

Indiantown Marina Development Site/Mixed-Use OPPORTUNITY ZONE

SW WARFIELD BLVD

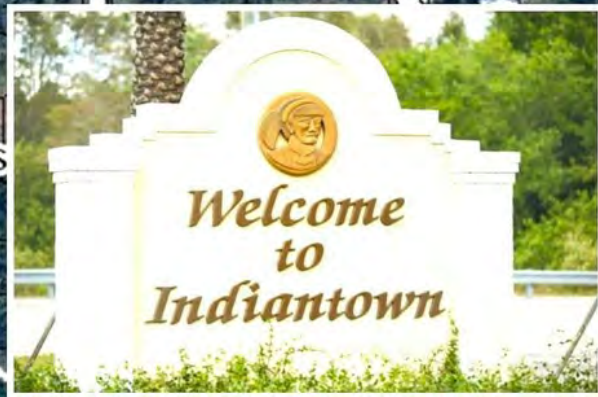
Indiantown, FL 34956

PRESENTED BY SVN WATERFRONT

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OFFERING SUMMARY

ASKING PRICE:	Inquire for Pricing
SW CITRUS BLVD	
Parcel ID Number:	08-40-39-000-000-00130-0
Lot Size:	29.42± Acres
Zoning:	Planned Unit Development
Future Land Use:	Commercial Waterfront
SW Warfield Blvd Frontage:	1,300.92± Feet
15195 SW WARFIELD BLVD	
Parcel ID Number:	05-40-39-001-000-00020-8
Lot Size:	9± Acres
Zoning:	Village Mixed-Use
Future Land Use:	Village Core Mixed-Use
SW Warfield Blvd Frontage:	150± Feet
15318 SW WARFIELD BLVD	
Parcel ID Number:	05-40-39-000-000-00090-4
Lot Size:	1.31± Acres
Zoning:	Village Mixed-Use
Future Land Use:	Village Core Mixed-Use
SW Warfield Blvd Frontage:	150± Feet
SW WARFIELD BLVD	
Parcel ID Number:	05-40-39-000-000-00091-3
Lot Size (North Parcel):	2.88± Acres
Lot Size (South Parcel):	12.07± Acres
Zoning:	Village Mixed-Use
Future Land Use:	Village Core Mixed-Use
SW Warfield Blvd Frontage:	560± Feet (North Lot)
SW Warfield Blvd Frontage:	1,560± Feet (South Lot)

OWN THE GATEWAY TO INDIANTOWN, FLORIDA

The Indiantown Marina Development Site represents a premier and rarely available four-parcel assemblage totaling approximately 53.41± acres. This exceptional development opportunity is strategically positioned at the primary gateway entrance to Indiantown, Florida — where ownership spans both sides of Warfield Boulevard as you cross the bridge into town.

This commanding location allows you to create the defining, signature mixed-use destination at Indiantown's entrance — a property that welcomes residents and visitors alike while fostering new business, residential, and economic growth within the community.

Situated within a designated Opportunity Zone, the property offers federal tax incentives that encourage investment and long-term appreciation. Its scale, visibility, and accessibility make it ideal for a wide variety of potential uses, including:

- Residential and multifamily communities
- Commercial and retail components
- Waterfront Restaurant and Tiki Bar
- Marina and marine-related development
- Hospitality, hotel, and restaurant concepts
- Industrial or mixed-use projects

As an incorporated municipality with its own pro-growth local government, Indiantown is the newest municipality in Martin County — uniquely positioned for smart, sustainable expansion. The town lies 12 miles east of Port Mayaca on Lake Okeechobee, 22 miles southwest of Stuart, 22 miles west of Jupiter, and 36 miles northwest of West Palm Beach, offering convenient access to major population centers while maintaining its authentic rural-waterfront character.

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

This trophy-caliber site offers unmatched potential due to its size, visibility, and location, accommodating a wide range of mixed-use or large-scale development concepts. Potential uses include:

- Multifamily rental apartments or townhomes on the water and retail uses along Warfield Blvd
- A marina with waterfront restaurant and tiki bar
- Complementary retail or service commercial uses
- Other destination-oriented or recreational development opportunities

MASTER-PLANNED RESIDENTIAL COMMUNITY

Up to ±700 rental apartment units planned across multiple phases, allowing for flexible, staged absorption and construction. A thoughtfully designed layout integrates multiple clubhouses, resort-style pools, ponds, parks, and expansive green space to promote a sense of community and wellness. The community vision emphasizes walkability, open space, and connectivity between residential, recreational, and commercial components.

