

31 AC @ I-95 & SW MARTIN



PROPERTY DESCRIPTION

Positioned at the highly visible northwest corner of Interstate 95 and Highway 714 (Martin Highway), this ±31-acre tract offers an exceptional opportunity to acquire a large, strategically located land holding in one of South Florida's fastest-growing regions. Situated just minutes from the City of Port St. Lucie and the rapidly expanding Becker Road industrial corridor, the property benefits from outstanding interstate access and long-term growth fundamentals.

The surrounding area has experienced significant investment from national companies including Amazon, FedEx, Costco, Cheney Brothers, and numerous logistics and distribution users that continue expanding throughout the I-95 corridor. As the Treasure Coast continues to attract new residents, employers, and industrial investment, large tracts with interstate frontage have become increasingly difficult to acquire.

The property is currently designated Ag Ranchette under Martin County's Future Land Use Map and is zoned A-2. Water and sanitary sewer infrastructure are located east of Interstate 95 and could be extended to serve the property as future development and infrastructure expansion occur. Buyers are encouraged to evaluate development opportunities and long-term planning objectives with Martin County.

With approximately 31 acres of mostly level land, excellent visibility from Interstate 95, and direct access to Highway 714, the property presents a compelling opportunity for investors, developers, land bankers, or owner-users seeking a well-positioned asset within one of Florida's

OFFERING SUMMARY

Sale Price:	\$4,750,000
Acres:	31 AC
Zoning:	AG Ranchette (A-2)
Land Use:	Residential
Utilities:	East Side of I-95
Topography:	Flat
Flood Plain	None
AADT I-95	78,000 VPD
AADT SW Martin	17,000 VPD

DEMOGRAPHICS	5 MILES	15 MILES	30 MILES
Total Households	10,408	152,480	303,593
Total Population	30,985	389,298	769,096
Average HH Income	\$118,362	\$103,856	\$117,529

CHANDLER MOREAU

Owner / Managing Broker
 O: 918.370.2877
 chandler@moreaupropertyadvisors.com

Listed in conjunction with Florida real estate broker:

DAVID B. ZACHARIA
 FL #BK3273628.

ADDITIONAL PHOTOS



CHANDLER MOREAU

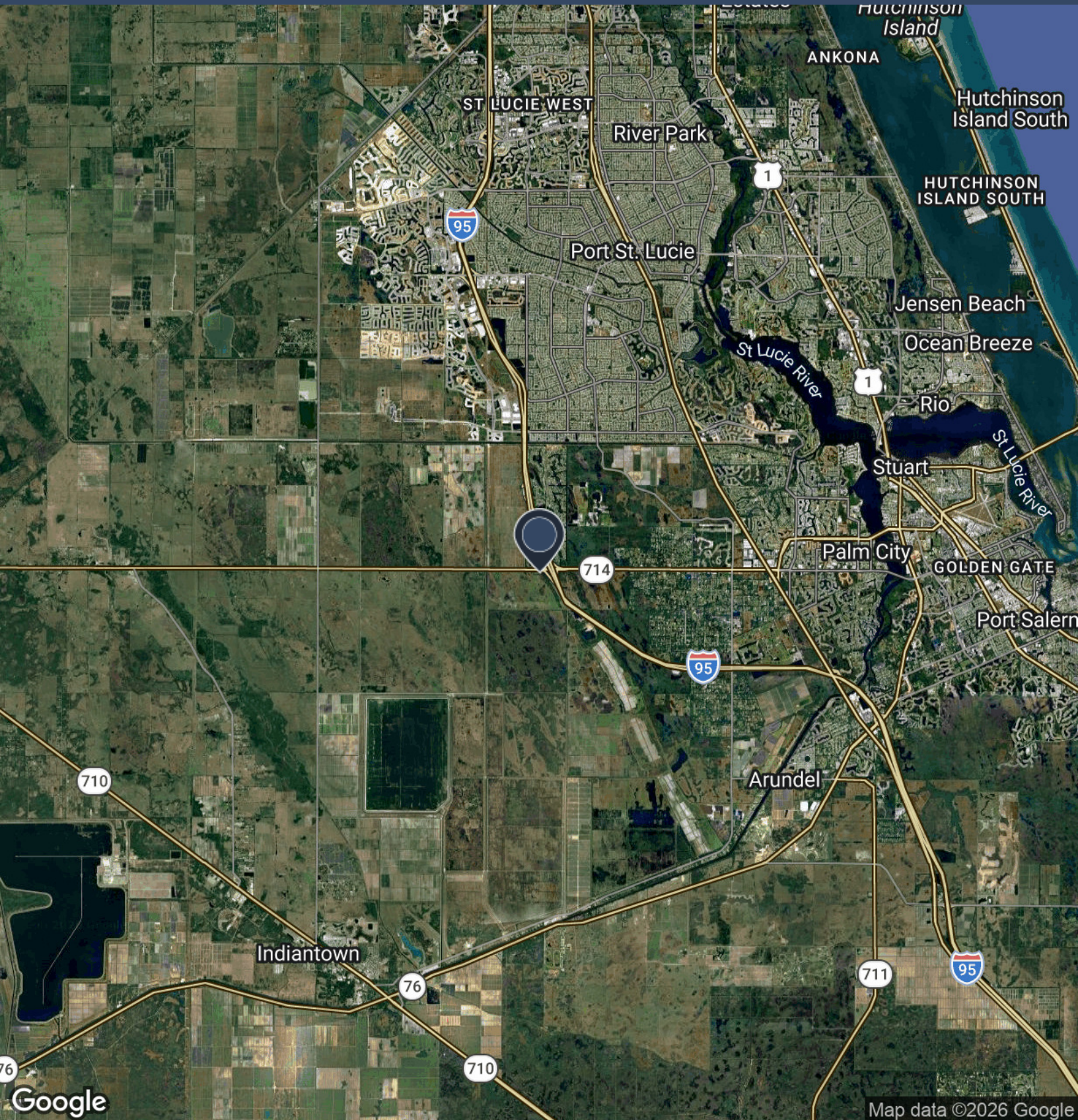
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AERIAL MAP



