



# Martin Highway Investment Acreage

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

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Jeff Cusson, CCIM  
772-473-8497  
jeff@saundersrealestate.com



## Offering Summary

<b>Acreage:</b>	978.5 Acres
<b>Price:</b>	Contact Jeff Cusson for Details
<b>City:</b>	Palm City
<b>County:</b>	Martin
<b>Property Type:</b>	Commercial Development, Commercial Investment, Hunting & Recreation, Land Investment, Ranch, Residential Development
<b>Video:</b>	<a href="#">View Here</a>

### 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.

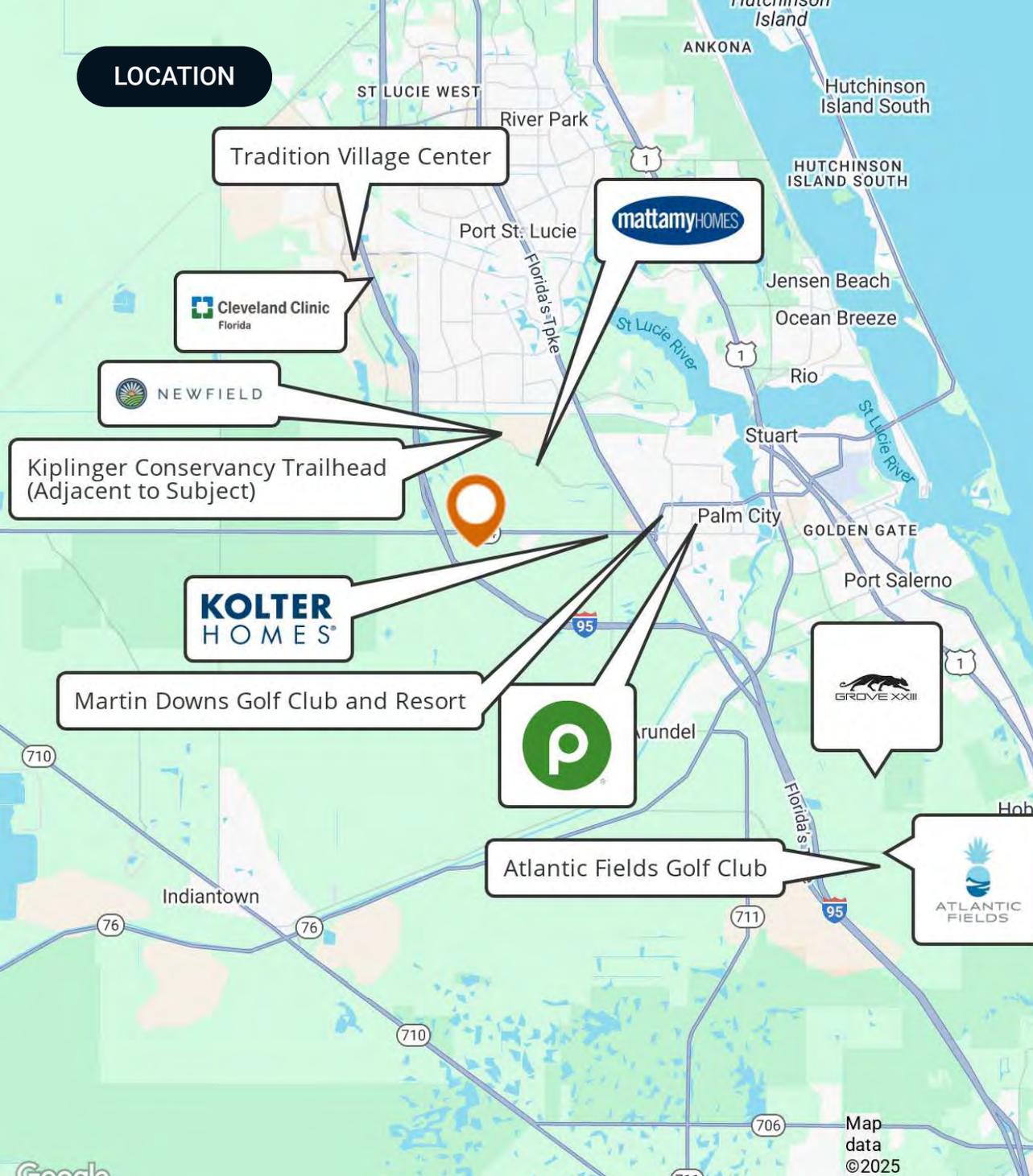
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	752 acres Uplands/218.8 acres Wetlands
<b>Taxes &amp; Tax Year:</b>	\$3,190.94 in 2024
<b>Zoning / FLU:</b>	Zoning A-2, FLU Ranchette
<b>Water Source &amp; Utilities:</b>	water sewer and power in place along CR 714 and SW 84th Ave
<b>Road Frontage:</b>	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 <a href="https://newfieldfl.com/the-trails/">https://newfieldfl.com/the-trails/</a>
<b>Nearest Point of Interest:</b>	10 minutes to the east is Martin Downs Country Club <a href="https://www.martindownsgolfclub.com/">https://www.martindownsgolfclub.com/</a> 15 minutes south is the Atlantic Fields Golf Club <a href="https://atlanticfieldsclub.com/">https://atlanticfieldsclub.com/</a> 12 minutes to the north is Tradition Village Center of Port St. Lucie. <a href="https://traditionfl.com/">https://traditionfl.com/</a>
<b>Fencing:</b>	Property is fenced for cattle
<b>Land Cover:</b>	Attractive native woods composed of pine, palmetto, and natural recharge areas