WATERFRONT MARINA & LIFESTYLE AMENITIES

A premier marina component serves as the recreational and social hub of the project. Features include a Tiki bar, waterfront Tiki huts, marina office, and boater amenities designed to activate the waterfront and attract both residents and visitors. Ideal for integrating boat slips, kayak launches, and casual dining experiences along the shoreline.

COMMERCIAL RETAIL & EMPLOYMENT USES

Complementary retail and commercial parcels fronting Warfield Blvd create a vibrant, service-oriented environment for residents and the broader community. Potential commercial uses include:

- Gas station / convenience store (e.g., Wawa or similar)
- Neighborhood grocery store
- Professional and medical offices
- Self-storage facility
- Mixed-use retail and service businesses

These uses support both on-site residents and the growing Indiantown population while driving recurring revenue and local employee.

COMPLETE HIGHLIGHTS (CON'T)

MARINE RELATED INDUSTRIAL PARK

1. Waterfront & Vessel Support

- Boat & yacht repair yards (haul-out facilities, dry docks, shipyards)
- Marinas (slips, dry storage, fueling stations)
- Boat lift and crane operations
- Dock construction and marine contractors
- Commercial fishing facilities (docks, ice plants, net mending areas)

2. Manufacturing & Industrial Production

- Boatbuilding & shipbuilding (fiberglass, aluminum, steel hull)
- Marine equipment manufacturing (engines, outboards, lifts, navigation)
- Mooring, dock, and piling fabrication
- Fuel storage/distribution tied to marine fueling

3. Storage & Logistics

- Industrial boat storage warehouses (rack storage, dry-stack)
- Freight & shipping terminals (import/export, container storage)
- Marine distribution centers (parts, supplies, marine engines)
- Cold storage for seafood and marine products

4. Marine Services & Infrastructure- Dredging operations and staging areas- Tow and salvage operations- Marine construction staging yards (pilings, barges, heavy equipment)- Navigation/communication equipment facilities

5. Research, Training & Government

- Marine research labs (oceanographic, aquaculture testing)
- Coast Guard & port authority facilities
- Naval/defense marine uses
- Training centers (safety, navigation, diving, engine repair schools)

6. Ancillary Industrial Uses

- Marine recycling & salvage yards (boats, engines, metals)
- Paint & coating facilities (specialty marine paints, anti-fouling coatings)
- Supply & distribution warehouses (marine hardware, rigging, electronics)
- Storm prep facilities (storage & equipment for marine protection)

7. Marina-Related Industrial & Marine Service Park

A portion of the assemblage is ideally suited for marina-related industrial uses, such as boat storage, dry-stack operations, repair and service facilities, marine supply, or boat-manufacturer support operations. This component complements the waterfront and residential elements, providing a functional, income-producing use that leverages Indiantown's boating culture and regional demand for marine-service infrastructure. With its scale, dual-side ownership along Warfield Blvd, deep-water canal frontage, and immediate proximity to the St. Lucie Canal, connecting Lake Okeechobee to the Atlantic Ocean, the site offers a one-of-a-kind platform to develop a regional marine operations hub or multi-phase mixed-use destination. This is an extraordinary opportunity to establish a flagship marine and industrial destination at the gateway to Indiantown, combining the benefits of scale, location, infrastructure, and Opportunity Zone incentives.

COMPLETE HIGHLIGHTS (CON'T)

INVESTMENT HIGHLIGHTS

- Control of both sides of Warfield Boulevard, the main gateway into Indiantown.
- 53.41± acres (approx.) of prime mixed-use and waterfront land.
- Flexible zoning and development potential for residential, marina, and commercial components.
- Strategic location near the new Indiantown High School, major roadways, and the Lake Okeechobee / Okeechobee Waterway system.
- Excellent visibility and access to regional traffic and future growth corridors.



COMPREHENSIVE DUE DILIGENCE DOCUMENTS

Environmental, Geotechnical & Engineering Reports

- Hunter Housing Economic Market Study, Prepared by Hunter Consulting
- Ardaman & Associates Geotechnical Report includes a Limited Subsurface Exploration and Preliminary Geotechnical Evaluation, plus preliminary findings on soil suitability and foundation recommendations.
- Wetland and Wildlife Assessment Report (WWA) includes a Comprehensive review of protected species, wetland delineation, and environmental permitting requirements.
- Tree Survey includes Field inventory identifying species, caliper, and preservation recommendations

Civil & Site Engineering

- Surveys (Boundary, Topographic, and ALTA as applicable) and Limited Subsurface Exploration
- Preliminary Geotechnical Evaluation



