



Martin Highway Investment Acreage

8425 SW Martin Highway (CR 714), Palm City, Florida 34990

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Offering Summary

Acreage:	978.5 Acres
Price:	Contact Jeff Cusson for Details
City:	Palm City
County:	Martin
Property Type:	Commercial Development, Commercial Investment, Hunting & Recreation, Land Investment, Ranch, Residential Development
Video:	View Here

Property Overview

Located just off of I-95 on Martin Highway, and directly in the path of growth, the Martin County Investment Acreage provides a rare investment opportunity as one of the largest remaining land tracts east of I-95 in South Florida. Situated on Florida's popular Treasure Coast, in the exclusive community of Palm City, and encompassing one and a half square miles this property offers tremendous potential for a buyer with a vision for the future.

The property's beautiful natural state, and future land use of Ag Ranchette (allowing one unit per five acres) provides a rare opportunity to develop an exquisite, upscale ranchette, equestrian, golf, or eco-friendly community. The location just off of I-95 along with the availability of water, sewer and power also lends itself well to other potential uses such as hospitals, educational facilities, churches and other houses of worship. For an investor looking for a longer term hold, and desiring recreational uses while the land continues to appreciate, the property offers equestrian trails, off road biking, hunting opportunities or even private golf course potential.

The opportunity provides nearly four miles of frontage on paved, two- and four-lane roads less than 1/4 miles from the I-95 and SR 714 interchange and adjacent to the east of Cobblestone Country Club. Ten minutes away is Port Saint Lucie's Tradition Community, where you will find great shopping, dining, entertainment, events, a central retail district that includes Target and Publix, and a new hospital. Five minutes to the east is Martin Downs Country Club, shopping and restaurants as well as direct access to the Florida Turnpike. As an indication of the property's potential, the median home sale price in a three mile radius has been in excess of \$1.4 million over the past two years.

