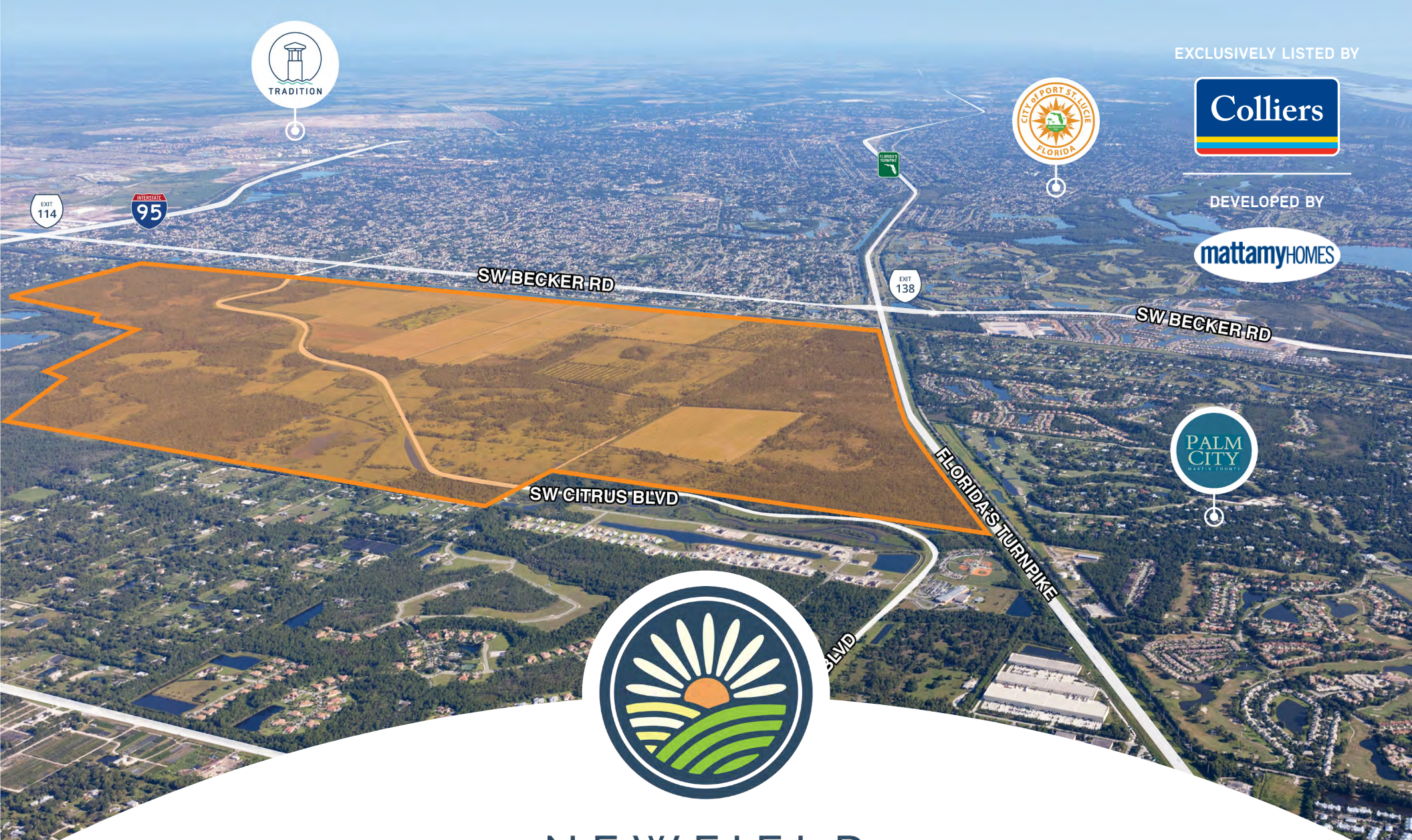




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Timeless Principles.

NEWFIELD
MARTIN COUNTY, FL

Endless Possibilities.

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**Build-to-Suit,
Lease & Sale Opportunities**
±3,411 Acres

Highlights

Master Plan - Entitlements

Simplify the Building Process!

Take the complexity of building out of the equation at Newfield



Fully delineated wetlands, preserves, and trails to be maintained by community district or HOA



Master-planned roadway network (provided by community district)



Offsite water retention provided



Open civic areas provided by community district or HOA

Summary

Reflecting the small-town sensitivities of Martin County, Fla., Newfield's vision was carefully created to appeal to the tastes and priorities popular among demographics as diverse as retirees, mature and young families, millennials, and Gen Z. Those attributes include a return to traditional neighborhood structure and organization, pedestrian-friendly conveniences, lively and inviting downtown atmospheres, and publicly accessible unspoiled, natural environments.

Newfield is the largest mixed-use project approved in Martin County in more than 40 years. To the surprise of many observers, the famously slow-growth county embraced the vision put forth by original landowner and nationally known economic journalist Knight Kiplinger. The emphasis on open-space preservation, walkability, interaction and a natural outgrowth of culture creates a community unlike any other in the Treasure Coast.

Newfield delivers an Old Florida Town with walkable neighborhoods, a wide variety of homes, a robust downtown center, and a workplace district moments away. Newfield is specially designed to establish an overall environment that harmonizes daily life, work, culture and nature.

Overview



SW Citrus Blvd.,
Palm City, FL 34990



±3,411
Total acres



Approved for
290,000 SF Retail/
Office



Approved for
2,000,000 SF of
industrial



Ample
Approved Uses



4,200 Homes Slated
for Delivery

Master Plan - Entitlements (Cont'd)

- ✓ 270 Net acres with roadways and utility infrastructure in place
- ✓ Off-site improvements accounted for
- ✓ Master site plan in place
- ✓ Zoning already in place for a handful of uses, including office, medical office, multifamily, commercial, flex, self-storage, shallow bay / larger bay warehouses, hotels, etc
- ✓ Open-space requirement met
- ✓ Final site plan approval by administrative order only so long as adhering to the zoning requirements
- ✓ On-street parking provided in certain locations
- ✓ Expedited staff review process
- ✓ Off-site storm water retention provided
- ✓ Water and sewer provided to site



Workplace District

Located along Florida's Turnpike in Martin County's newest master planned community, Newfield's Workplace District offers a perfect opportunity for local businesses to grow in an ideal live/work/play community.



Situated in a prime location with access to a plethora of amenities, the multitude of open space enclaves within Newfield's Workplace District aims to empower employee collaboration and community connections.

- Sitting on approximately 500 acres, along Citrus and Boat Ramp Road, the Workplace District has approximately 270 net acres approved for a multitude of uses



300 acres with entitlements to support 2,000,000 SF of industrial, office, hotel, retail multifamily, flex space.



Developer will entertain multiple block sales, however Individual tracts range from 5-13 Acres.



Outside storage permitted



Acceptable uses including mixed-use, apartment, hotel, office, building, retail, medical clinic/hospital, industrial, distribution, warehouse, greenhouse, and more.



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