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ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL

729 SW Federal Hwy | Suite 100

rosis.remax-stuart-fl.com

Stuart, FL 34994

FOR SALE

LAND

PALM VIEW MARINA | WATERFRONT REDEVELOPMENT OPPORTUNITY

6817 BAYSHORE ROAD | PALMETTO, FL 34221



PRESENTED BY:

ROSI M. SHEPARD

REMAX OF STUART - COMMERCIAL
DIVISION

772.288.0287

FL #3320083

NIKKI MILLER

REMAX of Stuart- Commercial
Advisor

772.288.1111

PETER IANDOLI

Commercial Advisor

772.631.6604

PROPERTY SUMMARY



VISUAL MEDIA

VIDEO

PROPERTY DESCRIPTION

Palm View Marina presents a rare waterfront redevelopment opportunity located at 6817 Bayshore Road in Palmetto, Florida, situated directly on the north shoreline of McMullen Creek at its confluence with the Manatee River watershed, offering immediate navigable access to Terra Ceia Bay, Tampa Bay, and the Gulf of America.

The property features amazing direct waterfront navigable access. Positioned along the historic Old Tamiami Trail (Bayshore Road) just east of U.S. Route 41, 25 boat slips, covered boat lifts, and an established dock system — the property is zoned PD-W (Planned Development - Waterfront) and VIL (Village), providing exceptional flexibility for marina expansion, mixed-use redevelopment, residential, hospitality, or marine-support uses, subject to county approvals. Submerged lands are owned, further enhancing the development and income potential of this asset.

A notable development advantage exists along the Old Tamiami Trail road corridor, where extension of the existing road bed and use of dredge spoils are most likely present!

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OFFERING SUMMARY

Sale Price:	\$9,950,000
Lot Size:	10.32 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	25,491	112,546	234,798
Total Population	67,098	279,922	568,032
Average HH Income	\$97,995	\$92,375	\$103,836

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The property features 1000± linear feet of direct waterfront with navigable access. Positioned along the historic Old Tamiami Trail (Bayshore Road) just east of U.S. Route 41 and minutes from, the site combines strong regional connectivity with a protected, nature-rich waterfront setting.

Currently improved with an operating marina and approximately 7,232± square feet of existing office, workshop, and residential structures — including 25 boat slips, covered boat lifts, and an established dock system — the property is zoned PD-W (Planned Development - Waterfront) and VIL (Village), providing exceptional flexibility for marina expansion, mixed-use redevelopment, residential, hospitality, or marine-support uses, subject to county approvals. Submerged lands are owned, further enhancing the development and income potential of this asset.

A notable development advantage exists along the Old Tamiami Trail road corridor, where extension of the existing road bed and use of dredge spoils present a compelling opportunity to create additional buildable upland — a value-add strategy that could meaningfully expand the developable footprint beyond what current upland acreage alone permits.

Waterfront parcels with existing marine-use infrastructure, owned submerged lands, flexible village zoning, and the potential to engineer additional buildable land are increasingly scarce along the Manatee River and Terra Ceia Bay corridor, making Palm View Marina a standout repositioning opportunity in one of Florida's most active Gulf Coast growth markets.

LOCATION DESCRIPTION

Palm View Marina is strategically located at 6817 Bayshore Road in Palmetto, Florida to Terra Ceia Bay. The property lies just east of U.S. Route 41 (Tamiami Trail) along the historic Old Tamiami Trail corridor.