## LOCATION



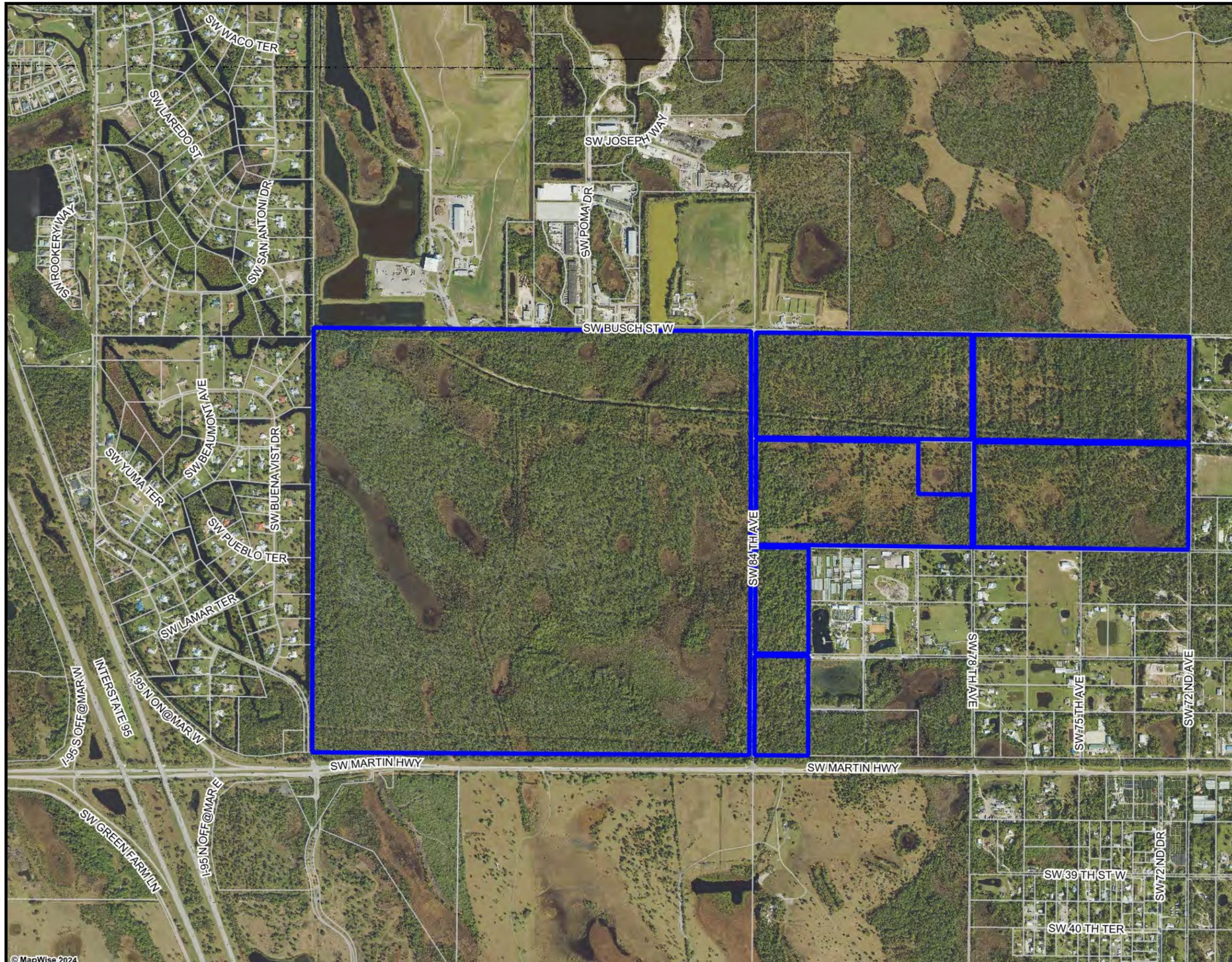
## Location & Driving Directions

**Parcel:** 18-38-40-000-000-00010-6 17-38-40-000-040-00000-6 17-38-40-000-001-00000-8

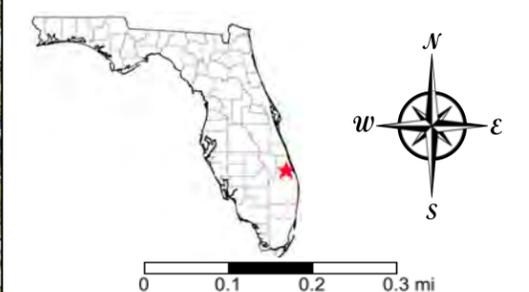
