

3. Property and Site Context

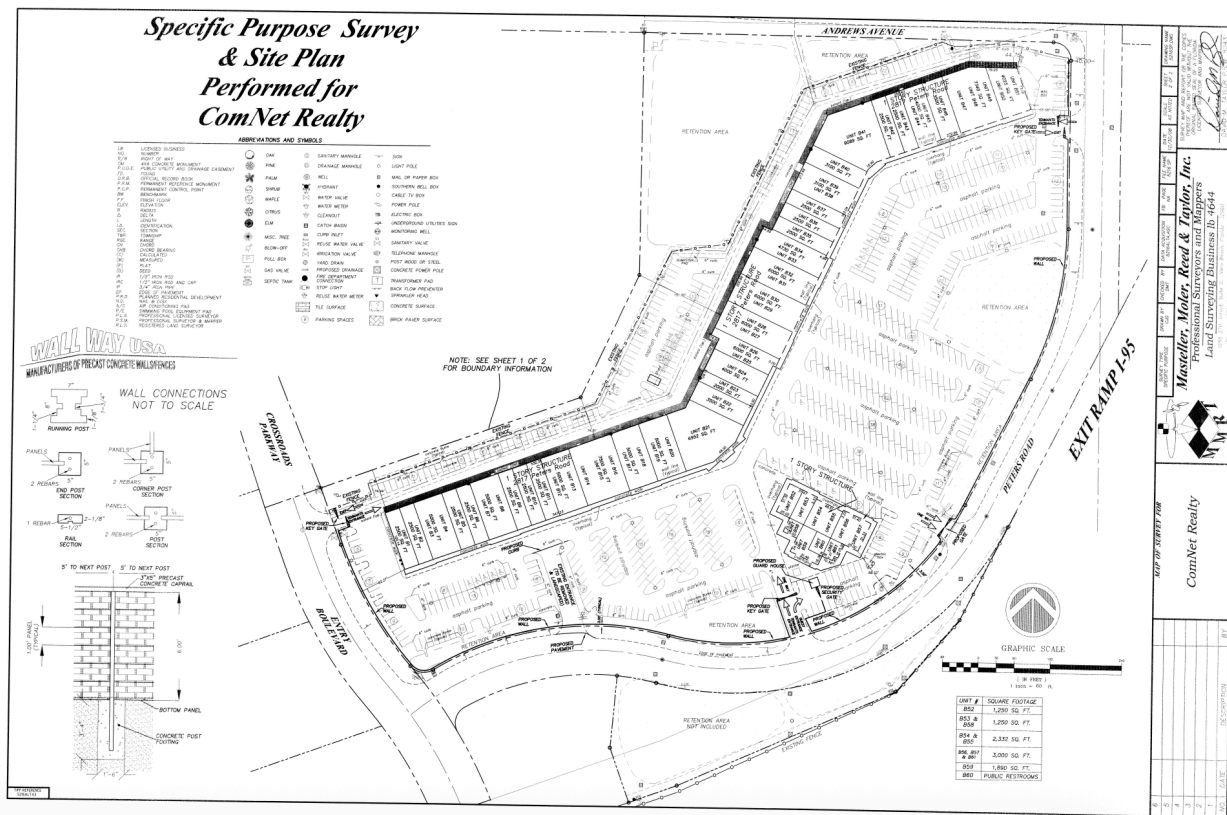
Florida Nexus Park is an approximately 18.61-acre commercial property containing a 146,954-square-foot multi-tenant building and a separate 11,346-square-foot standalone building proposed for Agape Preschool Academy. The property is located within the City of Fort Pierce and is presently associated with a commercial zoning and future-land-use designation.

The existing Florida Nexus Park tenant mix includes Goodwill, GB Tech, Comcast, Bee Electronics, Bravo Supermarket, Play Money Family Center, Upright Open MRI, uSave LED, Maximus/Florida Children's Health, Justee Medical Nursing College, the Corradino Group, Amazon, and the property management office. Burger King is located adjacent to the property to the west, and Cracker Barrel is located to the north.

The commercial center therefore contains a broad mix of retail, grocery, medical, educational, technology, family-service, family entertainment, office, logistics, and employment-related uses. The Academy would add a family-supporting educational use to an established commercial and employment center within close proximity to new and existing residential clusters within 5 miles of its location.

The standalone building is particularly well suited for the proposed use because it can provide a clearly identifiable and controlled public entrance, dedicated parking areas, a secure outdoor play area, and internal vehicle circulation that can be separated from the principal activities of the larger multi-tenant building.

Florida Nexus Park is strategically located at the northwest corner of Interstate 95 and Okeechobee Road/State Road 70, near Interstate 95 Exit 129, with convenient access to Florida's Turnpike. This regional accessibility makes the property convenient for families living in western Fort Pierce, parents employed within Florida Nexus Park, and caregivers traveling along the Interstate 95, Okeechobee Road, and Turnpike corridors. [1]



SITE LOCATION

Zoning: C-3, General Commercial

FLU: GC, General Commercial

