

FOR SALE

SW Martin Highway

Palm City, FL 34990

200+ Acres Vacant Land @ I-95 - Palm City



PROPERTY OVERVIEW

200+ acres of vacant agricultural land with over 1 mile of I-95 frontage and a 25+/- acre man-made lake. Perfect for long term hold and personal recreational use. AR-5A zoning allows single family homes (1 unit per 5 acres), a variety of agricultural uses, fishing and hunting camps, commercial stables, etc. Immediately adjacent to the 1,717 acre AgTEC projects, a proposed Agriculture and Targeted Employment Center featuring economic development opportunities, contribution of agriculture, and environmental restoration.

LOCATION OVERVIEW

Property is located in the NW quadrant of Martin Highway and I-95, in Palm City, FL.

OFFERING SUMMARY

Land Size:	200.66 +/- Acres
Land Use:	Agricultural Ranchette - Unincorporated Martin County
Zoning:	AR-5A - Unincorporated Martin County
Utilities:	To Be Determined

SALE PRICE

\$4,000,000

Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR
772.220.4096 x101
chamberlin@slccommercial.com

SLC Commercial

2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

200+ Acres Vacant Land @ I-95 - Palm City

SALE PRICE \$4,000,000

Location Information

Building Name 200+ Acres Vacant Land @ I-95 -
Palm City
Street Address SW Martin Highway
City, State, Zip Palm City, FL 34990
County/Township Martin

Zoning / Land Use Details

Zoning AR-5A - Unincorporated
Martin County
Land Use Agricultural Ranchette
Martin County
Permitted Use See Below

Property Details

Property Type Land
Property Subtype Other
Lot Size 200.66 Acres
Lot Frontage 1,013 +/- Fronting SR 714
Utilities To Be Determined
Taxes \$539.58

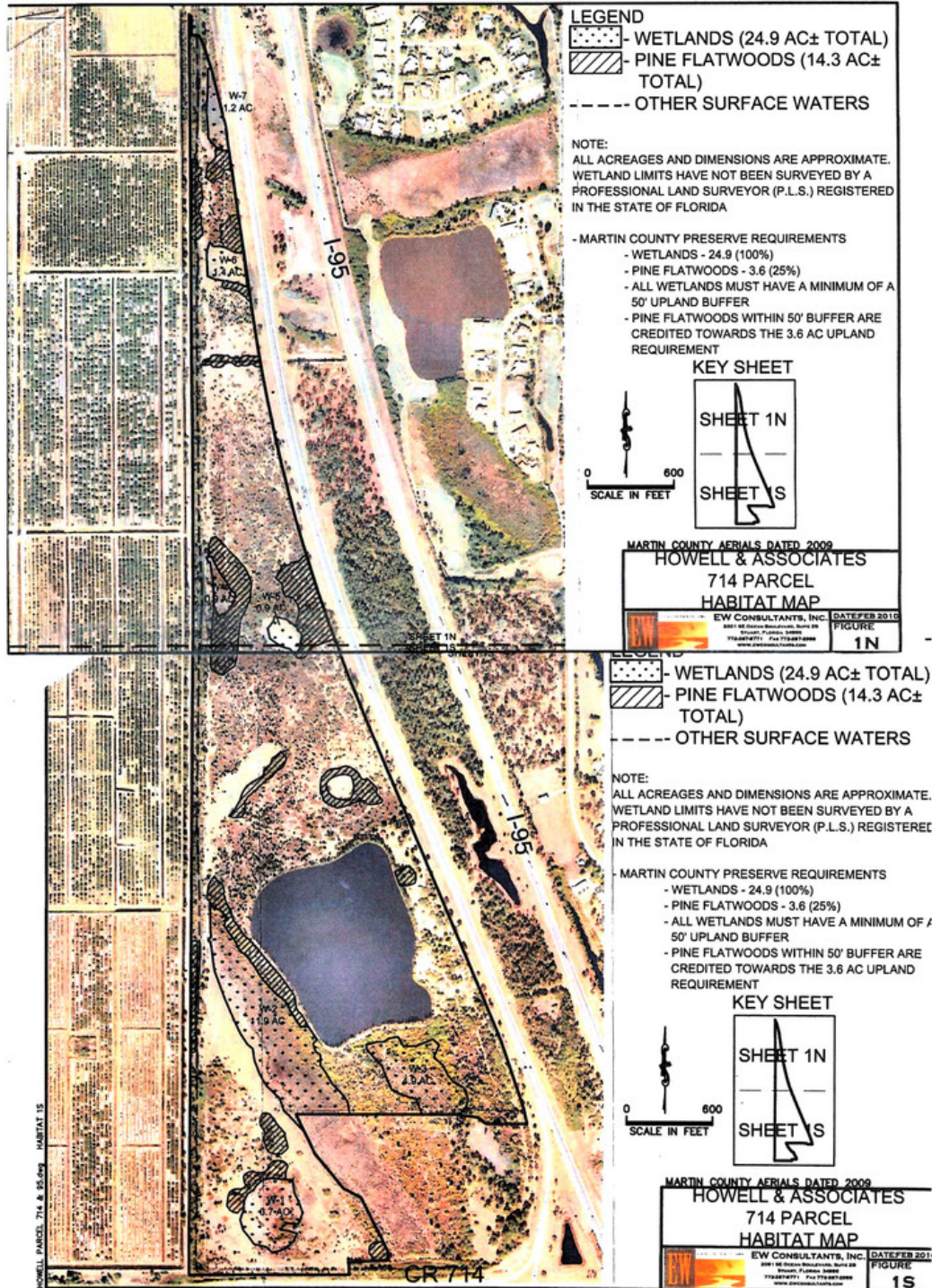
[Click Here For Permitted Uses For AR-5A Zoning](#)