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COMPLETE HIGHLIGHTS

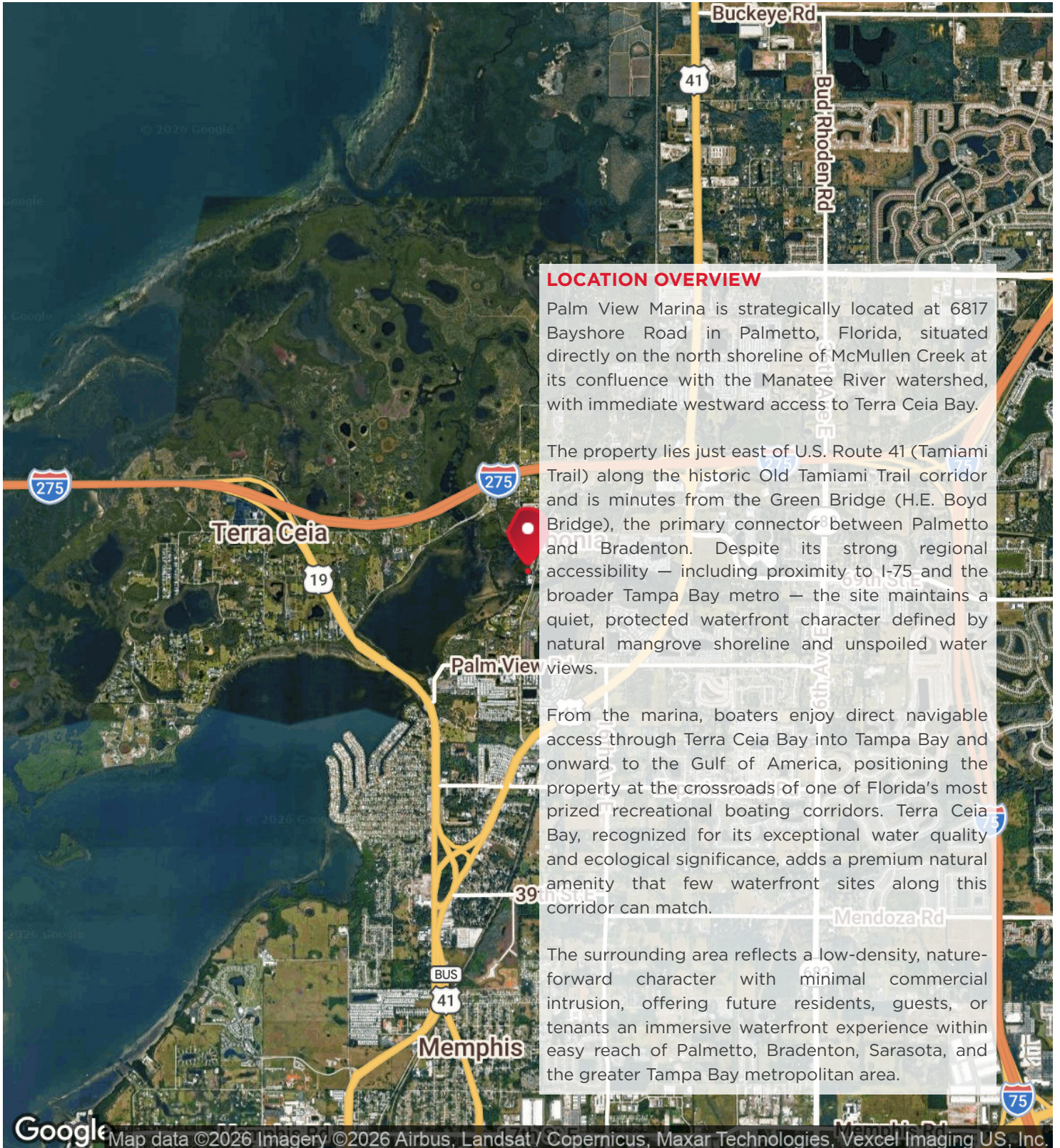


PROPERTY HIGHLIGHTS

- 10.32± Acres of waterfront land with PRIVATE submerged lands owned
- 396± Linear Feet of direct waterfront along McMullen Creek
- Immediate navigable access to Terra Ceia Bay, Tampa Bay, and the Gulf of America
- 25 boat slips, covered boat lifts, dockage, and established marine infrastructure in place
- 7,232± SF of existing improvements including office, workshop, and residential structures
- Dual zoning — PD-W (Planned Development - Waterfront) and VIL (Village) offering broad redevelopment flexibility
- Permitted uses include marina expansion, mixed-use, residential, hospitality, and marine-support (subject to approvals)
- Rare road spoils opportunity — Old Tamiami Trail corridor allows extension of road bed using dredge spoils to engineer additional buildable upland beyond current footprint subject to due diligence
- Positioned along historic Old Tamiami Trail (Bayshore Road) with strong regional connectivity
- Minutes from U.S. Route 41 (Tamiami Trail)
- Operating marina business in place providing immediate income while entitlements are pursued
- Increasingly scarce — one of the last flexible waterfront redevelopment sites along the Manatee River and Terra Ceia Bay corridor
- Growing Gulf Coast market — Palmetto/Manatee County positioned within the Tampa Bay metro growth corridor
- Boat Ramp is 4500 concrete 13' 6" wide 65' length and #8 @ 12" O.C. E.W. — 12" slab (Med to Heavy Industrial Grade)

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REGIONAL MAP



LOCATION OVERVIEW

Palm View Marina is strategically located at 6817 Bayshore Road in Palmetto, Florida, situated directly on the north shoreline of McMullen Creek at its confluence with the Manatee River watershed, with immediate westward access to Terra Ceia Bay.

