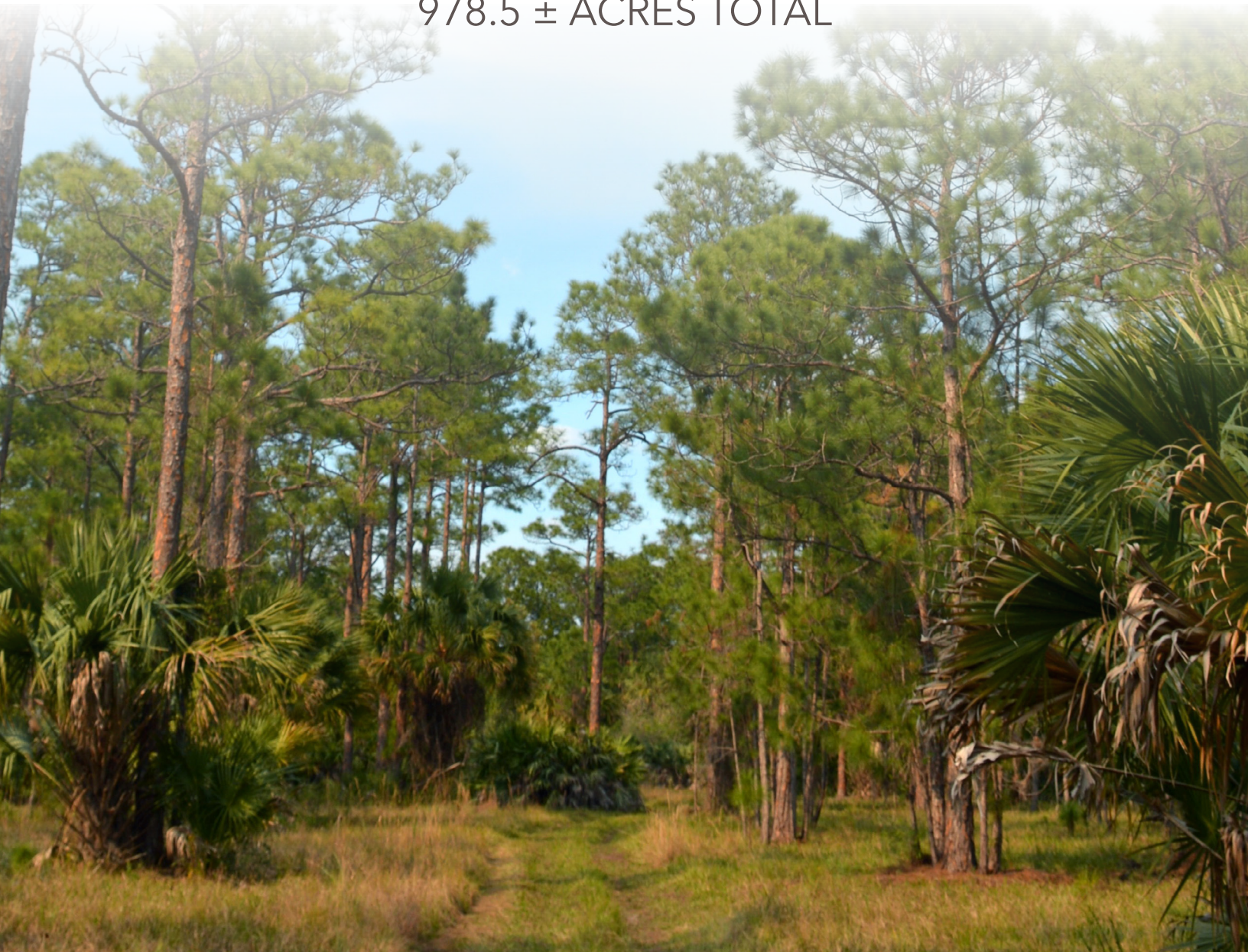


COUNTESS JOY ESTATE DEVELOPMENT

PALM CITY, FL | MARTIN COUNTY

978.5 ± ACRES TOTAL



"This is a rare opportunity to purchase one of the very few remaining large east coast tracts still existing in its beautiful natural state."