Jeffrey D. Chamberlin
President/Broker, CCIM, SIOR
772.220.4096 x101
chamberlin@slccommercial.com

SLC Commercial
2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com



200+ Acres Vacant Land @ I-95 - Palm City



Jeffrey D. Chamberlin
 President/Broker, CCIM, SIOR
 772.220.4096 x101
 chamberlin@slccommercial.com

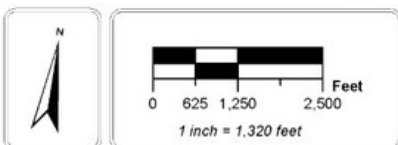
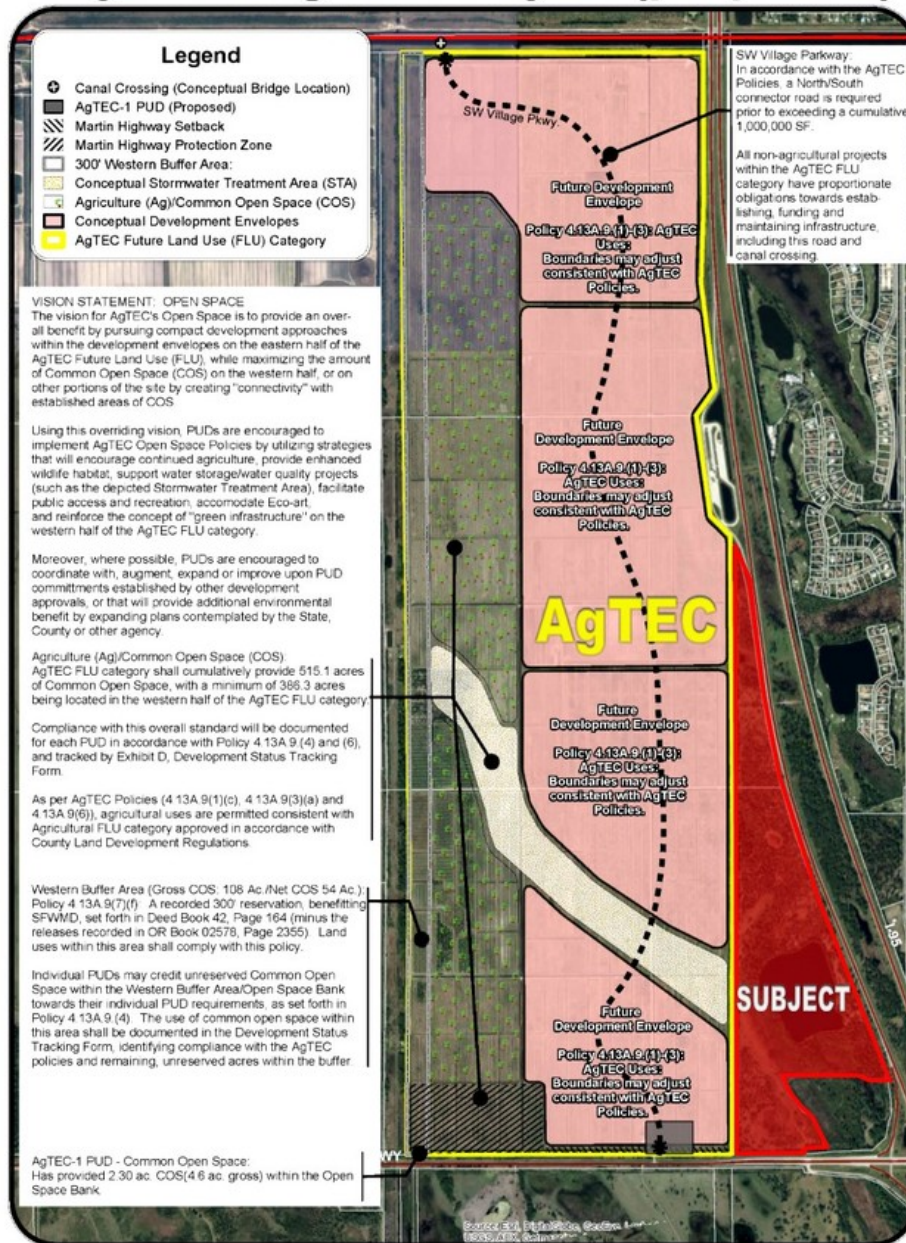
SLC Commercial
 2488 SE Willoughby Blvd
 Stuart, FL 34994
 772.220.4096 | slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