**GPS:** 27.169392, -80.375614

**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

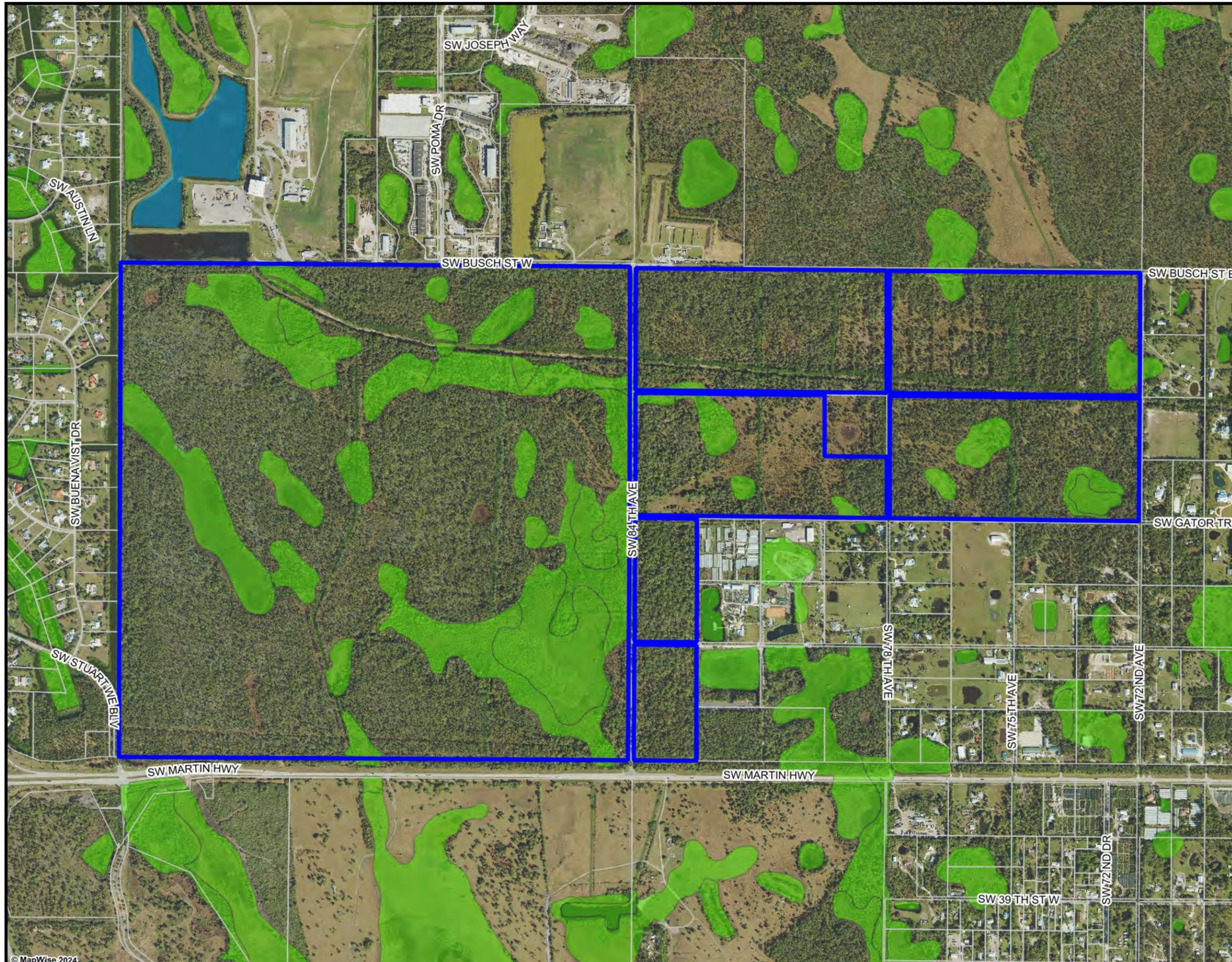
**Showing Instructions:** Call for instruction