Part of the fast-growing Port Saint Lucie Metro area, this Palm City property covers over 1.5 square miles, and offers one of the last large development tracts along the I-95 corridor. Situated just 1,000 ± feet from I-95 access, with over a mile of frontage on SR714/ Martin Highway, the location is convenient to the entire area, while remaining quiet and natural.

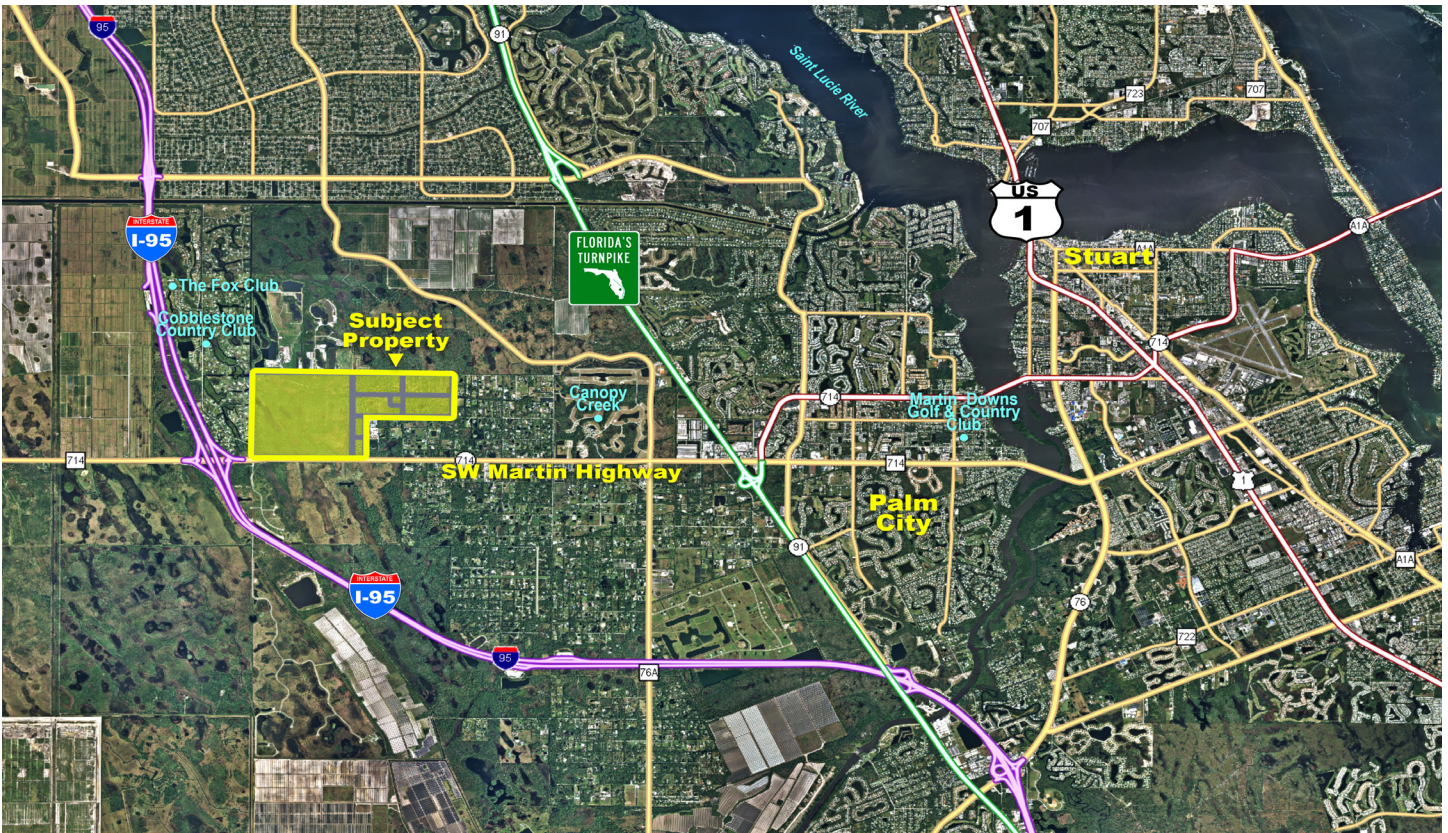
Located on Florida's popular Treasure Coast, the site is just ten minutes south of Port Saint Lucie's Tradition Community providing a central retail district that includes great shopping, dining, entertainment and a new hospital. Five minutes to the east is the Martin Downs community with entertainment and restaurants as well as direct access to the Florida Turnpike. Less than 40 minutes to the south is an easy drive to the Palm Beach International Airport.