200+ Acres Vacant Land @ I-95 - Palm City

Adjacent AgTEC Project (proposed)



AgTEC
 Future Land Use
 Martin County, Florida
 Page 1 of 2

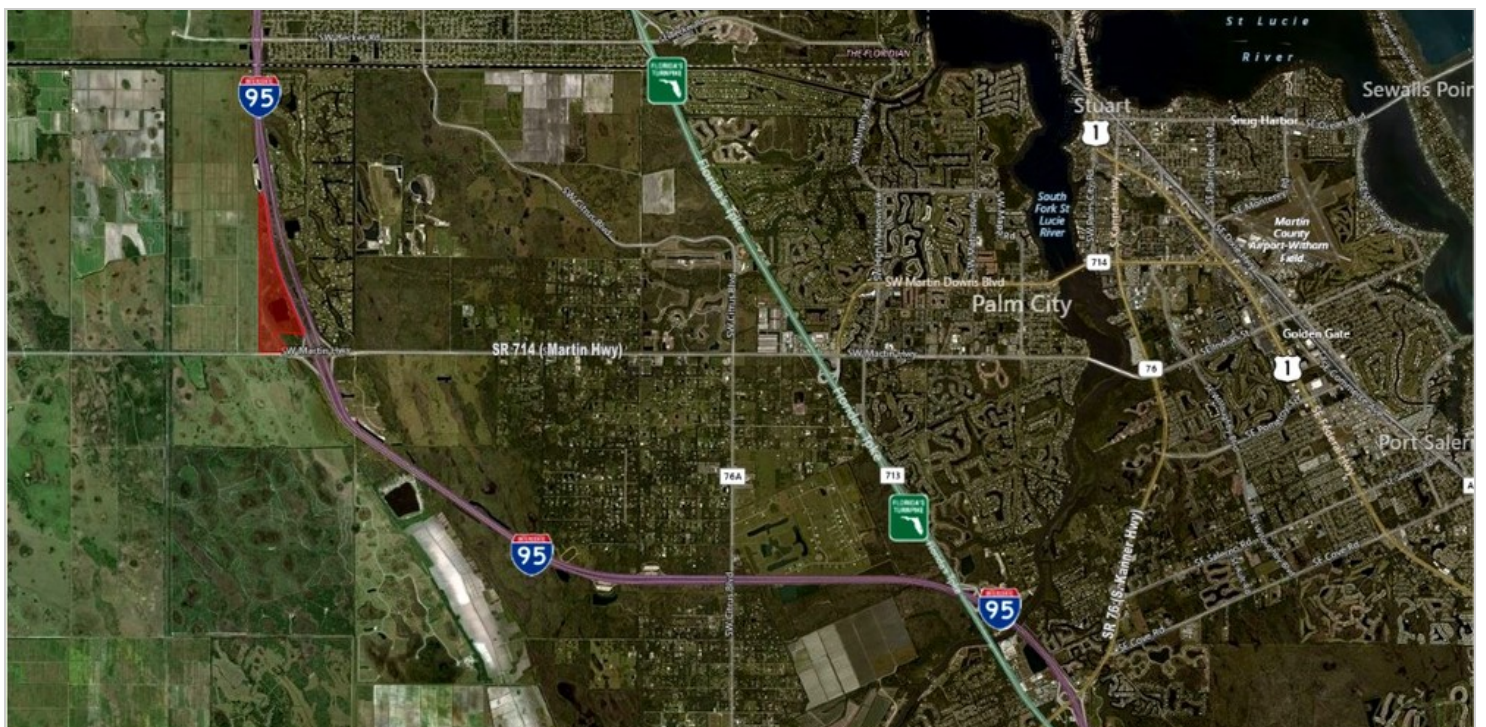