MIXED-USE CONCEPTUAL SITE PLAN



SITE PLAN - CONCEPT 3

MULTI-FAMILY CONCEPTUAL SITE PLAN





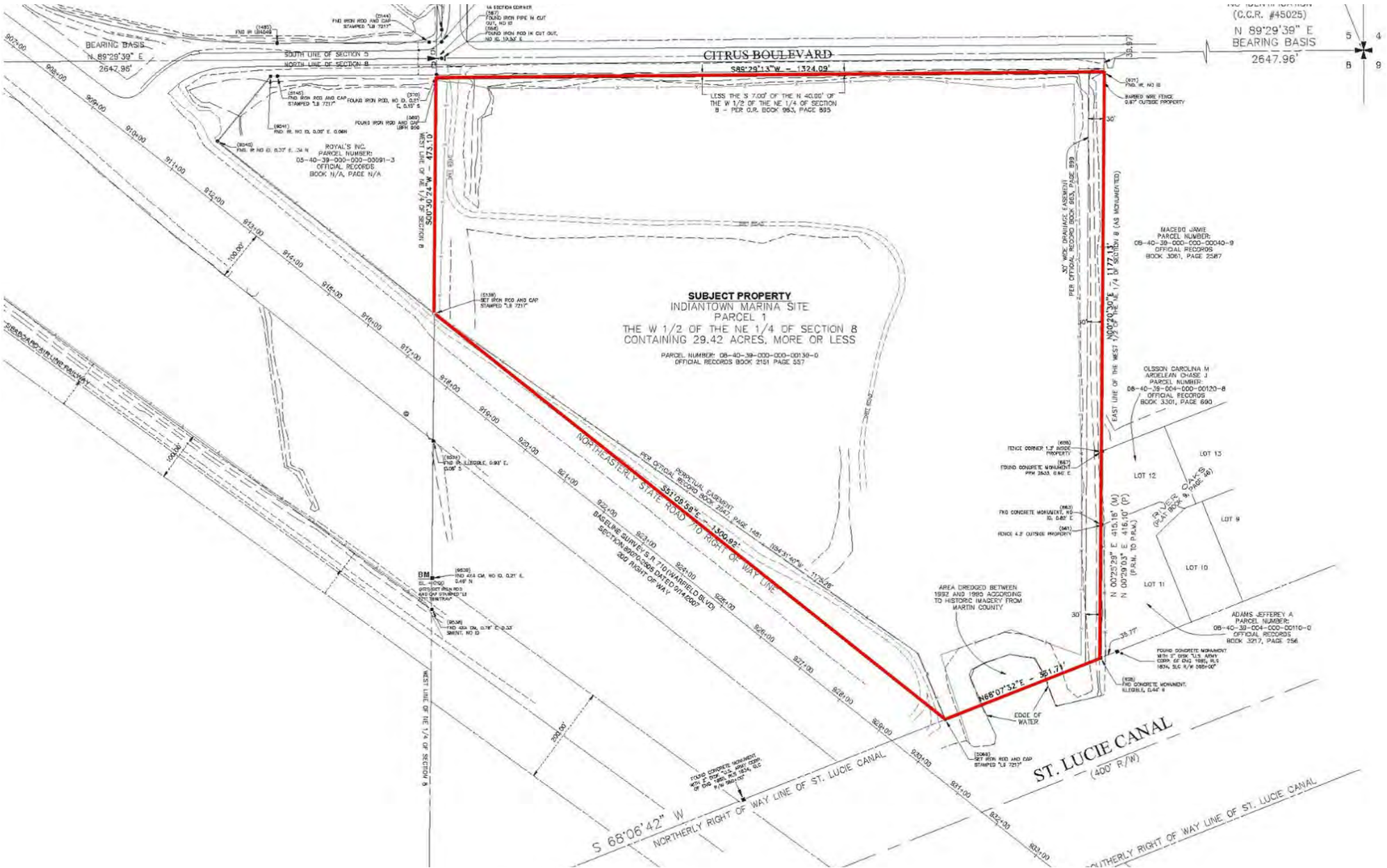
Okeechobee Waterway

INDIANTOWN MARINA DEVELOPMENT SITE

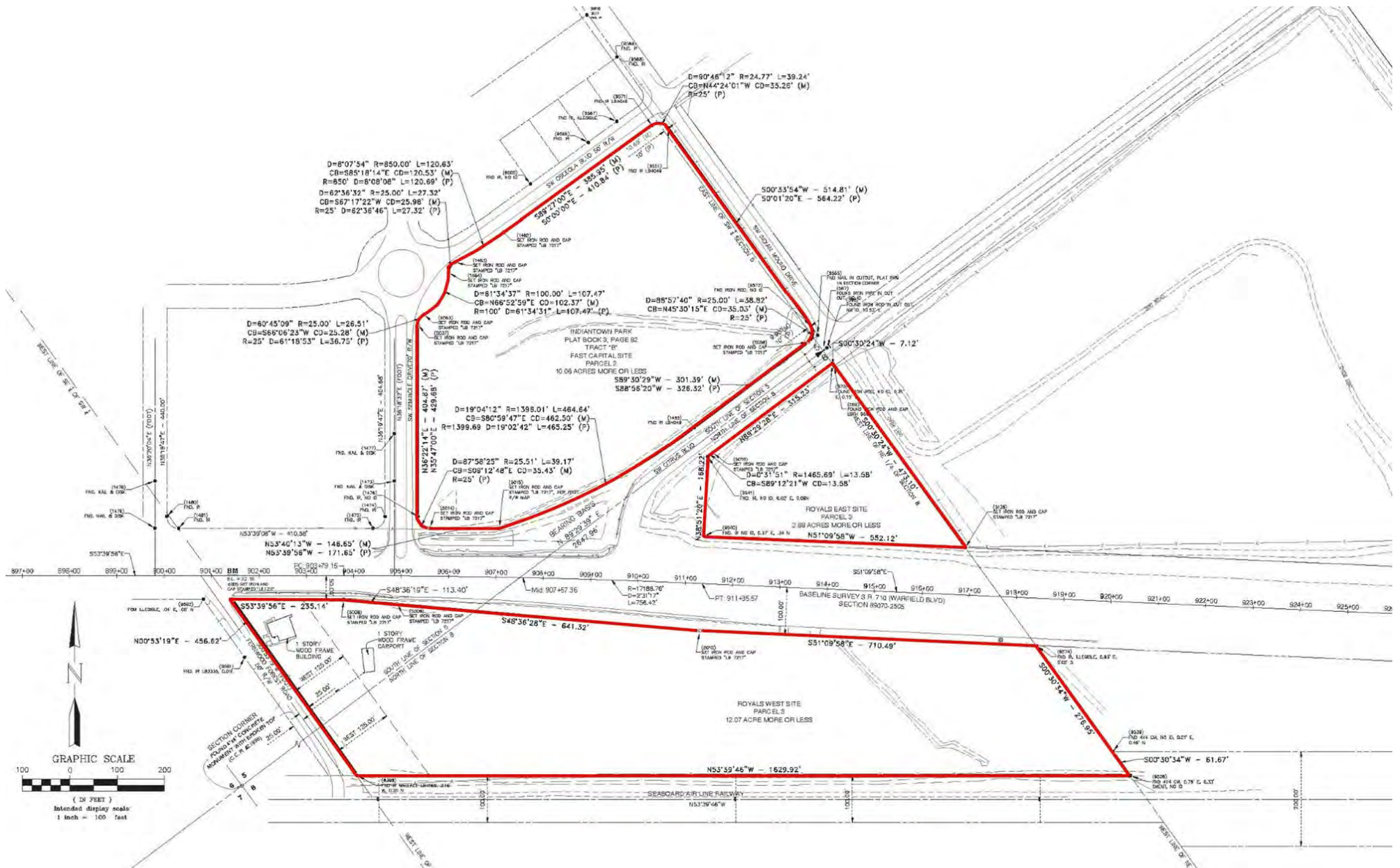


SW Citrus Blvd Parcel

SURVEY 1 - SW CITRUS BLVD



SURVEY 2 - SW WARFIELD BLVD PARCELS ENCOMPASSING 23.98± ACRES





Originally established by the Seminole people as a trading post, [Indiantown](#) is a small, quiet town about 15 miles west of Stuart and 8 miles north of the Palm Beach County line. Unique to the rest of Martin County, Indiantown is situated in the heart of Florida's cattle and citrus country. The historic Seminole Inn (UNDER CONTRACT) captures the twilight grandeur of old Florida. Nature lovers can enjoy the great outdoors at Barley Barber Swamp, [Dupuis Management Area](#), [Fox Brown Outfitters](#) or [Allapattah Flats](#). Additional things to do include visiting [Kai-Kai Farm](#), watching the Indiantown Rodeo at [Timer Powers Park](#).

