

1,675 Continuous Acres **For Sale**

# Myakka Ranch & Estates

35905 Clay Gully Road Myakka City, FL 34251



Capstone

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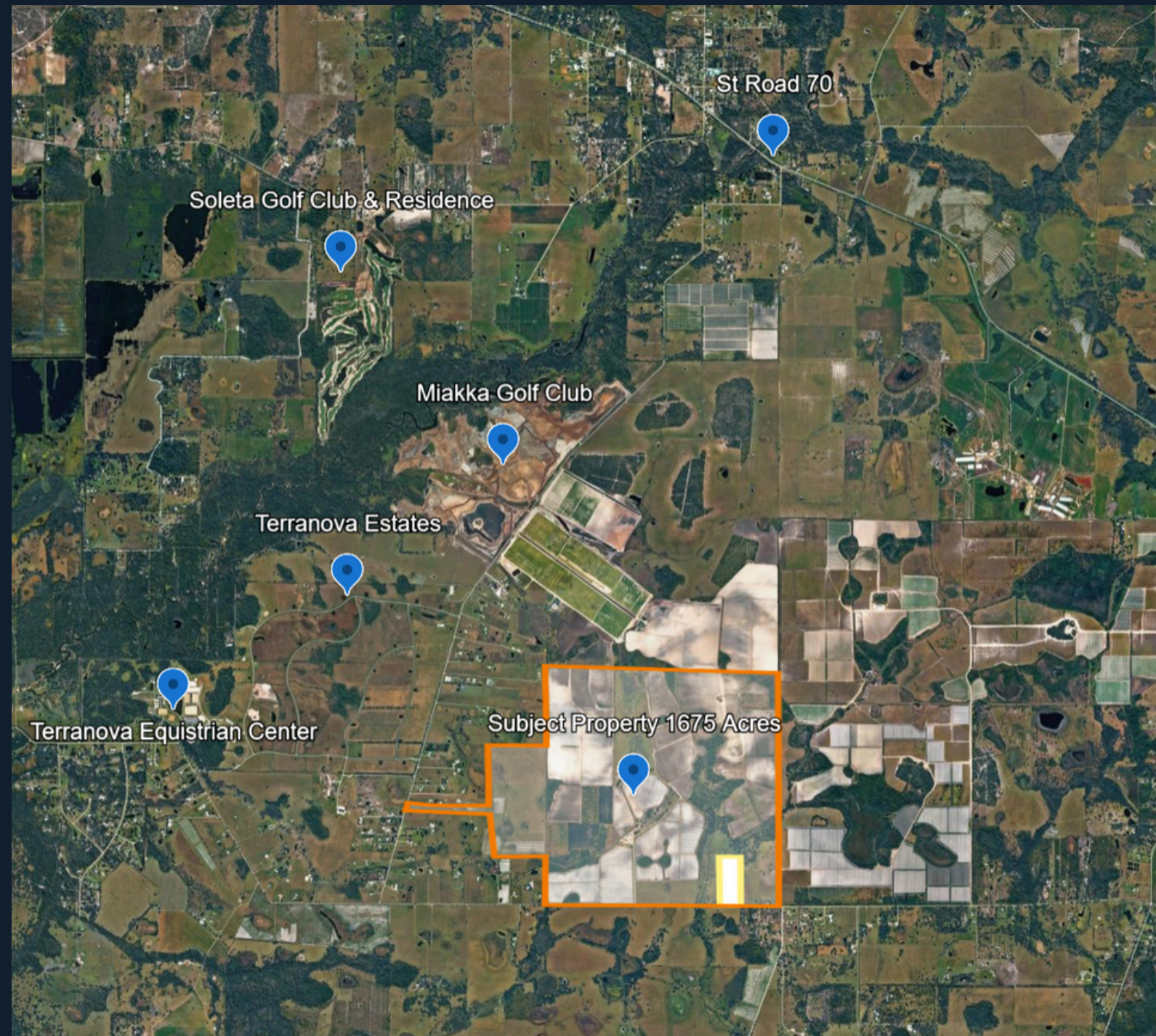
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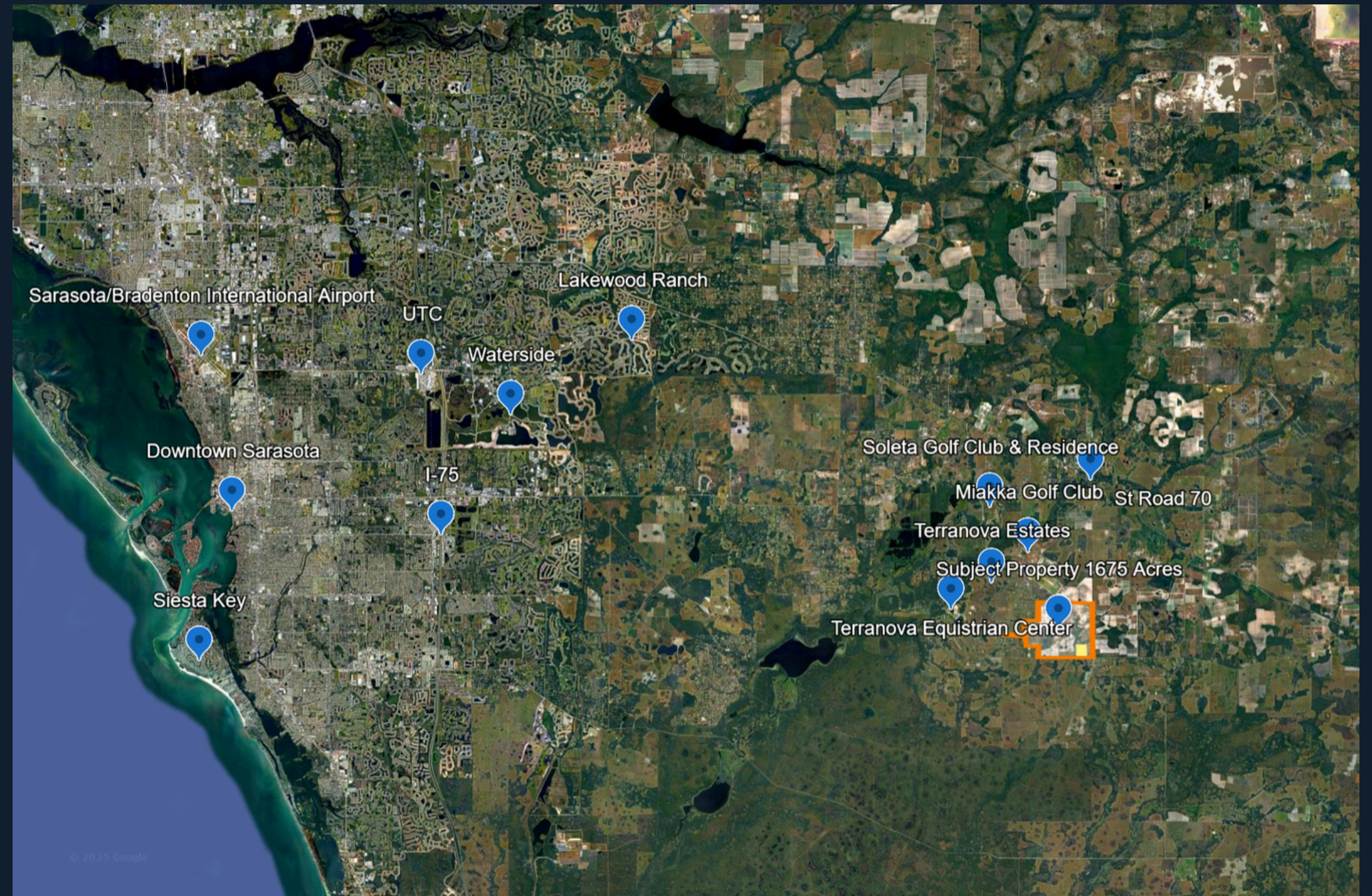