Adjacent to the north boundary is the recently approved Pinelands Prairie project, with a plan that allows for a significant increase in permitted residential development. This innovative project will cover 5.3 square miles providing 4,200 homes and preserving 2,400 acres of green space. The development's plans also include substantial retail, office and industrial space providing job growth and convenient shopping opportunities nearby. The project's combination of substantial preservation with more traditional residential development has been embraced by local planners, developers and the overall community.

Approvals were recently granted, and planning funded, for bringing utilities along three miles of the property's frontage. Because the property is one of the few large, natural, east coast tracts remaining, it provides a rare opportunity to develop an exquisite, upscale community. While currently zoned for one unit per five acres, the property is well positioned for a planned community that embraces and preserves the natural beauty combined with the efficiency of more consolidated development densities.

The current use for the property is cattle grazing and the property holds a current cattle lease. The existing agricultural exemption provides a very low cost of carry while the next stage of this property's history is planned and implemented.





SPECIFICATIONS & FEATURES

Acreage: 978.5 ± acres

Sale Price: \$19,950,000

Price per Acre: \$20,388

Lot Inventory:

- Property's current zoning is for one unit per five acres, with a conceptual plan providing for 164 lots
- Approvals of utilities to the area indicate the opportunity for future increases in density

County: Martin

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

Nearest Intersection: I-95 & SW Martin Highway (CR 714)

Road Frontage:

- 1.1 ± miles on SW Martin Highway
- 2 ± miles on SW 84th Avenue
- 4,000 ± feet on SW Busch St. W

Fencing: Fenced for cattle

Land Cover: Attractive native woods composed of pine, palmetto, and natural recharge areas

Water on Site: Wetland recharge ponds create natural amenities to the property

Utilities: Approvals for water and sewer to the site

Uplands/Wetlands:

- 771.1 ± acres uplands
- 199.7 +/- acres wetlands

Current Zoning/FLU: FLU 1 unit/5 acres

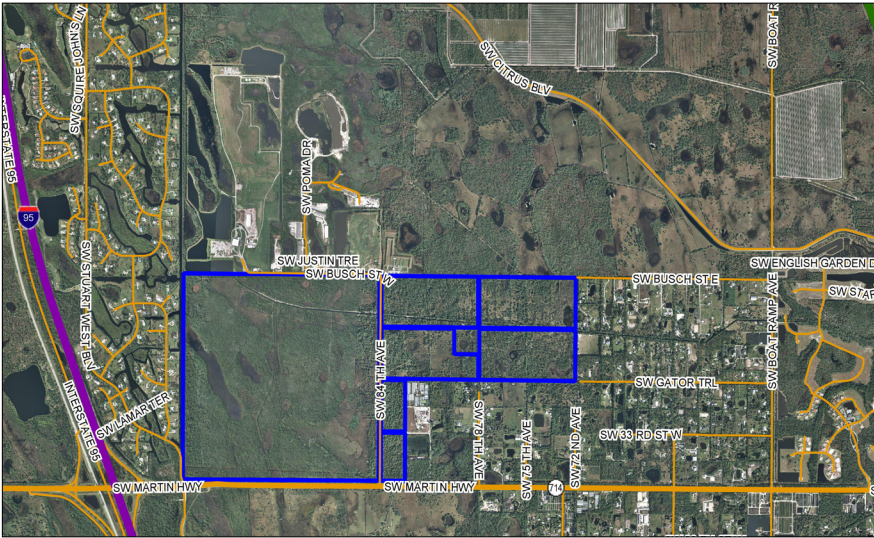
Current Use: Cattle grazing, cattle lease

