



# Martin Highway Investment Acreage

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

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## Offering Summary

<b>Acreage:</b>	<b>978.5 Acres</b>
<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

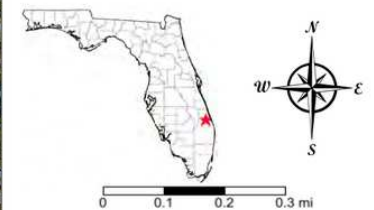
Driving Directions: From I95, take exit 110 (SW Martin Hwy/CR-714), travel east on CR-714 for 1/4 mile and property will be located on your left

Showing Instructions: Call for instruction



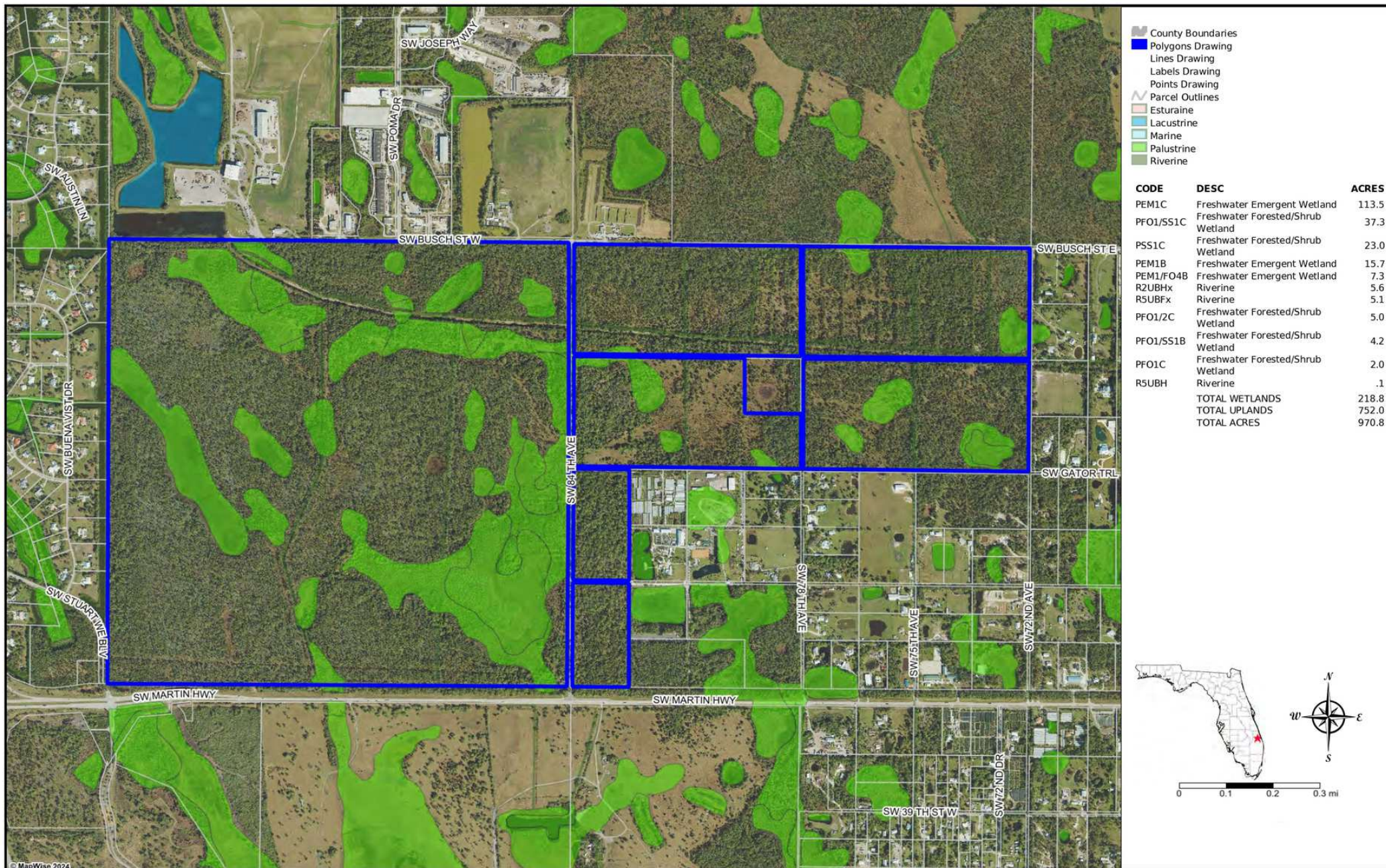