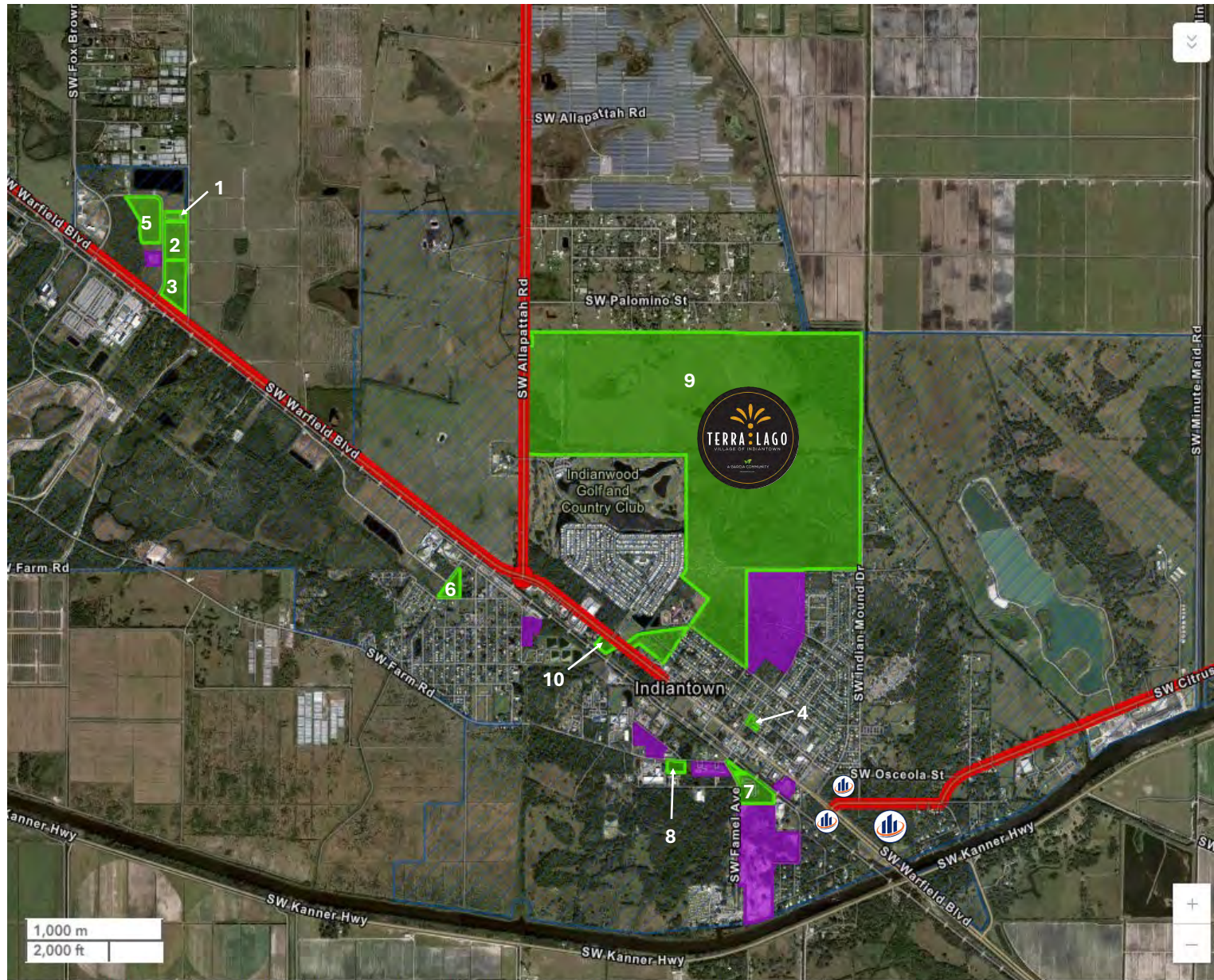
Indiantown is a short drive from the shores of Port Mayaca where you can see a waterfront sunset while still on the East Coast. You can also visit the [Port Mayaca Polo Club](#).

Indiantown is also home to [Payson Park](#), one of the top thoroughbred horse racing facilities in the United States.

The village also includes an airport with a 6,300 foot hard grass runway.



INDIANTOWN DEVELOPMENT PROJECTS APPROVED/IN REVIEW



- | | |
|----|---|
| 1 | 2830 Holdings, LLC
Approved |
| | DeMarcellus
In Review |
| | Dollar Tree
In Review |
| 2 | East Coast Metal Structures
Approved |
| | Indiantown Go Kart
In Review |
| | Indiantown MVR Wastewater Treatment
Plant
In Review |
| 3 | Kendall Industrial
Approved |
| | Osceola Pines PUD
In Review |
| 4 | Parkview Villas
Approved |
| 5 | RCC Construction Site Plan
Amendment
Approved |
| | River Oak Plat Application &
Amendment #2
In Review |
| 6 | Seminole Crossing Site Plan
Amendment
Approved |
| | Sky Leasing
In Review |
| 7 | Stor-A-Way
Approved |
| 8 | T.A. Estates
Approved |
| 9 | Terra Lago Master Plan
Approved |
| 10 | Village Market & Delicatessen Store
Approved |

State of Florida, Maxar | FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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INDIANTOWN DEVELOPMENT PROJECTS APPROVED/IN REVIEW

2830 Holdings, LLC - 11,733 Sq. ft of Marine manufacturing, services and repair (Approved)

DeMarcellus - Addition 19,500 Sq. ft of Manufacturing (In Review)