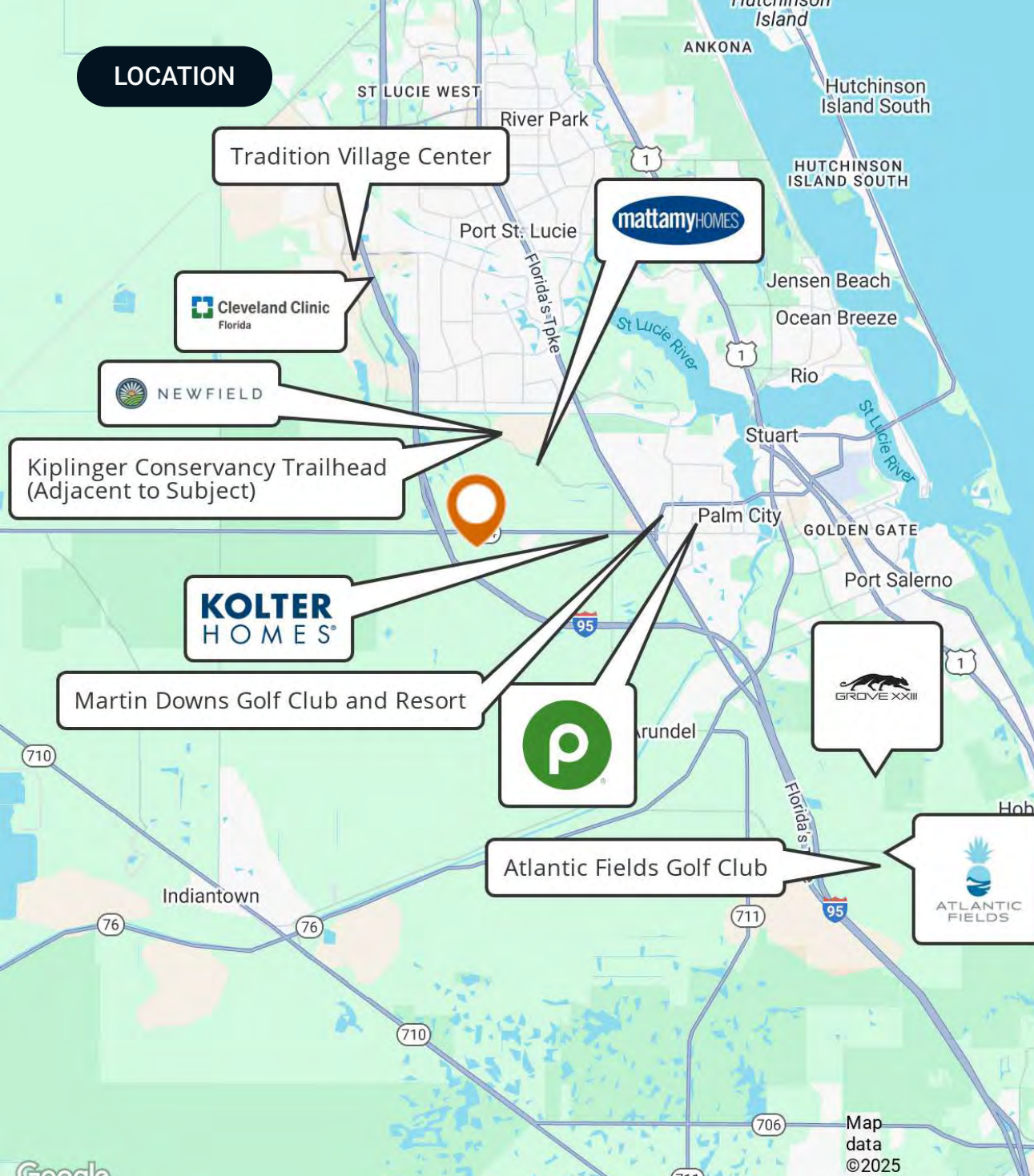
SPECIFICATIONS & FEATURES



Specifications & Features

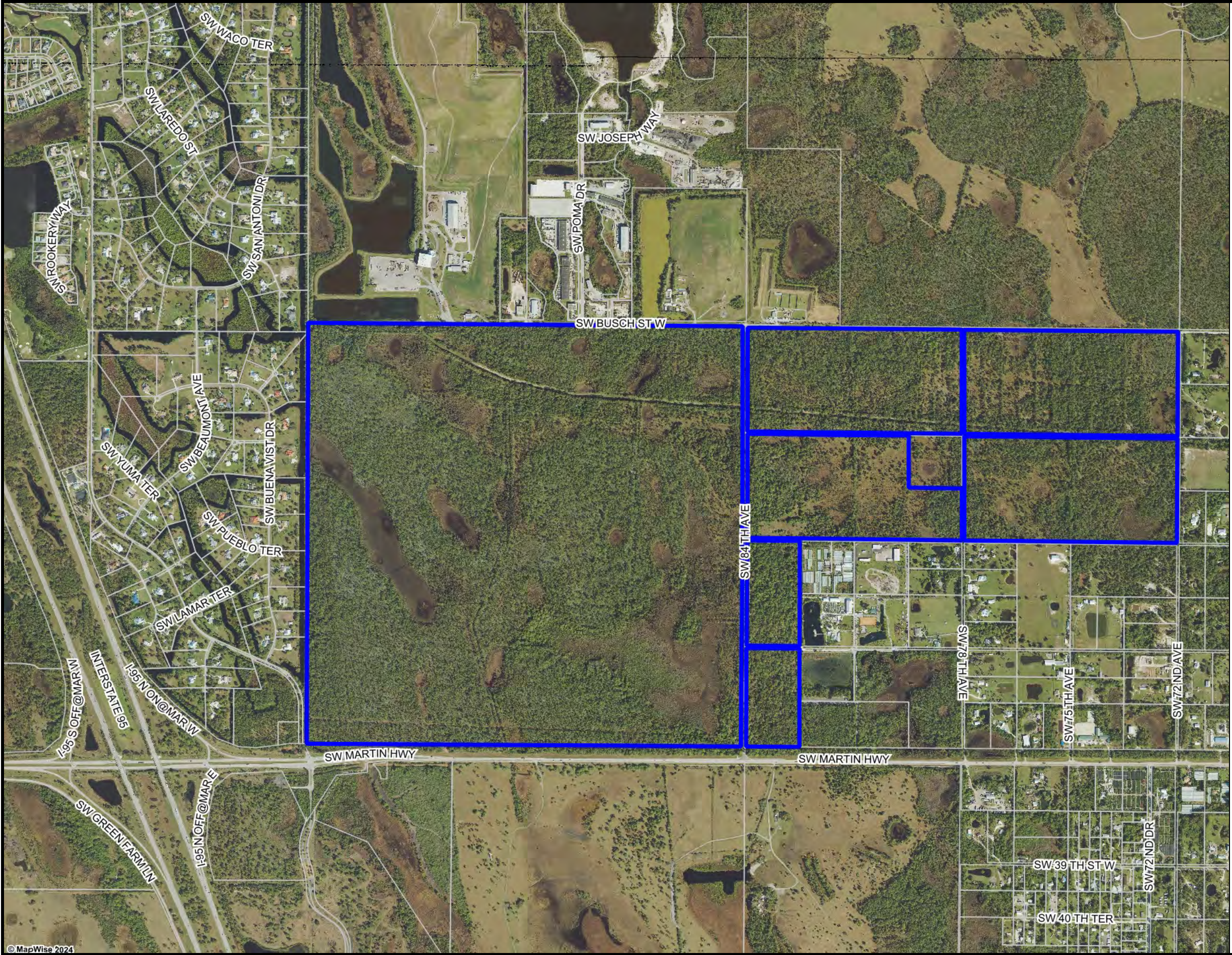
Uplands / Wetlands:	752 acres Uplands/218.8 acres Wetlands
Taxes & Tax Year:	\$3,190.94 in 2024
Zoning / FLU:	Zoning A-2, FLU Ranchette
Water Source & Utilities:	water sewer and power in place along CR 714 and SW 84th Ave
Road Frontage:	1.1 ± miles on SW Martin Highway, 2 ± miles on SW 84th Avenue 4,000 ± feet on SW Busch St. W Adjacent to the north Kiplinger Conservancy 1000 acres of conservation lands including equestrian and walking trails https://newfieldfl.com/the-trails/
Nearest Point of Interest:	10 minutes to the east is Martin Downs Country Club https://www.martindownsgolfclub.com/ 15 minutes south is the Atlantic Fields Golf Club https://atlanticfieldsclub.com/ 12 minutes to the north is Tradition Village Center of Port St. Lucie. https://traditionfl.com/
Fencing:	Property is fenced for cattle
Land Cover:	Attractive native woods composed of pine, palmetto, and natural recharge areas

LOCATION

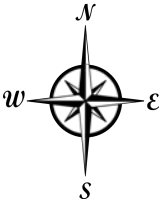


Location & Driving Directions

Parcel:	18-38-40-000-000-00010-6 17-38-40-000-040-00000-6 17-38-40-000-001-00000-8
GPS:	27.169392, -80.375614
Driving Directions:	From I95, take exit 110 (SW Martin Hwy/CR-714), travel east on CR-714 for 1/4 mile and property will be located on your left
Showing Instructions:	Call for instruction