The property lies just east of U.S. Route 41 (Tamiami Trail) along the historic Old Tamiami Trail corridor and is minutes from the Green Bridge (H.E. Boyd Bridge), the primary connector between Palmetto and Bradenton. Despite its strong regional accessibility — including proximity to I-75 and the broader Tampa Bay metro — the site maintains a quiet, protected waterfront character defined by natural mangrove shoreline and unspoiled water views.

From the marina, boaters enjoy direct navigable access through Terra Ceia Bay into Tampa Bay and onward to the Gulf of America, positioning the property at the crossroads of one of Florida's most prized recreational boating corridors. Terra Ceia Bay, recognized for its exceptional water quality and ecological significance, adds a premium natural amenity that few waterfront sites along this corridor can match.

The surrounding area reflects a low-density, nature-forward character with minimal commercial intrusion, offering future residents, guests, or tenants an immersive waterfront experience within easy reach of Palmetto, Bradenton, Sarasota, and the greater Tampa Bay metropolitan area.

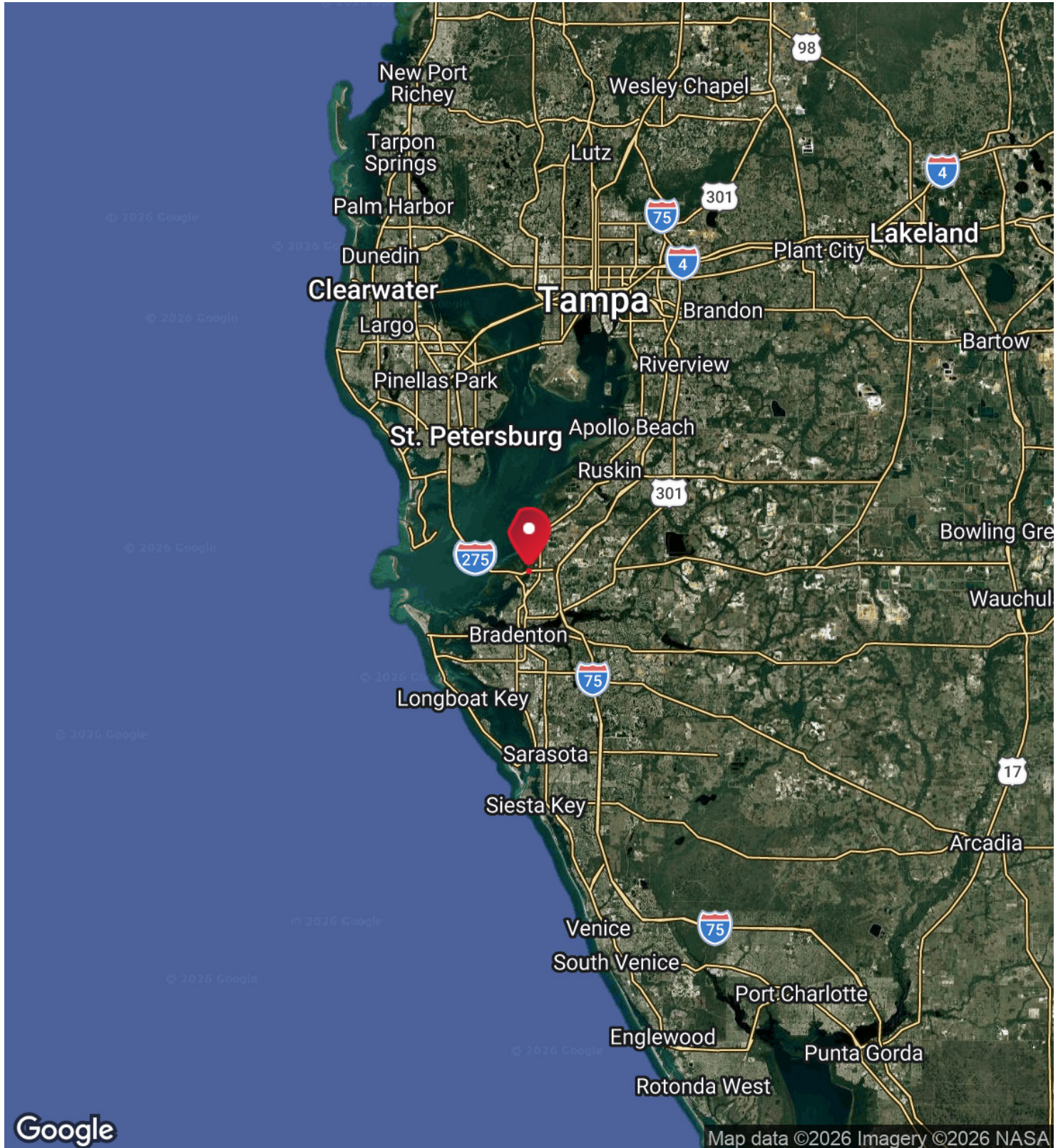
Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