# AERIAL MAP

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

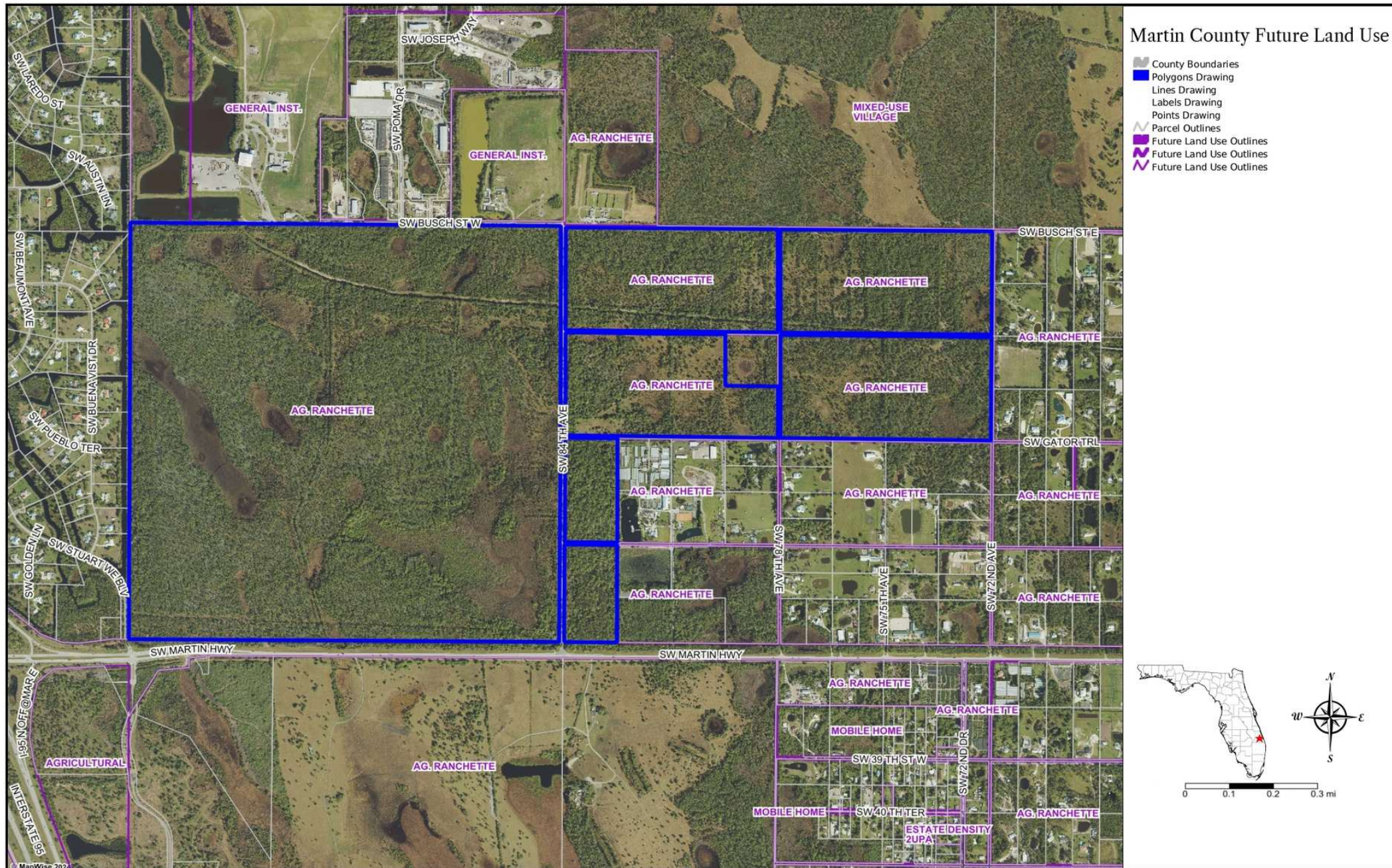




# WETLANDS MAP









# DEMOGRAPHICS

## 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



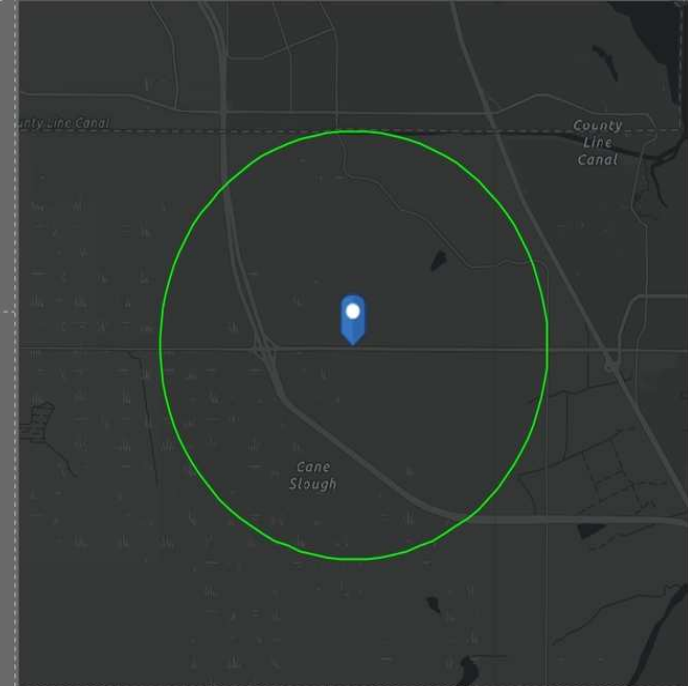
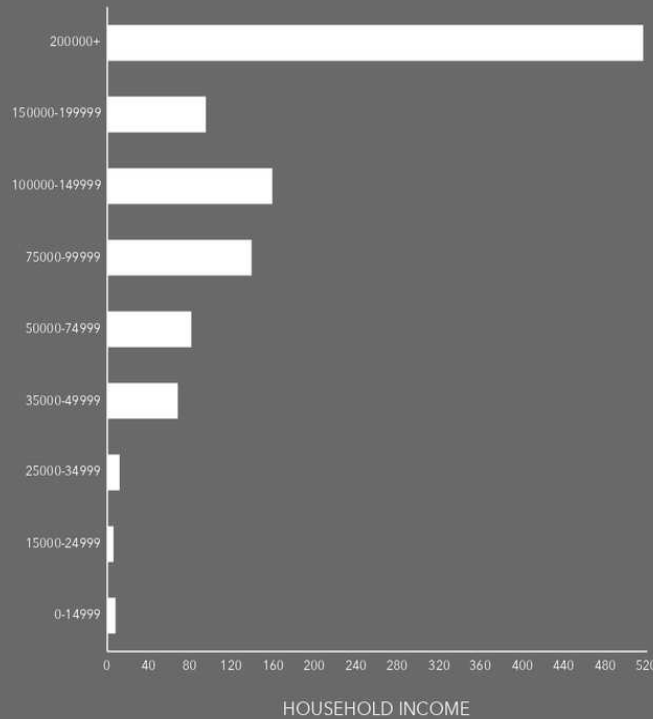
\$91,555