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

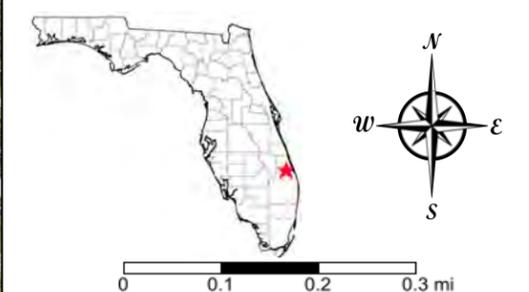


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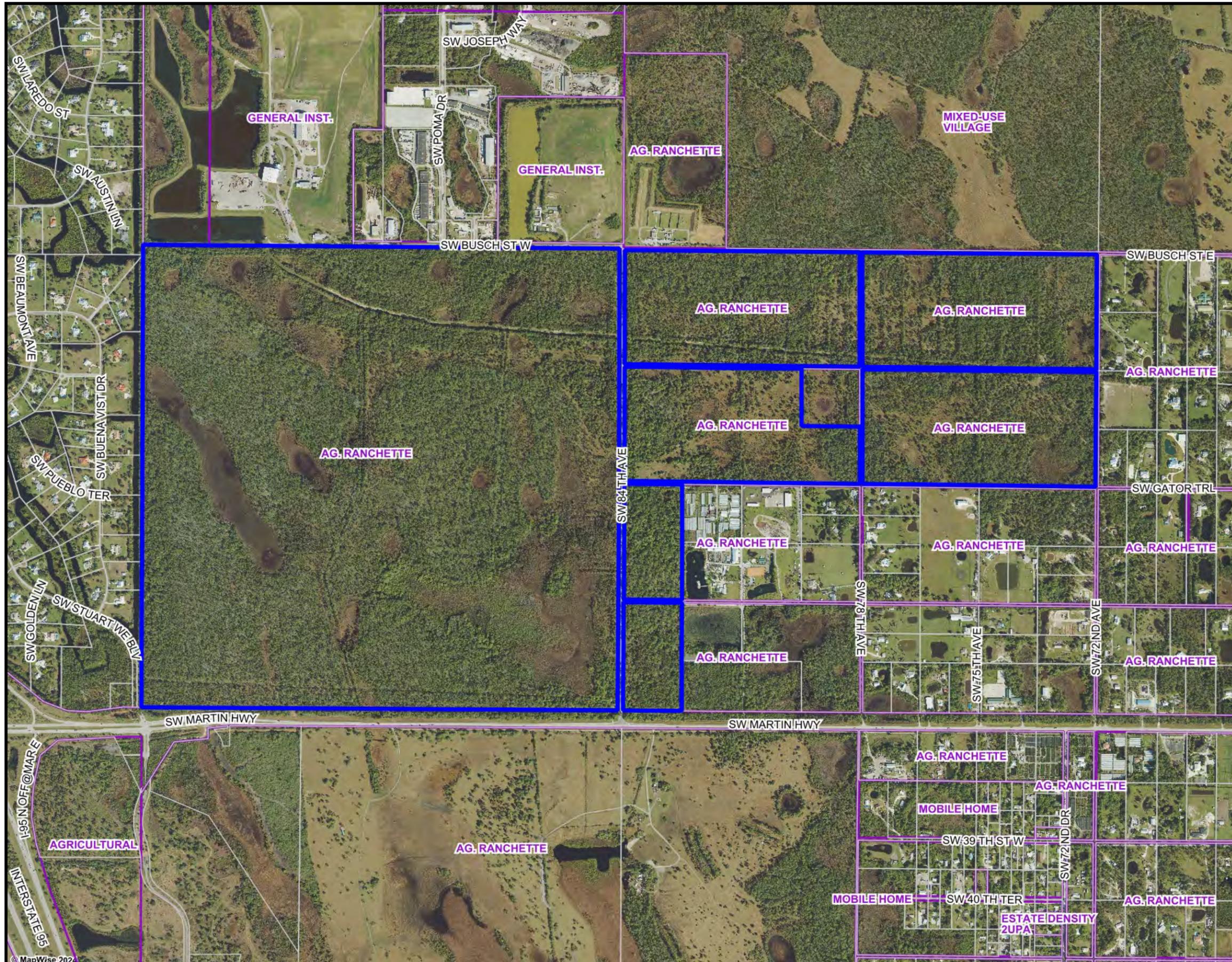


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

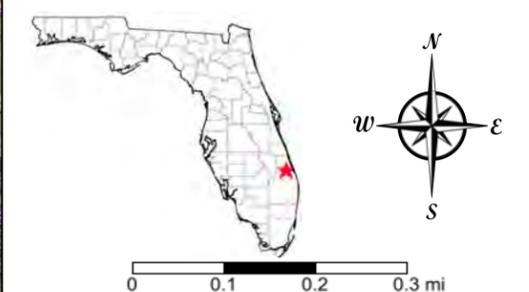
CODE	DESC	ACRES
PEM1C	Freshwater Emergent Wetland	113.5
PFO1/SS1C	Freshwater Forested/Shrub Wetland	37.3
PSS1C	Freshwater Forested/Shrub Wetland	23.0
PEM1B	Freshwater Emergent Wetland	15.7
PEM1/FO4B	Freshwater Emergent Wetland	7.3
R2UBHx	Riverine	5.6
R5UBFx	Riverine	5.1
PFO1/2C	Freshwater Forested/Shrub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



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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