Dollar Tree - 10,000 Sq. ft of Commercial Use (In Review)

East Coast Metal Structures - 99,500 Sq. ft of manufacturing (Approved)

Indiantown Go Cart - 170 Sq. ft; Shop/office & Go-Kart Track (In Review)

Indiantown MVR Wastewater Treatment Plant - 63,800 Sq. ft of processing Facility (In Review)

Kendall Industrial - 24,000 Sq. ft of manufacturing (Approved)

Osceola Pines PUD - 158 Single Family Homes (Approved)

Parkview Villas - 24 apartments 8 live/work units (2 Floors) (Approved)

RCC Construction Site Plan Amendment (Approved)

River Oak Plat Application & Amendment #2 - Single-family rental development with 131 units on 55± acres (In Review)

Seminole Crossing Site Plan Amendment - 25 Single-family homes (Approved)

Sky Leasing - 2,594 Sq. ft; Shop/office (In Review)

Stor-A-Way - Addition of 10,421 Sq. ft building (Approved)

T.A. Estates - 22,600 Sq. ft; Office & warehouse (2 buildings) (Approved)

Terra Lago Master Plan - 2,488 Residential Units; 100,000 Sq. ft of commercial (Approved)

Village Market & Delicatessen Store - 4,650 Sq. ft; 8 Fuel Islands (Approved)

[FOR MORE INFORMATION REGARDING THE ABOVE INDIANTOWN PROJECTS, PLEASE CLICK HERE FOR THE INTERACTIVE MAP](#)



Terra Lago is a new, large-scale master-planned community located in the heart of Indiantown, Florida. Blending modern living with natural beauty, Terra Lago offers a welcoming environment for individuals and families alike. Terra Lago features a mix of single-family homes, townhomes, and apartments, along with commercial space and amenities like a clubhouse, pool, and sports courts. Residents will enjoy access to new schools, businesses, marinas, parks, and convenient connections to nearby cities such as Stuart, Port St. Lucie, and The Palm Beaches.

Inspired by the harmony of land and water, Terra Lago reflects a commitment to sustainable growth and community-focused living. Whether you're seeking a place to call home or a vibrant neighborhood to grow in, Terra Lago provides the perfect setting to live, work, and thrive.

Highlights of the mixed-use development include:

- 2,014 single-family homes
- 174 townhomes
- 300 apartments
- 100,000 square feet of commercial space
- an 11-acre central area with a clubhouse and recreation center
- 165 acres of wetlands, wetland buffers and upland preservation
- 98 acres of lakes

Economic growth in Indiantown is robust, supported by new business centers, job opportunities, and a strong entrepreneurial culture. This economic expansion, combined with preservation of local history and heritage, makes Indiantown an attractive place to call home.

[FOR MORE INFORMATION ABOUT TERRA LAGO, PLEASE CLICK HERE FOR THEIR WEBSITE](#)

TERRA LAGO SITE PLAN



Site Data

Site Area	805 Acres
Gross Site Density	2.09 DUPA
Total Dwellings	2,488 Dwellings
Total Developed Area	8484.27 Acres
Total Wetlands	197.73 Acres
Total Upland Preserve	170 Acres
Total Lakes	188 Acres / 13%
Dry Retention	113 Acres
Open Space	178 Acres
Site Density	3.09 DUPA / 2,488 Dwellings
Single Family Lots	2,014 Lots
Townhome Units	174 Units
Apartment Units	300 Units
Total	2,488 Dwellings

Legend

Single Family

- 75' x 150' Lot (93 Lots)
- 50' x 125' Lot (1,111 Lots)
- 40' x 125' Lot (910 Lots)

Multi-Family

- Townhome Parcel: ±14 Acres (174 Units)
- Apartment Parcel: ±20 Acres (300 Units)

Amenity & Commercial Uses

- Clubhouse Parcels: ±12 Acres
- Village Town Square: ±15 Acres
- Assisted Living Facility Parcel: ±4 Acres
- Dry Storage Area: ±6.6 Acres

Environmental

- Upland Preserve: ±52 Acres
- Wetland Buffer: ±19 Acres
- Wetlands: ±197.73 Acres
- Dry Retention: ±113 Acres
- Open Space: ±178 Acres
- Lakes: ±88 Acres

