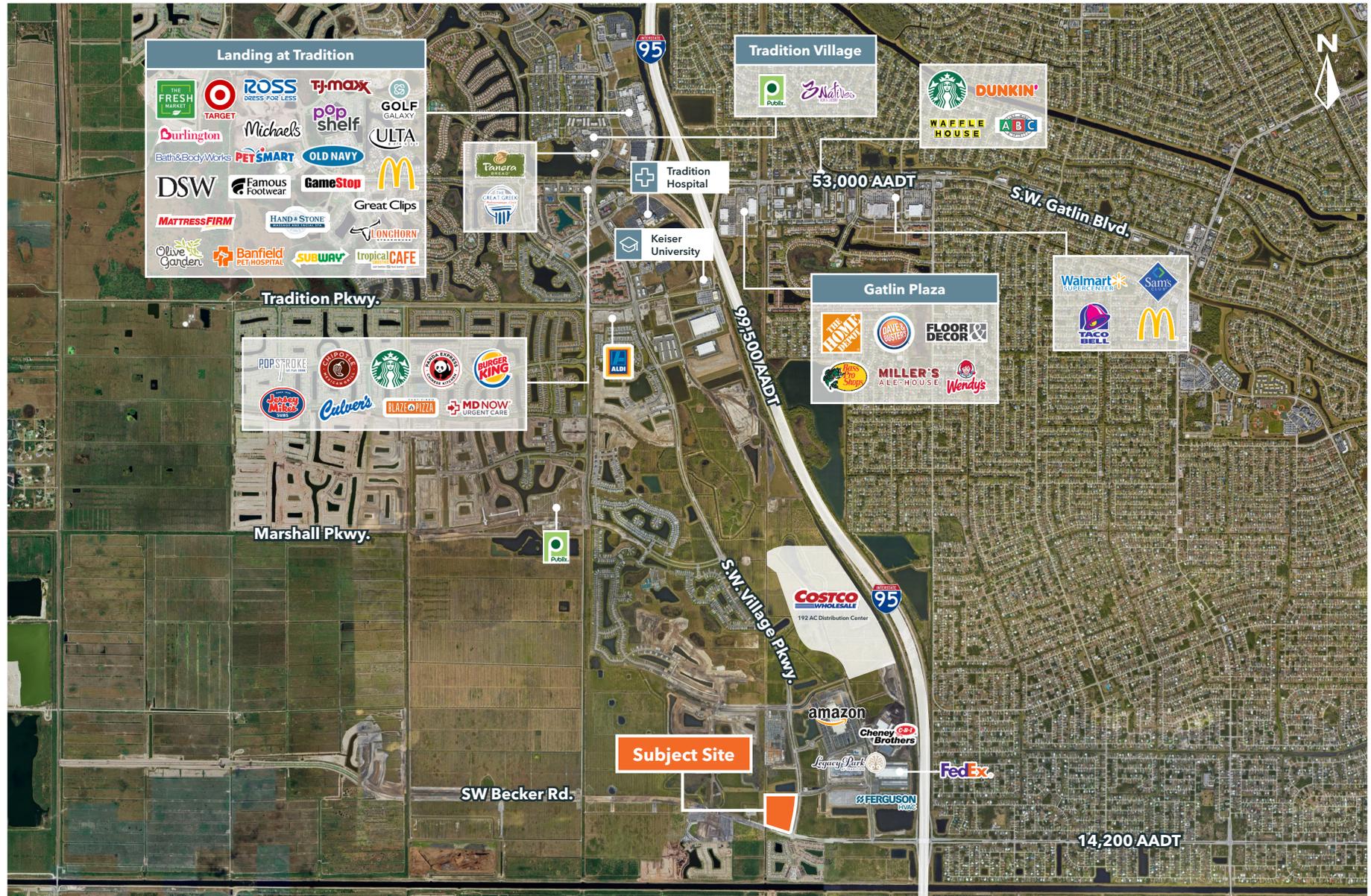
1-Mile \$141,110
3-Mile \$112,074
5-Mile \$104,540



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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