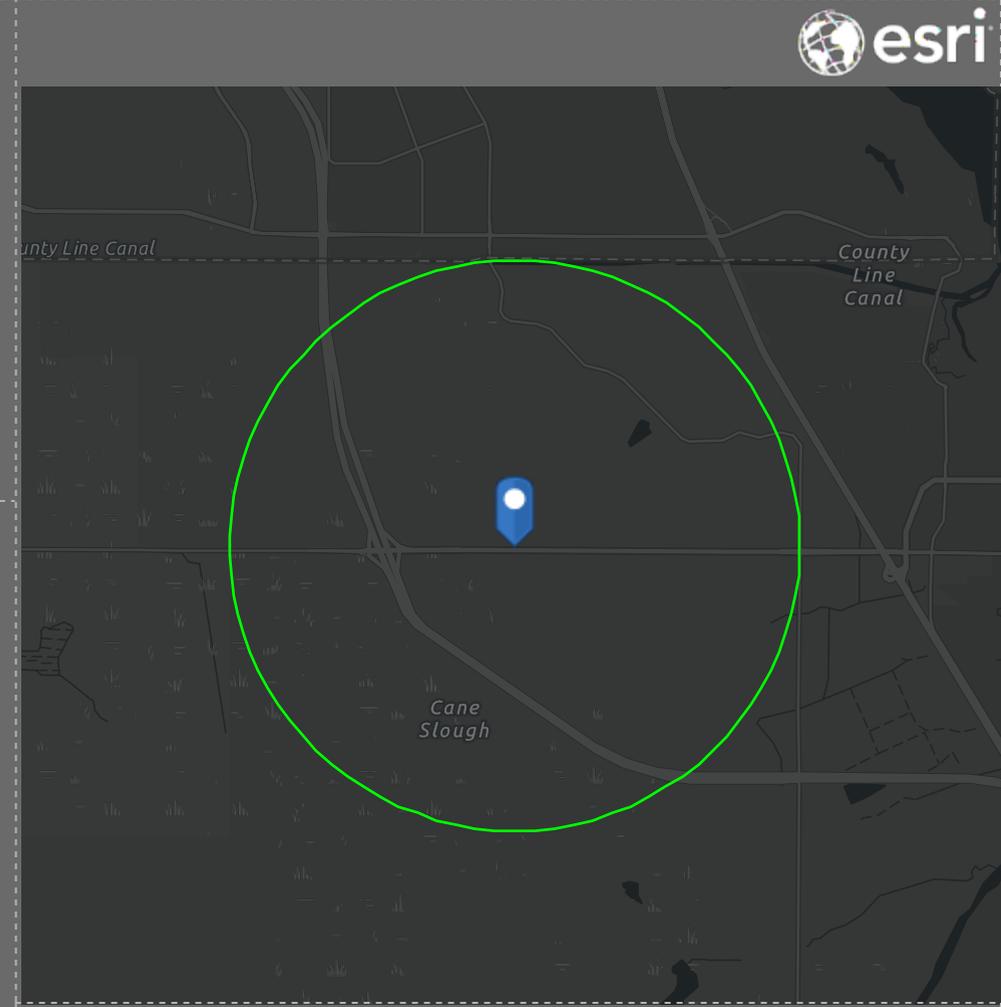