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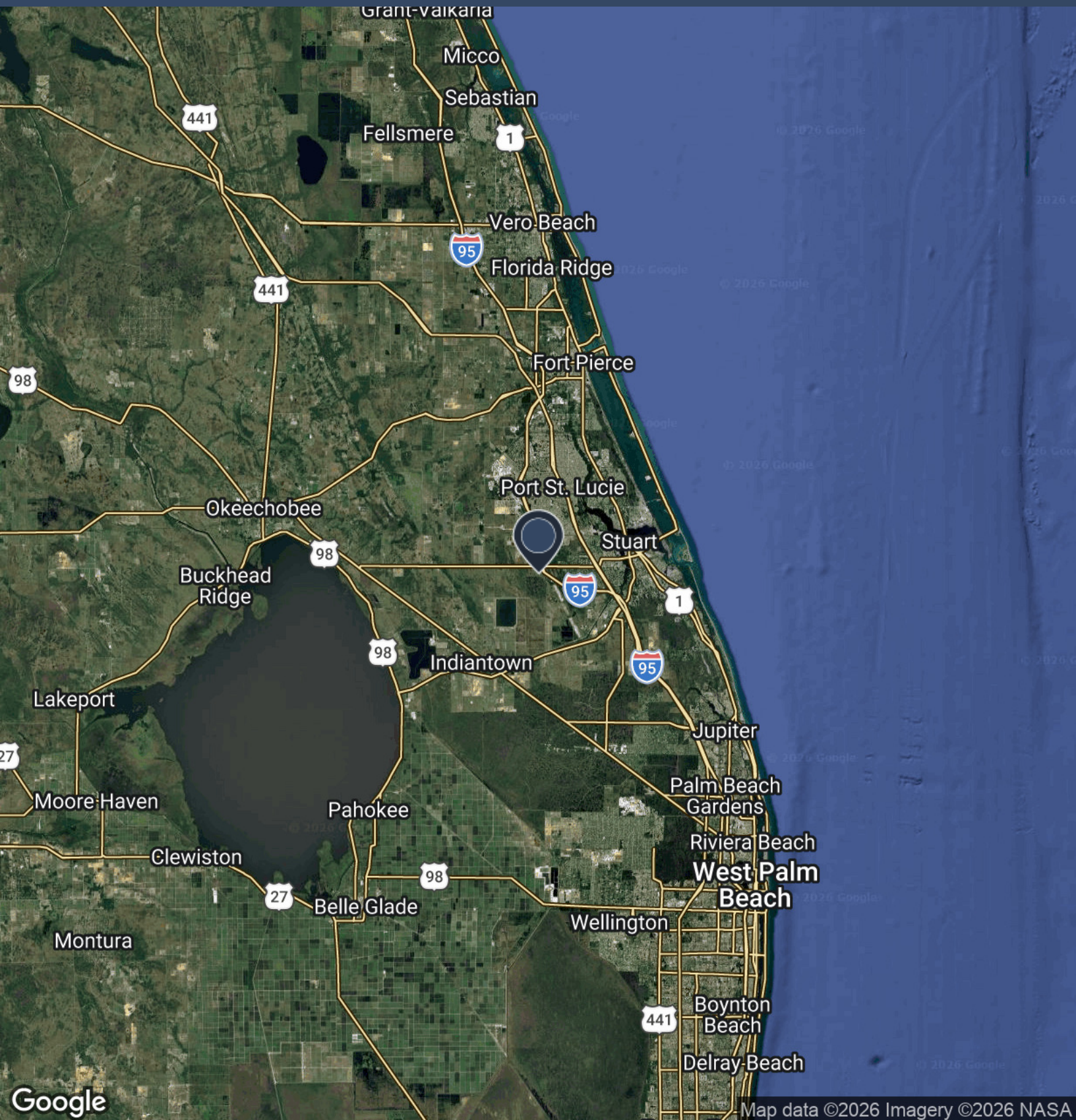
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REGIONAL MAP