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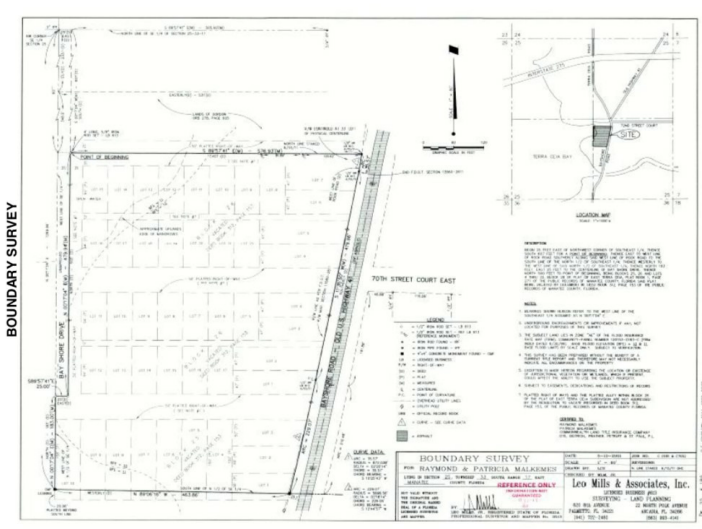
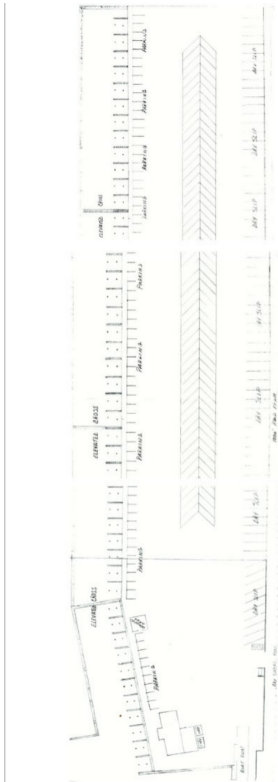
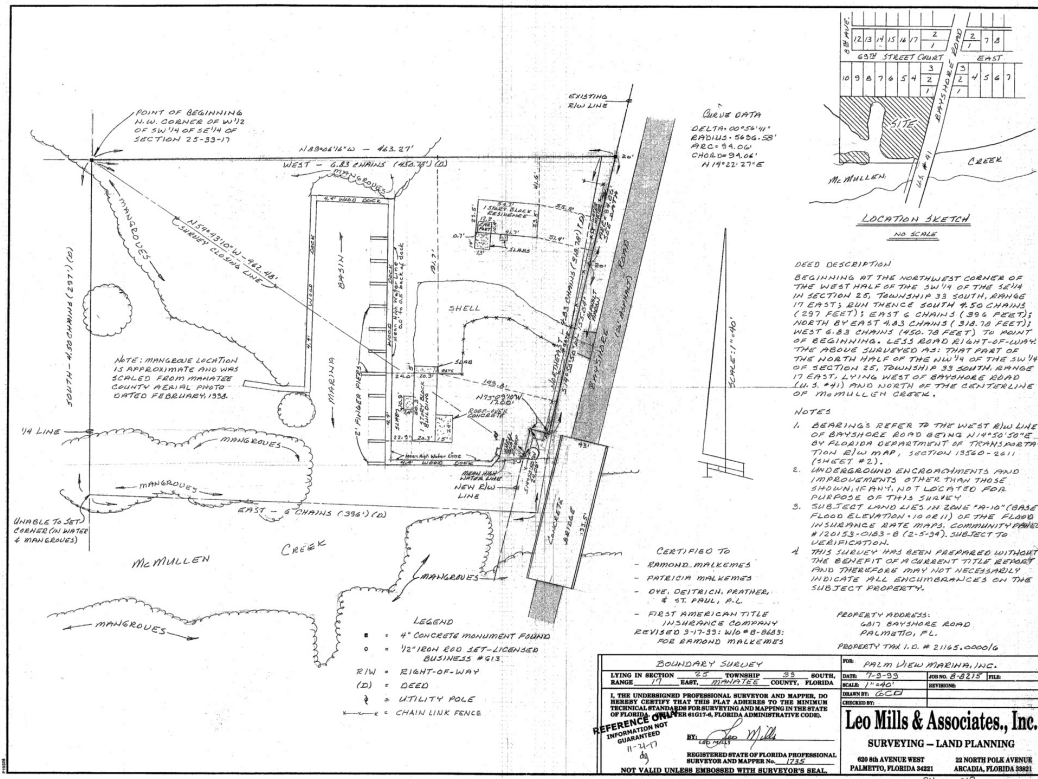
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LOCATION MAP