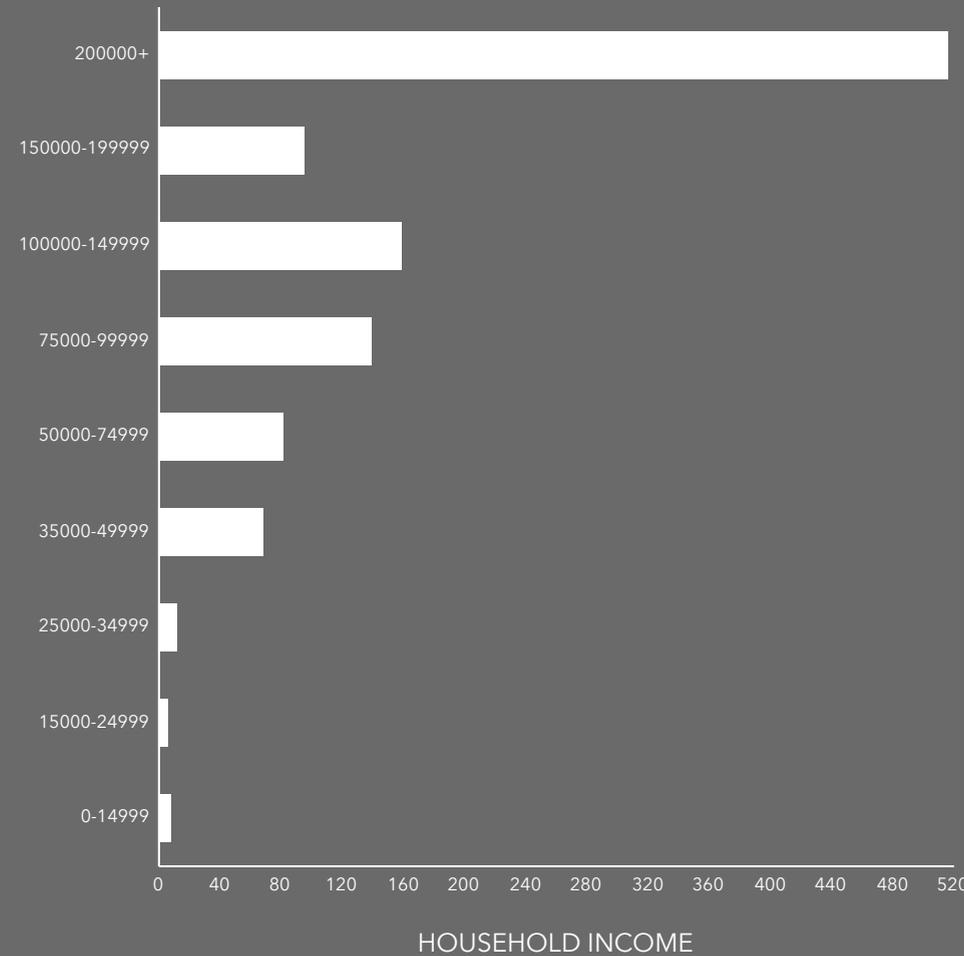
\$91,555