- * Pocket Park

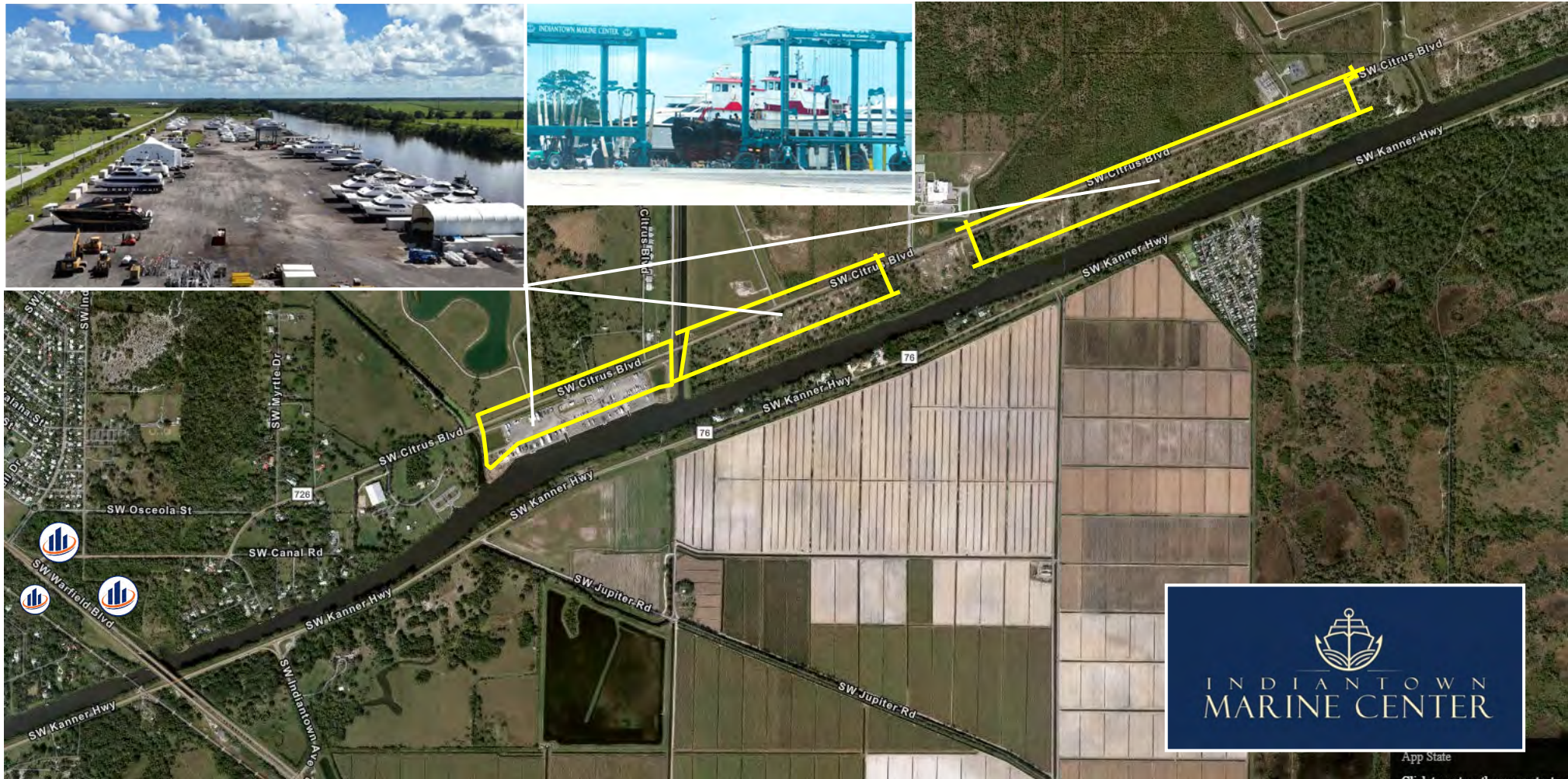
Scale: 1" = 400'



DESIGN
STUDIO
ARCHITECTURE

INDIANTOWN FINALIZES NEW PARCEL ZONING FOR INDIANTOWN MARINE CENTER

Council gave the 116-acre Citrus Avenue parcel Commercial Waterfront Land Use and Canal Mixed Use Zoning. The Village Council here gave its final approval May 9, 2025, for the new future land use and companion zoning for a 116-acre parcel next to the [Indiantown Marina Center](#) on Citrus Avenue, paving the way for future waterfront commercial development along the St. Lucie Waterway. For the full article, click [HERE](#).



INDIANTOWN MARINA

[Indiantown Marina](#) is one of South Florida's best boat storage facilities. It is located on the St. Lucie Canal which links Stuart on the East Coast to Fort Myers on the West Coast via Lake Okeechobee and the Calloosahatchee River. Being located inland on the Okeechobee Waterway, they are a well protected hurricane hole.



