



## ST. LUCIE COUNTY MARKET CONDITIONS

September 12, 2007

While St. Lucie County has been impacted by the residential real estate market downturn experienced in almost every major region of the U.S., the County is strategically positioned to experience continued population growth and job creation. There are many driving forces behind this continued growth including an economy that is steadily evolving from agricultural and home building to a diversified market that will feature a hub for life science research and commercialization. Additionally, St. Lucie County is ripe for continued growth due to over crowding and the near build out of South Florida.

Although the St. Lucie County housing market is significantly overbuilt and demand is temporarily languishing, experts predict market conditions will soon stabilize and a rebound will occur. Due to an anticipated continuance of population growth and job creation, positive absorption of the current housing inventory is expected to occur by the 1<sup>st</sup> quarter of 2009.

There are many positive changes taking place in the County. Commercial development is one of those many bright spots. Although, commercial construction is expected to slow down during the remainder of 2007, increased activity is anticipated throughout the County in the coming years. The majority of the development is occurring in the western portions of the County, specifically in St. Lucie West, Tradition, and the Gatlin Boulevard corridor. While most has been retail and restaurant related there are many other projects taking shape that will significantly impact job creation. One of the most crucial developments is The Florida Center for Innovation at Tradition. This project consists of 120 ± acres located in the new master-planned, mixed use DRI of Tradition. As proposed, it will feature 400,000 S.F. of research and development space, 100,000 S.F. of medical and office space, 80,000 S.F. of restaurant and retail space, a 300 bed hospital along with 300 hotel rooms. Torrey Pines Institute for Molecular Studies is relocating its corporate headquarters to the center and is currently building a new 100,000 S.F. facility. With Torrey Pines relocating to St. Lucie County, the potential for spin-off companies to follow suit is great, as such the opportunities for continued job creation and economic growth are tremendous. In addition to the development of The Florida Center for Innovation at Tradition, plans for Corporate Place at Tradition are taking shape. This 270,000 S.F. world-class, Class “A” corporate park being developed by Asset Specialists will be the first of its kind in the County and a tremendous asset to the economic development efforts of the area.

Local leaders in both public and private sectors are staunchly committed to the advancement and growth of St. Lucie County, which is on the verge of becoming a leader in business, technology, education and research. Furthermore, St. Lucie County is poised to become one of the Country’s premier destinations to live, work, learn and play.