Per Capita Income



\$1,335,345

Median Net Worth



## EMPLOYMENT



85.0%

White Collar



10.8%

Blue Collar



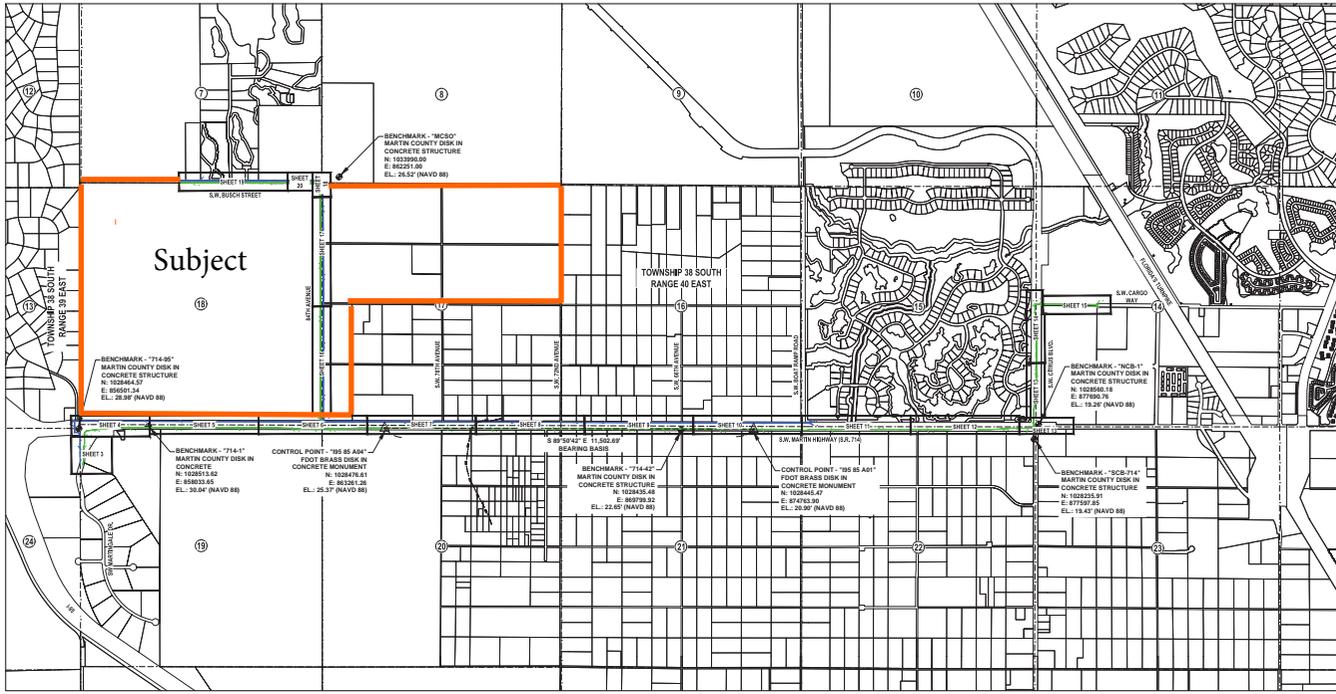
9.4%

Services

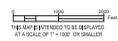
0.0%

Unemployment Rate

# KEY SHEET



SHEET INDEX MAP



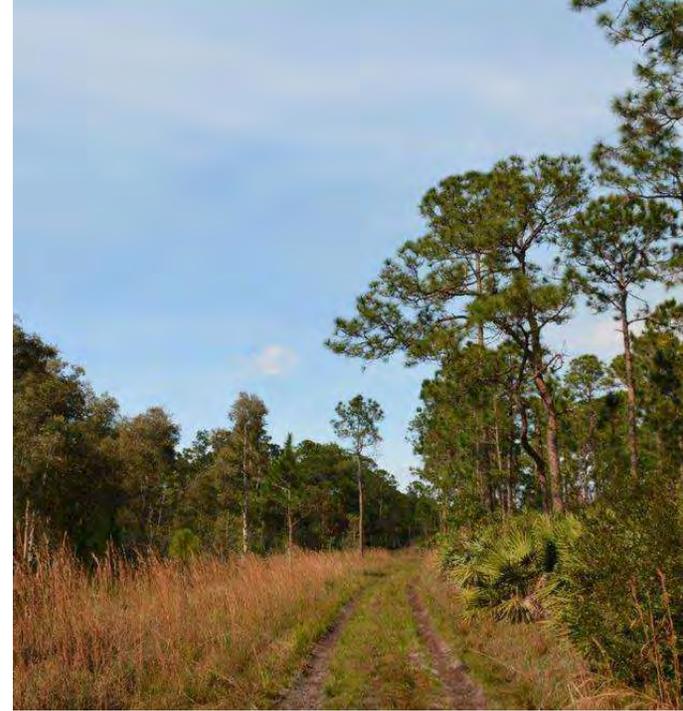
SHEET INDEX MAP  
MARTIN COUNTY  
WESTERN UTILITIES EXTENSION

PROJECT NO.  
10025-02-001

REVISIONS  
5/8/18 ADDITIONAL TOP

DATE	DESCRIPTION	BY	RT	RB
TP-190	F.B.	DRAWN	CHKD	

ADDITIONAL PHOTOS







For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

**Headquarters**

1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

**Orlando**

605 E Robinson Street  
Suite 410  
Orlando, FL 32801  
407.516.4300

**North Florida**

356 NW Lake City  
Avenue  
Lake City, FL 32055  
352.364.0070

**Georgia**

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

**Arkansas**

112 W Center St, Suite  
501  
Fayetteville, AR 72701  
479.582.4113