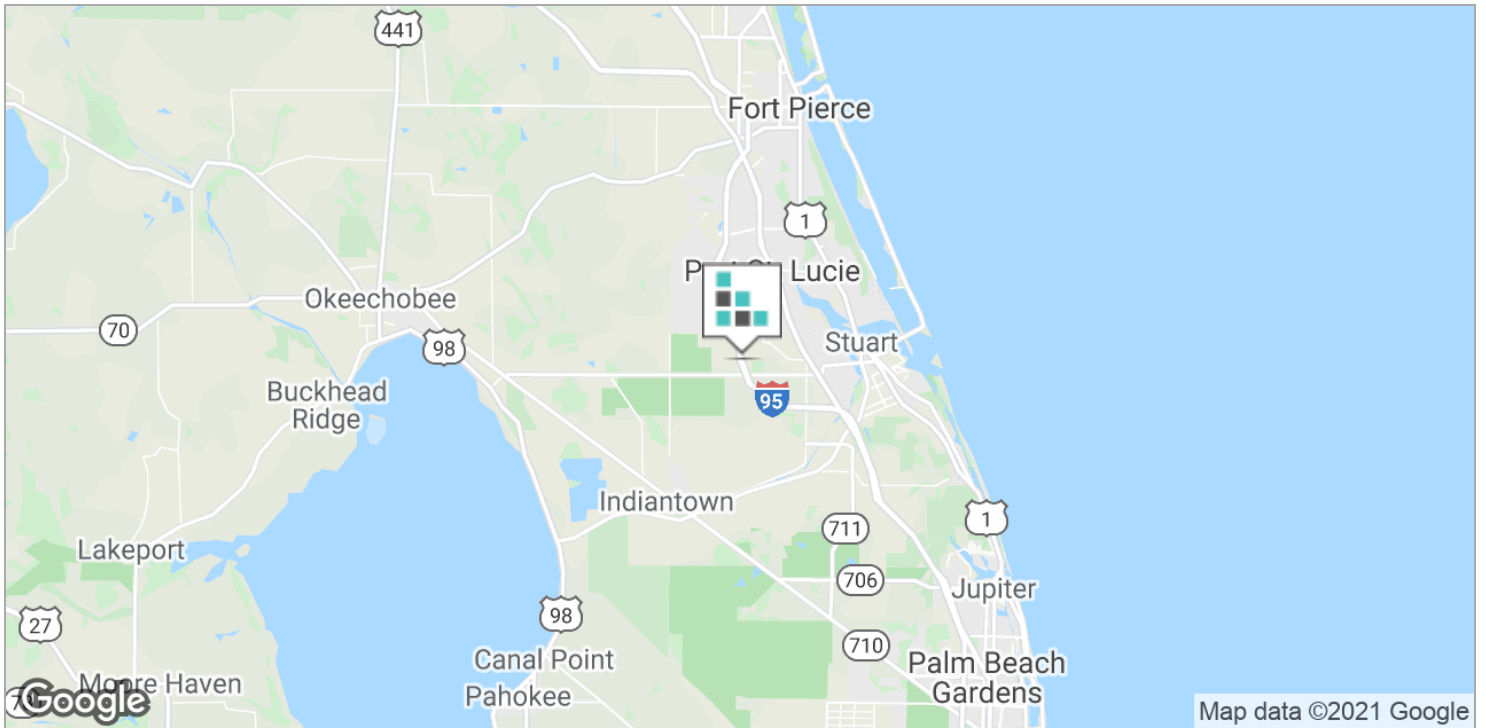
Jeffrey D. Chamberlin
 President/Broker, CCIM, SIOR
 772.220.4096 x101
 chamberlin@slccommercial.com