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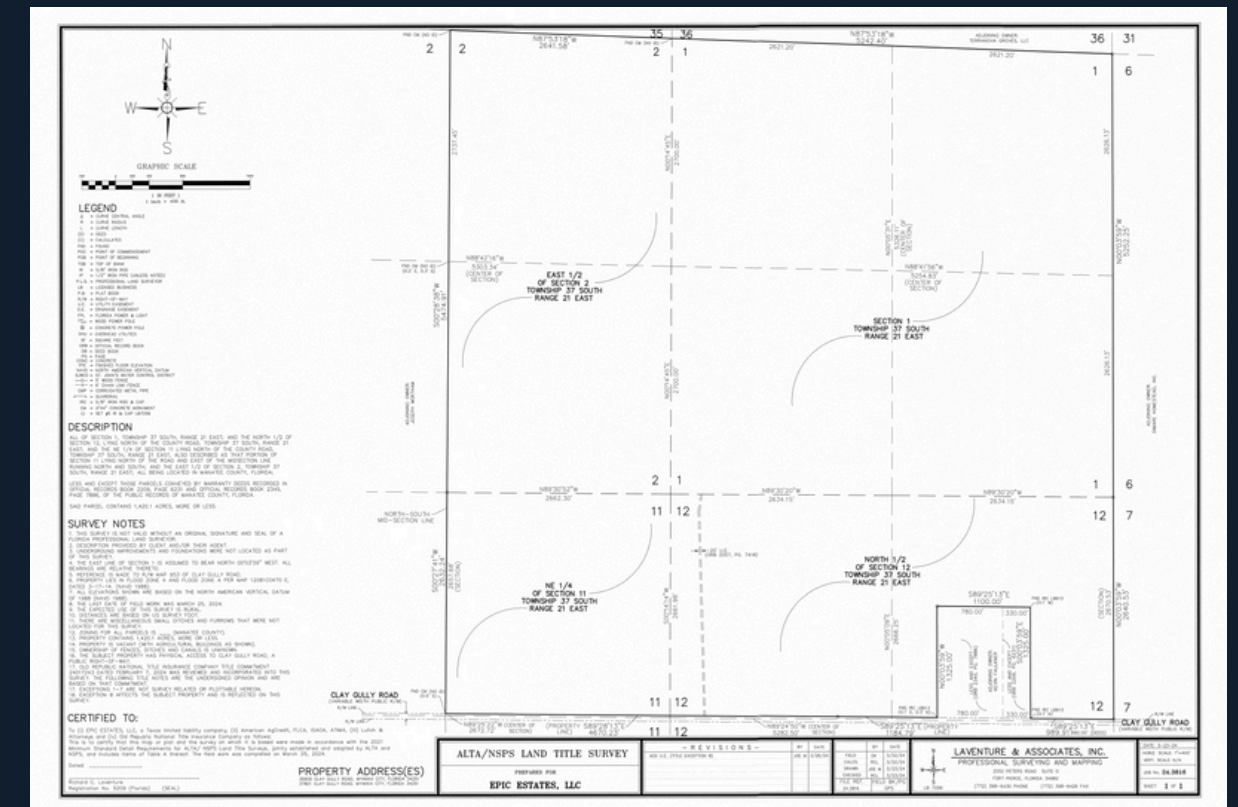
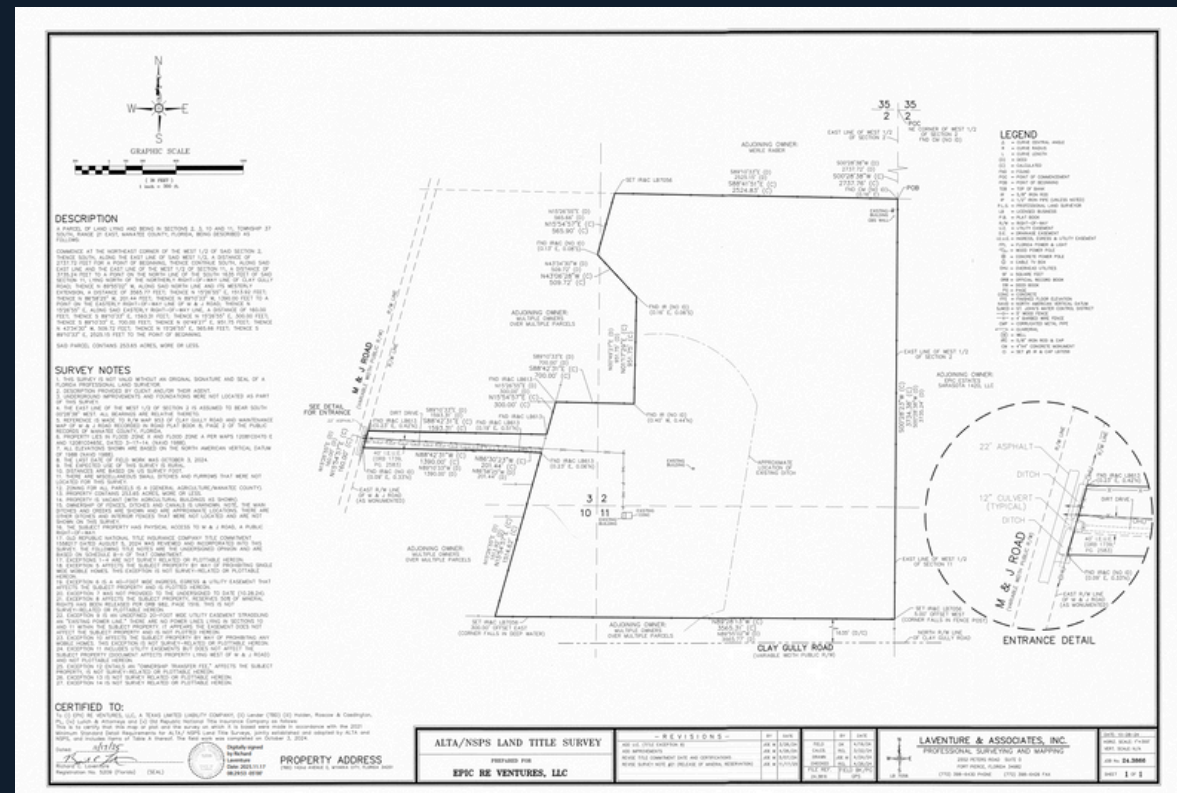