Planning: Conceptual site plans provided upon request

Taxes: \$3,355.81 (2018) - agricultural exemption provides a very low carry cost for the long term investor, who may continue cattle grazing or even hunting and recreation on this tract until the time for development







LOCATION & DRIVING DIRECTIONS

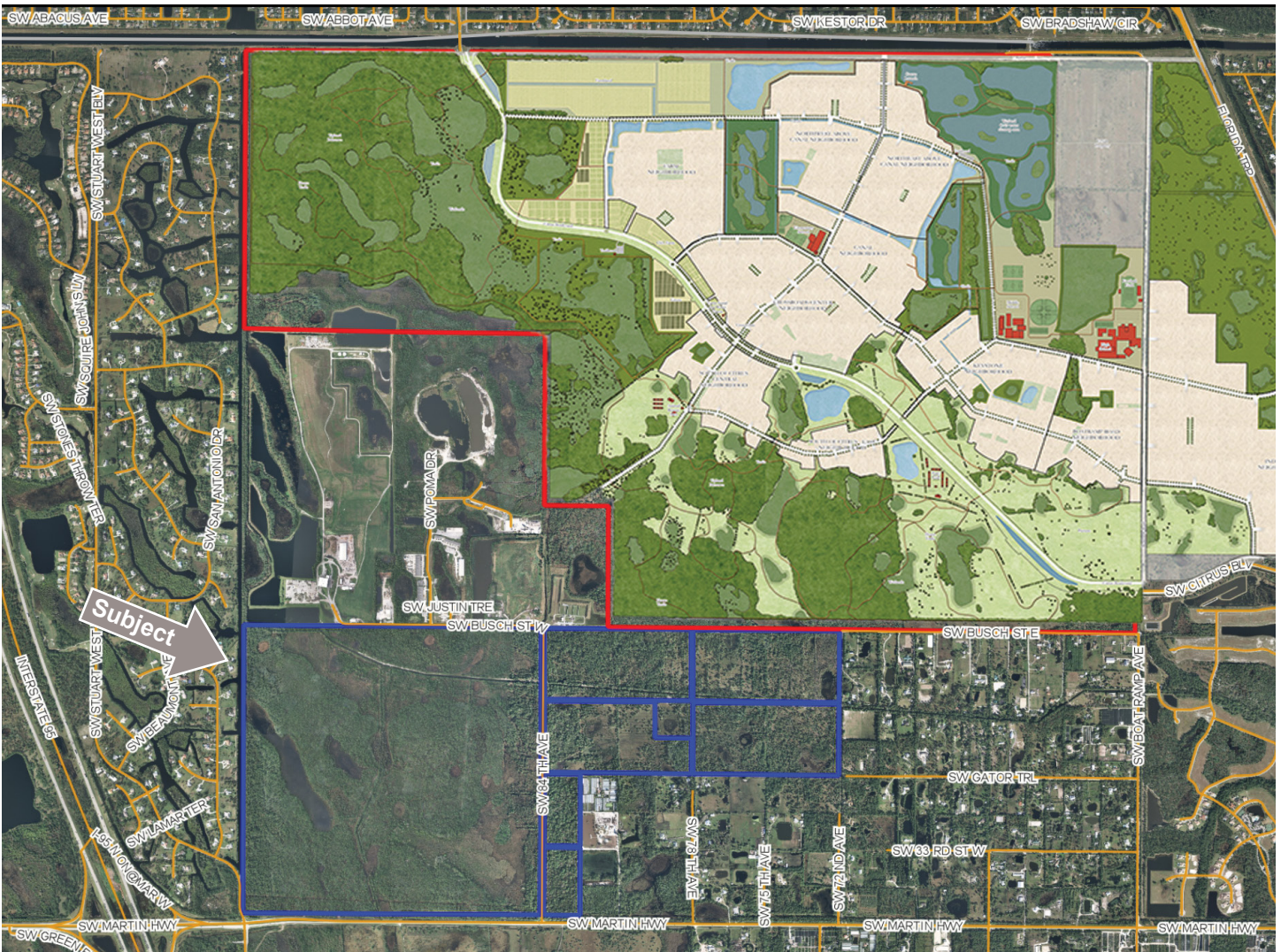
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GPS: 27.162977, -80.382175