WILLIS CUSTOM YACHTS

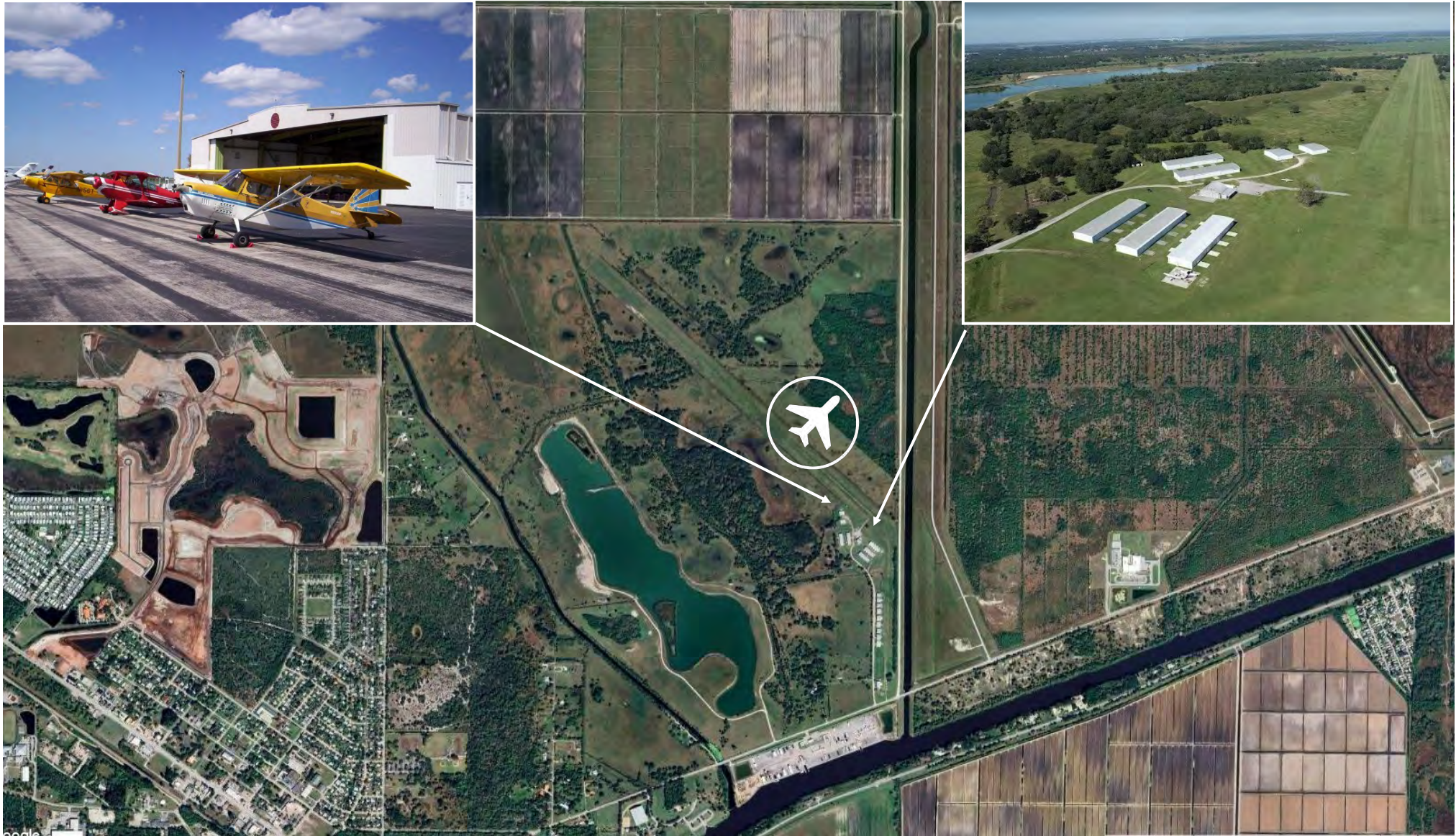
Willis Custom Yachts is conveniently located in Stuart, FL along the protected waters of the St. Lucie Canal, just minutes East of the St. Lucie Locks. Their facility is accessible from the Atlantic Ocean access via the St. Lucie inlet and the Gulf of Mexico via the Okeechobee Waterway. Located between I-95 and the Turnpike, our facility is accessed easily by both water and land.



INDIANTOWN AIRPORT

Indiantown Airport is situated on 600± acres of land, and includes a 6,300 foot hard grass runway.

At one point in time, it was home to skydiving, but today welcomes many different businesses such as Dylan Aviation School of airmanship and aerodynamics.



INDIANTOWN MARINA DEVELOPMENT SITE



Welcome to Indiantown



Payson Park Thoroughbred Training Center



Timer Powers Park and Arena - 37± acre park with an annual Rodeo



Historic Seminole Inn built in 1926 (UNDER CONTRACT)

DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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