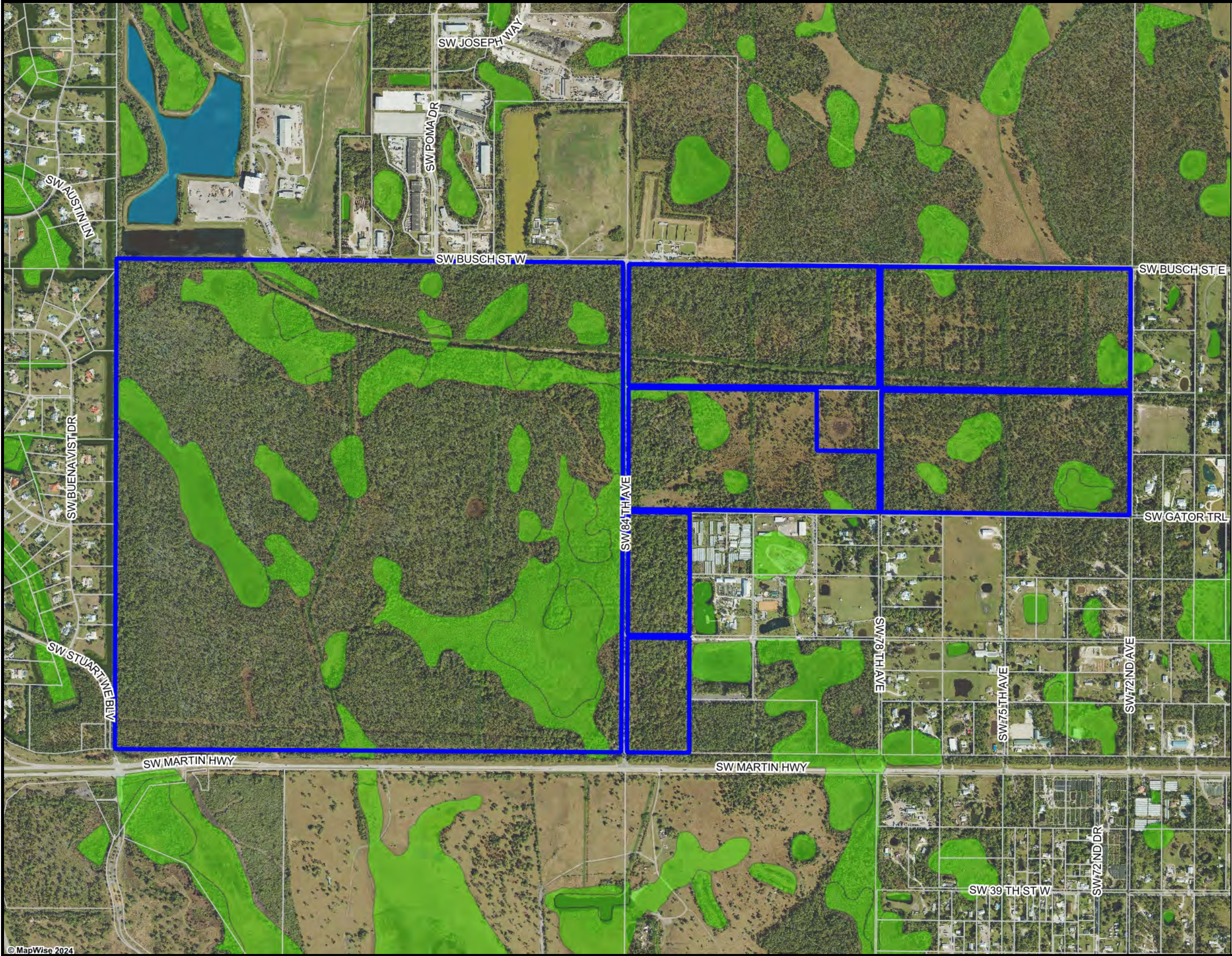


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines



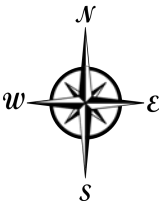
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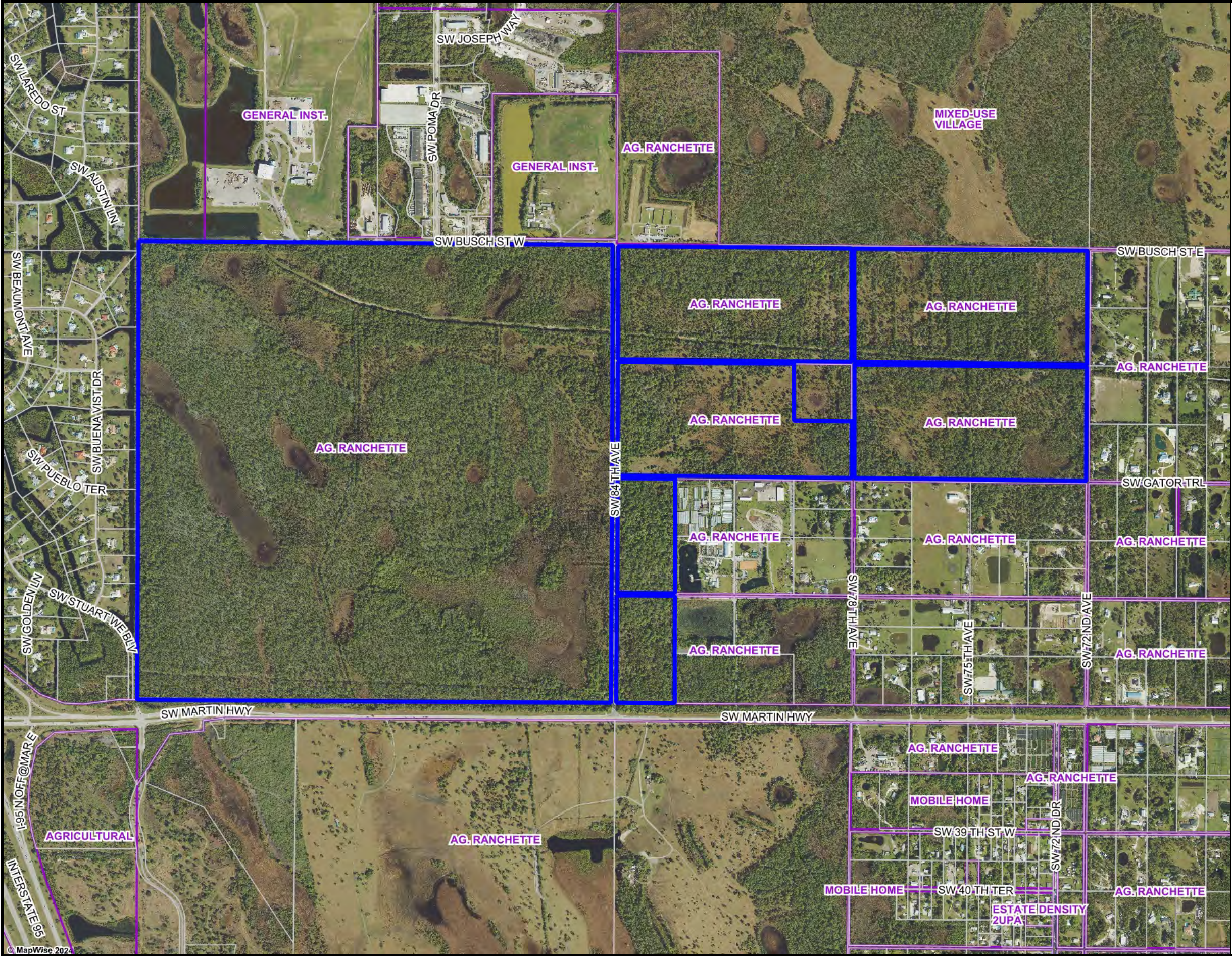
- County Boundaries
- Polygons Drawing
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- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PEM1C	Freshwater Emergent Wetland	113.5
PFO1/SS1C	Freshwater Forested/Shrub Wetland	37.3
PSS1C	Freshwater Forested/Shrub Wetland	23.0
PEM1B	Freshwater Emergent Wetland	15.7
PEM1/FO4B	Freshwater Emergent Wetland	7.3
R2UBHx	Riverine	5.6
R5UBFx	Riverine	5.1
PFO1/2C	Freshwater Forested/Shrub Wetland	5.0
PFO1/SS1B	Freshwater Forested/Shrub Wetland	4.2
PFO1C	Freshwater Forested/Shrub Wetland	2.0
R5UBH	Riverine	.1
TOTAL WETLANDS		218.8
TOTAL UPLANDS		752.0
TOTAL ACRES		970.8

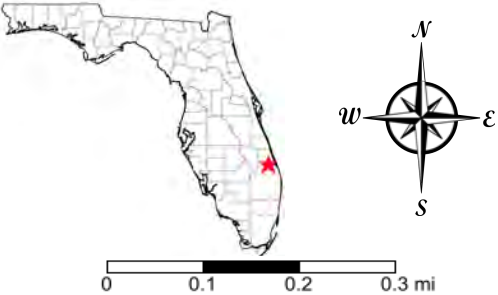


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- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Future Land Use Outlines
- Future Land Use Outlines
- Future Land Use Outlines