Per Capita Income



\$1,335,345

Median Net Worth



### EMPLOYMENT



White Collar

85.0%



Blue Collar

10.8%



Services

9.4%

0.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

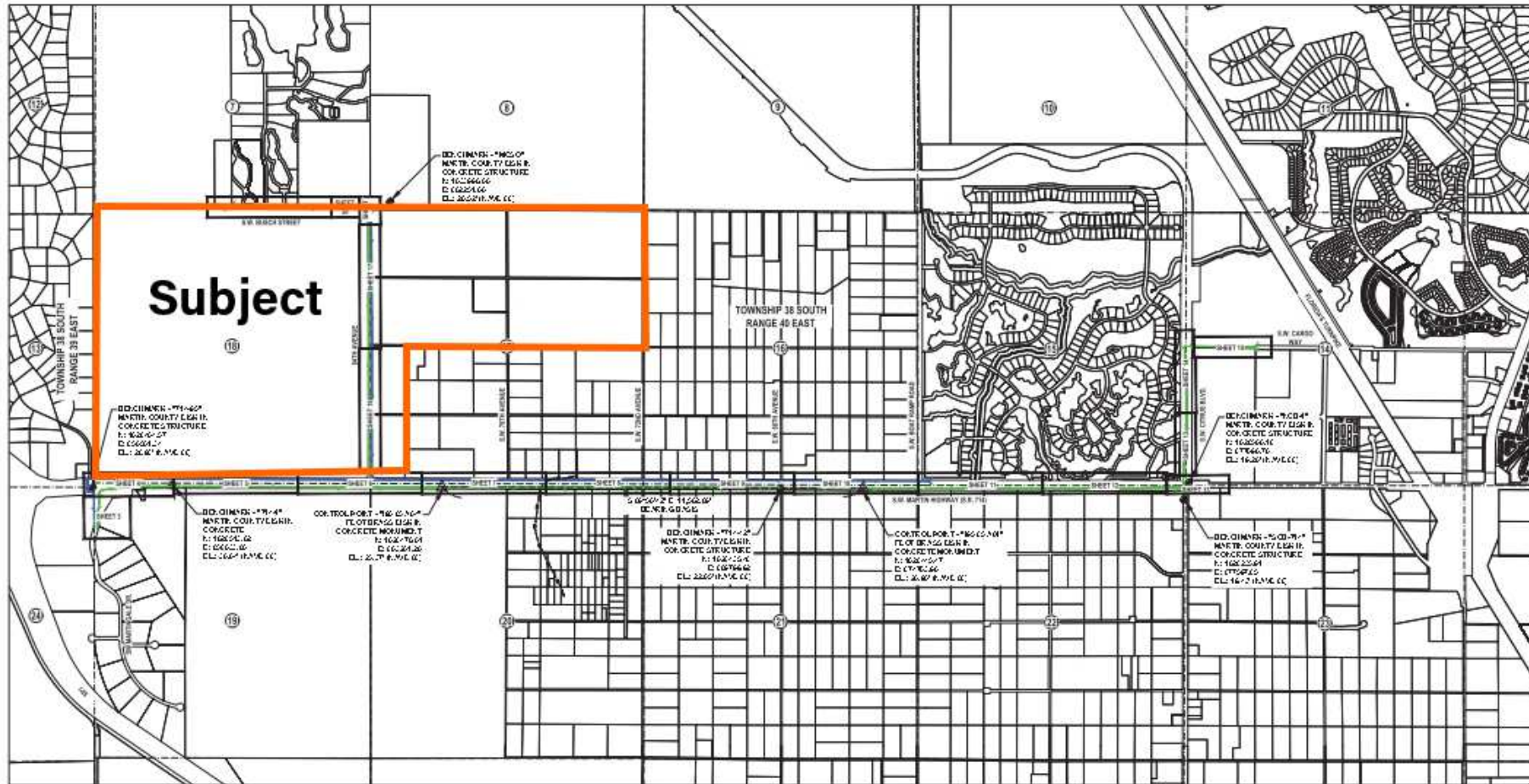


## PROPERTY ADJACENCY TO NEWFIELD





# KEY SHEET

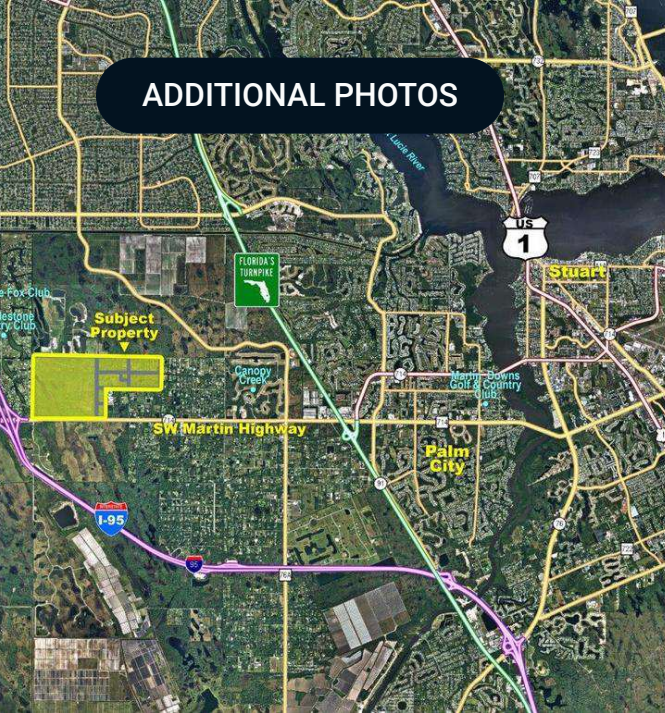


SHEET INDEX MAP



16" water main and 6" force main along Martin Highway and through the center on 84th Ave.









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

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