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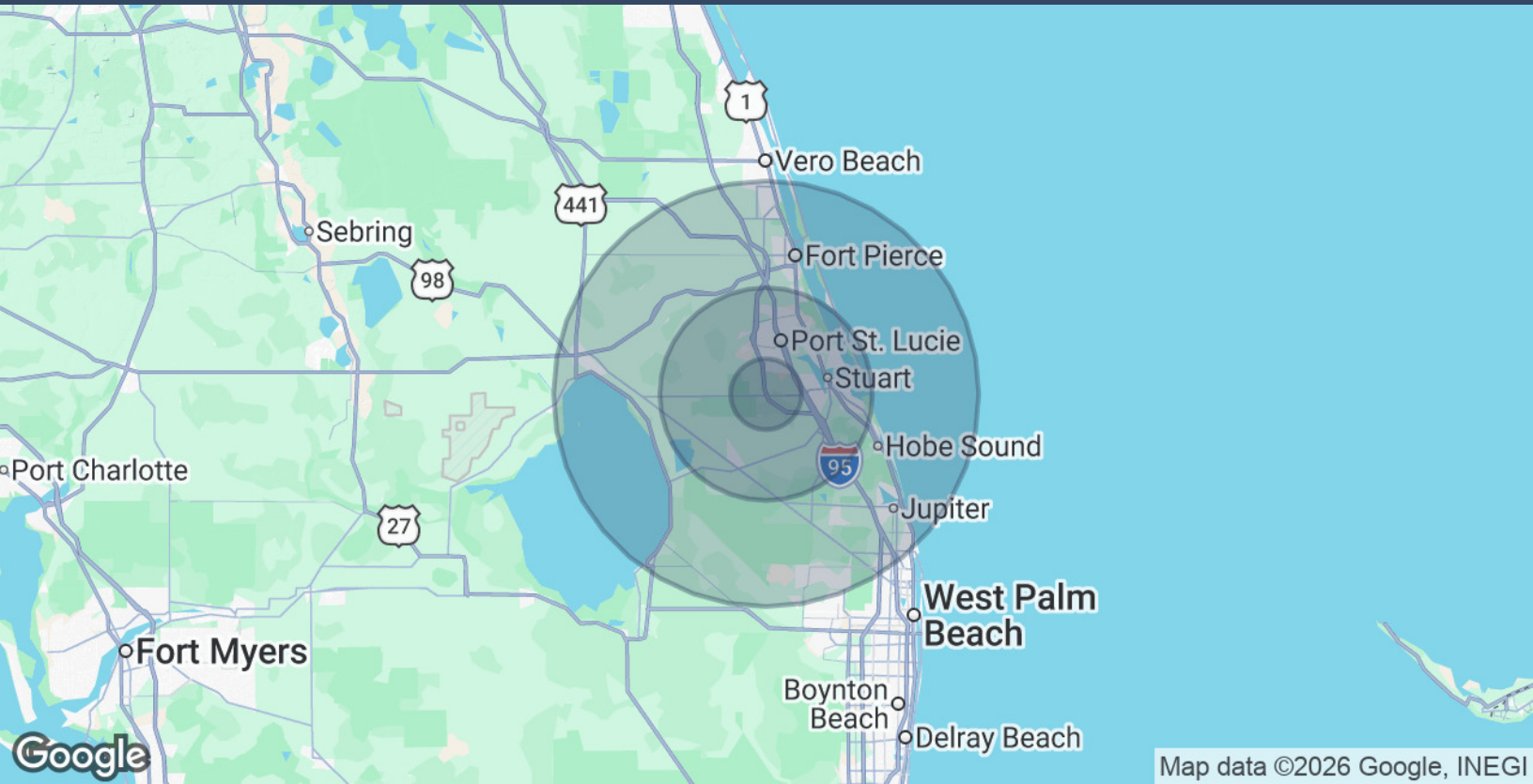
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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	15 MILES	30 MILES
Total Population	30,985	389,298	769,096
Average Age	43.1	47.7	47.2
Average Age (Male)	40.7	46.9	46.5
Average Age (Female)	44.5	48.5	48.2

HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households	10,408	152,480	303,593
# of Persons per HH	3.0	2.6	2.5
Average HH Income	\$118,362	\$103,856	\$117,529
Average House Value	\$394,006	\$379,208	\$464,111

2023 American Community Survey (ACS)

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