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DEMOGRAPHIC SUMMARY

3 miles
Ring: 3 mile radius

KEY FACTS

2,919

Population



1,085

Households

49.5

Median Age

\$147,943

Median Disposable Income

EDUCATION

7.2%

No High School Diploma



10.1%

High School Graduate



26.9%

Some College/
Associate's Degree



55.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$183,944

Median Household Income



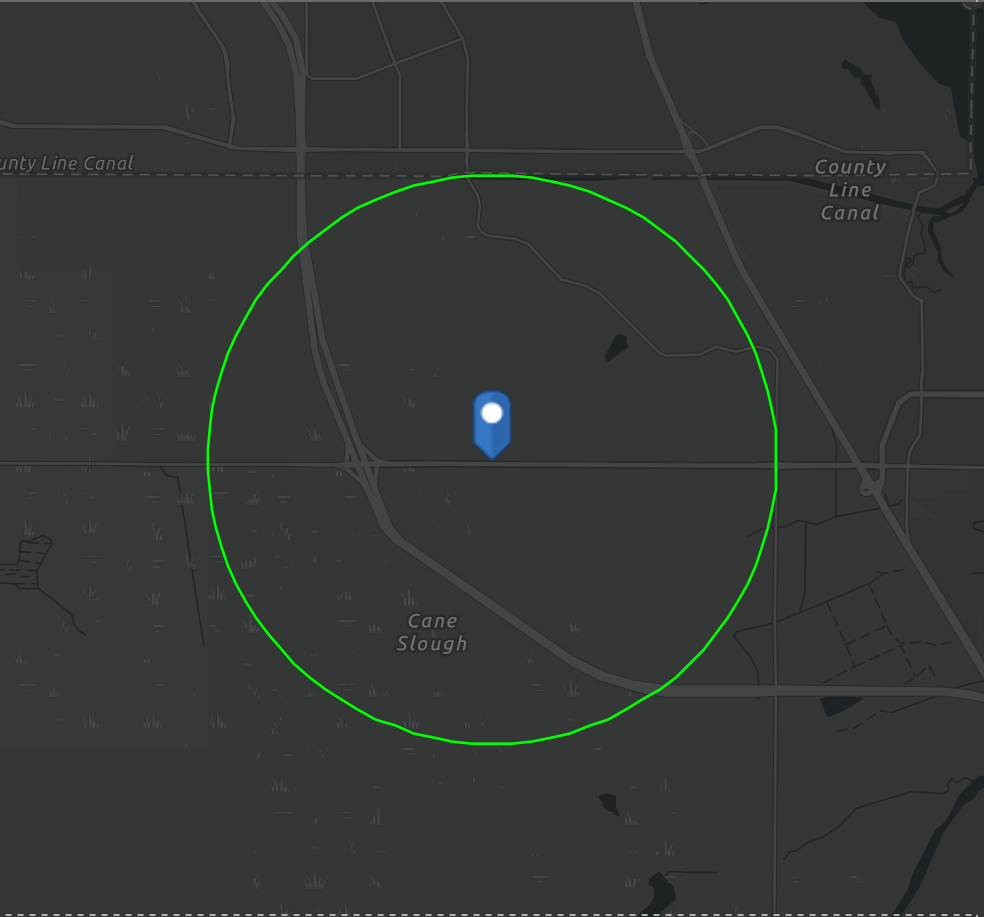
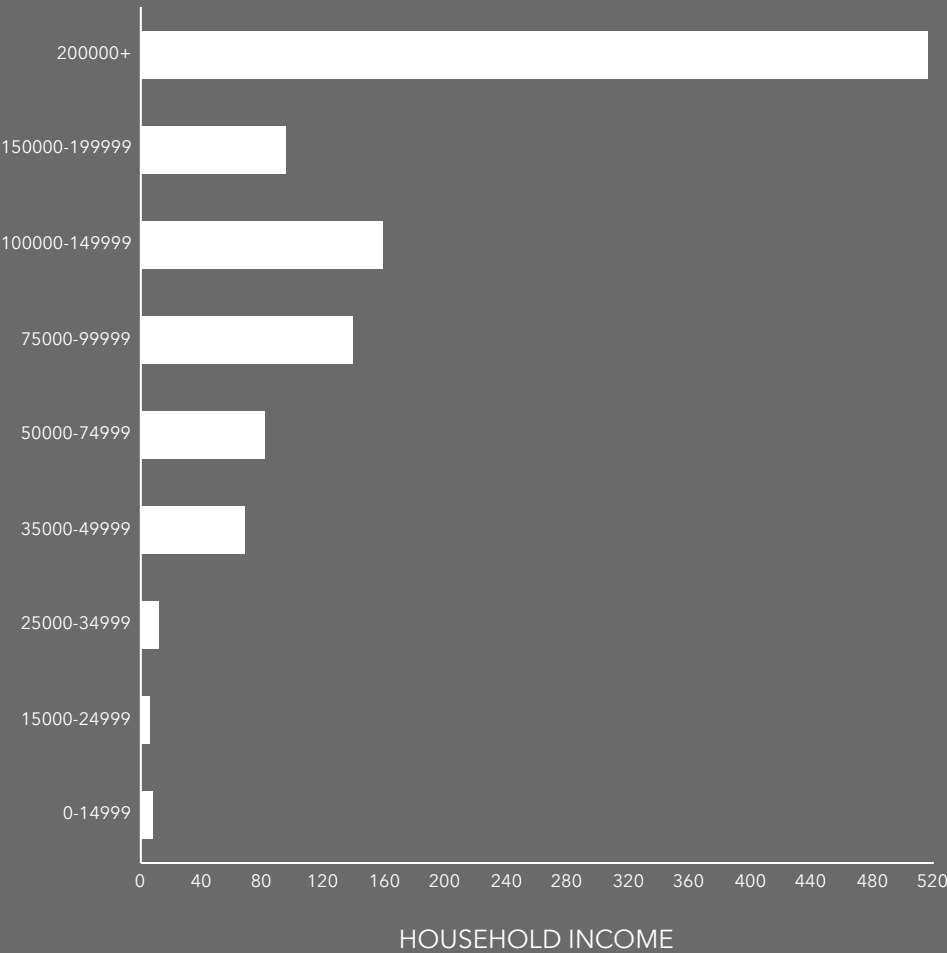
\$91,555