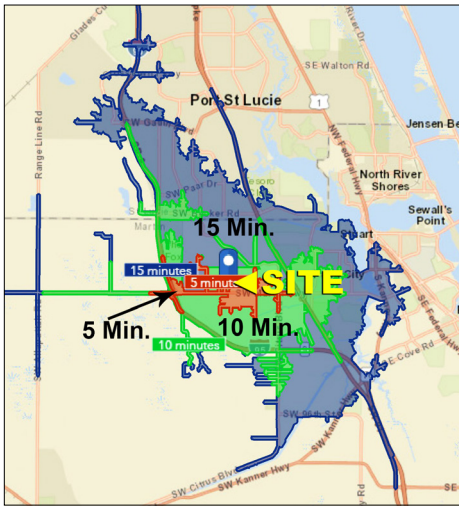
Directions: From I95, take exit 110 (SW
Martin Hwy/CR 714), travel east on CR
714 for 1/4 mile and property will be
located on your left.

Pinelands Prairie Project

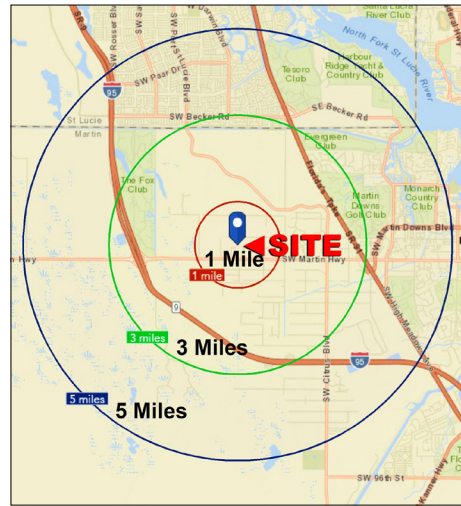
This innovative project will cover 5.3 square miles, providing 4,200 homes and preserving 2,400 acres of green space.



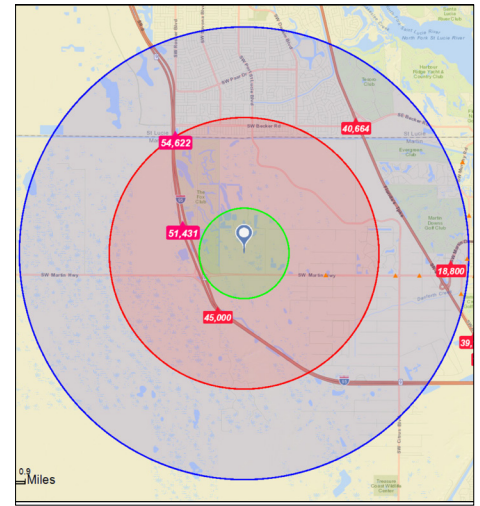
Drive Times 5-10-15 Minutes



1-3-5 Mile Radius



Traffic Counts





Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

978.5 ± Acres • Centered Between Two Major Traffic Corridors I-95 and Florida’s Turnpike
Ideal Location for Upscale Ranchettes, Equestrian, Golf, or an Eco-friendly Community!

SREland.com/Joy

Jeff Cusson, CCIM, 772.332.9070 | Jeff@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

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