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SITE PLANS



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ADVISOR BIO 1



ROSI M. SHEPARD

REMAX OF STUART - COMMERCIAL DIVISION

rosis@remax.net

Direct: **772.288.0287** | Cell: **772.323.7037**

FL #3320083

PROFESSIONAL BACKGROUND

Rosi M. Shepard is a highly accomplished commercial real estate advisor, entrepreneur, and seasoned community leader serving Stuart, FL and surrounding markets. With over 10 years at RE/MAX, Rosi specializes in commercial, industrial, agricultural, and investment properties, consistently earning outstanding reviews for her expertise, professionalism, and integrity.

Her career began in the auto body repair industry, progressing from body repair technician to body shop manager in esteemed shops including Fort Lauderdale Lincoln Mercury Rolls Royce and Vic Koenig Chevrolet. Rosi later transitioned into land and environmental management, developing deep skills with The Florida Department of Environmental Protection as a Park Ranger and then the Division of Forestry as a wildland firefighter and certified burn manager, leading prescribed burns on over 60,000 acres and operating heavy equipment for firebreaks and land maintenance.

Rosi is the owner and Chief Financial Officer of Tough RoofScapes LLC, a roofing maintenance and repair company based in Martin County, where she leads commercial and residential teams. Her background exemplifies entrepreneurial spirit and adaptability.

Her leadership roles include Board Member at Large for the East Coast District CCIM, committee person for Government Affairs at Martin County Realtors of the Treasure Coast, past director for MCRTC, and Past President of the Junior League of Martin County, and currently a sustaining member. She has also served as Director for Martin County Healthy Start, Inc. and currently is Secretary on the board, reflecting her dedication to community service.

Rosi's business philosophy is founded on integrity, expertise, and service, resulting in lasting client relationships and a thriving referral network. She leverages her technical background, land management experience, and hands-on operational skills to provide unparalleled value to her real estate and business clients.

MEMBERSHIPS

Martin County Realtors of the Treasure Coast
Florida CCIM East Coast District
Stuart- Martin Chamber of Commerce
ICSC

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//ADVISOR BIO 2



NIKKI MILLER

REMAX of Stuart- Commercial Advisor

nikkimiller@remax.net

Direct: 772.288.1111 | Cell: 954.594.3533

PROFESSIONAL BACKGROUND

Nikki Miller is a Florida-based real estate professional with a background in business development, client relations, and strategic growth initiatives. Throughout her career, she has built a reputation for developing strong relationships, identifying opportunities, and helping position assets in ways that highlight their long-term potential.

Raised on Florida's East Coast, Nikki has spent much of her life around the region's coastal communities and waterways, giving her a natural familiarity with the character and value of Florida's waterfront environments. This local perspective provides meaningful insight into the markets she serves and the unique qualities that make Florida properties attractive to both investors and operators.

Nikki's interest in real estate was shaped early on through exposure to experienced professionals in business and property investment. Growing up around individuals with deep knowledge of real estate operations and development helped cultivate her understanding of how properties evolve, how markets shift, and how thoughtful planning can unlock long-term value. Those early influences ultimately inspired her decision to pursue opportunities within the real estate sector.

To further develop her expertise, Nikki joined RE/MAX of Stuart-Commercial Division, the Rosi M. Shepard Team, drawn by Rosi's extensive industry knowledge, leadership, and respected reputation within the market. Working alongside a seasoned professional whose experience spans multiple aspects of commercial real estate has provided Nikki with valuable mentorship and insight, allowing her to continue expanding her understanding of the industry while contributing to the team's work on complex and unique property opportunities.

With strong roots in Florida and a relationship-driven approach to business, Nikki brings professionalism, dedication, and local insight to every opportunity she is involved in.

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