Per Capita Income



\$1,335,345

Median Net Worth



EMPLOYMENT



85.0%

White Collar



10.8%

Blue Collar



9.4%

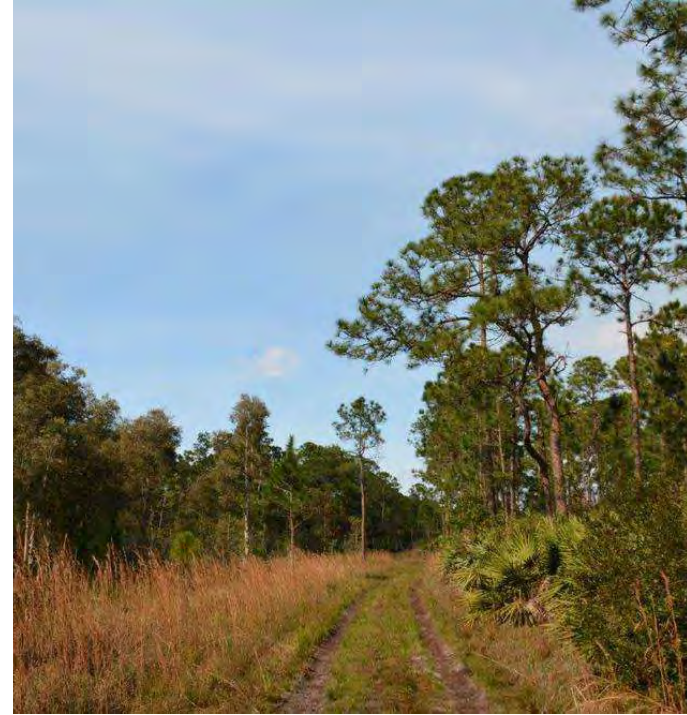
Services

0.0%

Unemployment Rate



ADDITIONAL PHOTOS







For more information visit www.saundersrealestate.com

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