SLC Commercial
 2488 SE Willoughby Blvd
 Stuart, FL 34994
 772.220.4096 | slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

200+ Acres Vacant Land @ I-95 - Palm City

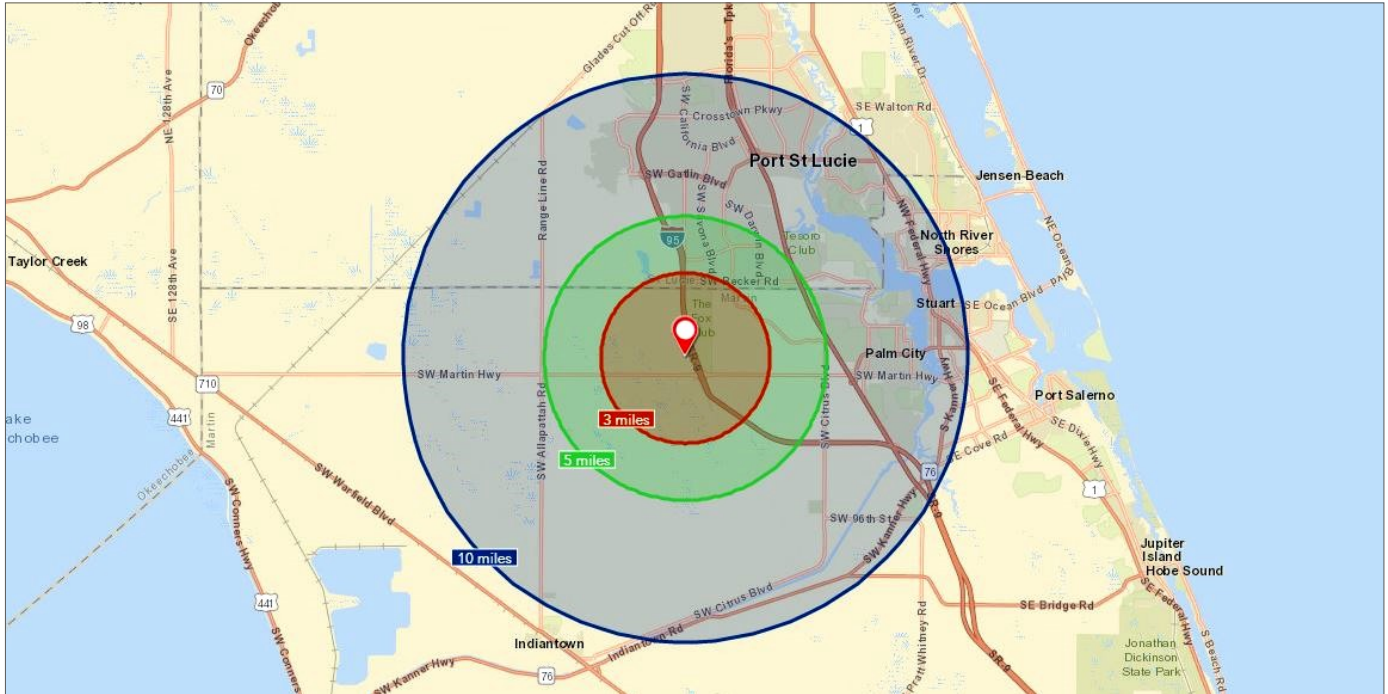


Jeffrey D. Chamberlin
President/Broker, CCIM, SIOR
772.220.4096 x101
chamberlin@slccommercial.com

SLC Commercial
2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com



200+ Acres Vacant Land @ I-95 - Palm City



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,772	25,928	187,393
Median Age	42.5	36.5	44.3
Median Age (Male)	42.8	35.8	43.0
Median Age (Female)	42.4	37.2	45.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,289	8,422	70,554
# of Persons per HH	2.92	3.07	2.62
Average HH Income	\$90,236	\$72,345	\$78,736
Average House Value	\$412,754	\$231,492	\$262,645

Jeffrey D. Chamberlin
 President/Broker, CCIM, SIOR
 772.220.4096 x101
 chamberlin@slccommercial.com

SLC Commercial
 2488 SE Willoughby Blvd
 Stuart, FL 34994
 772.220.4096 | slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

200+ Acres Vacant Land @ I-95 - Palm City

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

■ **Jeffrey D. Chamberlin**
President/Broker, CCIM, SIOR
772.220.4096 x101
chamberlin@slccommercial.com

■ **SLC Commercial**
2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com