### Premier 1,675-Acre Land Offering

**Adjacent to Terranova Equestrian Ranch | Myakka City, Florida**  
An extraordinary opportunity to acquire one of the largest and most versatile development tracts in the Sarasota/Myakka City region of Florida. This expansive 1,675-acre property is ideally located outside of Lakewood Ranch with easy access to Sarasota and directly adjacent to the renowned Terranova Equestrian Ranch, future Miakka Golf Club, and near the Soleta Golf Club & Residences, placing it at the center of Florida's premier equestrian and booming luxury golf residential corridor. The property offers exceptional flexibility, with the ability to purchase individual tracts of approximately 70 acres, 160 acres, 255 acres, or to acquire the entire 1,675-acre assemblage. Buyers may configure their acquisition to align with development goals, investment strategy, maintain as a farm, or estate-scale ownership.

- **Total Acreage:** 1,675 contiguous acres
- **Zoning:** AG-5, allowing one residence per five acres
- **Total # of Wells onsite:** 3 10" irrigation wells, 3 potable water wells
- **Frontage & Access:** Over one mile of paved frontage along Clay Gully Road with additional access from MJ Road
- **Market Position:** Comparable estate homes in the area range from \$1.5M to \$3.7, with new construction projected between \$1.5M and \$2.5M.
- **Total # of Existing Buildings:** 4 (Two barns/packing house, 1 permanent residence, 1 mobile home)







**The Soleta Golf Club & Residence**

SingletaryRoad  
Myakka City



**The Miakka Golf Club**

MJ Road  
Myakka City



**Terranova Equestrian Center**

Clay Gully  
Road  
Myakka City



**The Concession Golf Club & Residence**

Bournside  
Avenue  
Lakewood Ranch



**Capstone Associates is a full-service commercial real estate brokerage firm providing strategic advisory, leasing, sales, and investment services to owners, investors, and occupiers. With deep market expertise and a client-focused approach, the firm delivers data-driven solutions designed to maximize value, mitigate risk, and support long-term success across all asset classes through its specialized divisions.**

**Capstone maintains offices in New York and Florida and leverages a broad network of owners, investors, brokers, and service providers throughout the United States and internationally.**

**Myakka Ranch and Estate is exclusively offered by Michael Keating of Capstone Associates. Michael brings extensive experience in investment sales and leasing across all asset classes, with particular expertise in land transactions. He began his career in New York City and later expanded his practice into the Florida market.**