



NEWFIELD

MULTIFAMILY

DEVELOPMENT OPPORTUNITIES

NEWFIELD | PALM CITY
MARTIN COUNTY, FL 34990

OFFERING MEMORANDUM

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DEVELOPMENT SITE

Multifamily Opportunity.

Downtown Newfield

Library Park/Meeting Place by Mattamy



Cline Street Lofts
153 Units

Downtown Newfield Apartments
166 Units

Medley Gardens
95 Units

On-Street Parking	
Description	Quantity
Ann Street Parking	36
Chillingsworth Parking	9
Cline Street Parking	40
Maryland Ave. Parking	15
Medley Ave. Parking	18
Newfield Ave. Parking	63
Newfield Pkwy. Parking	49
On-Street Parking Sum	230

Mid-Block Parking	
Description	Quantity
✓ Block A - Parking Lot	94
✓ Block B - Parking Garage	250+
✓ Block C - Parking Lot	25+
Mid-Block Parking Sum	369
* Note: Estimated	

Shared Parking Legend	
CLINE STREET LOFTS	125 Spaces Provided
DOWNTOWN NEWFIELD APARTMENTS	419 Spaces Provided
MEDLEY GARDENS	18 Spaces Provided
Developer Restricted Parking Ratio 1-Bedroom Unit = 1 space 2- and 3-Bedroom Units - 1.75 spaces	

DEVELOPMENT PROGRAMING LEGEND

Medley Gardens:
Townhome product, tuck under or garage parking primarily 2-3 story. Pricing Guidance in accordance with 2-3 bedroom 1,300 SF+ townhome product.

Cline Street Lofts:
46 units of townhome product, 107 unit of stacked/loft style apartments. Block C parking lot by developer. Pricing based on a mix of townhome and stacked units.

Downtown Newfield Apartments:
18 units of mid size product, 148 units of stacked/loft product. most parking shared with street and Downtown Newfield commercial. Block B parking cost shared between MF and Master Developer.

HIGHEST DENSITY

MEDIUM DENSITY

LOWEST DOWNTOWN NEWFIELD MF DENSITY

Development Notes: ARB control by Mattamy Homes; Interior block design open to developer changes; Block A is final, Block B and C subject to change.

PROPERTY AERIAL

WORKPLACE
DISTRICT
NEWFIELD

MEDLEY GARDENS

CLINE STREET
LOFTS

FUTURE
GROCER

DOWNTOWN
NEWFIELD
PHASE I & II



NEWFIELD PARKWAY



DOWNTOWN NEWFIELD



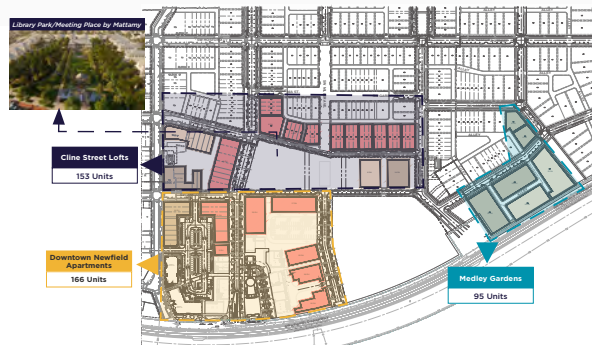
IN CONSTRUCTION / CONSTRUCTED

- 1 Kiplinger Conservancy (Trails, Trailheads)
- 2 Newfield Farm
- 3 Community Soccer Fields
- 4 Rosette Park Single-Family Homes
- 5 Citrus House (Amenity)
- 6 Downtown Newfield
- 7 SD-W East

COMING SOON

- 1 Grocery Site
- 2 Lake House (Amenity)
- 3 Campground
- 4 Mountain Biking Trails
- 5 School Sites
- 6 SD-W West
- 7 SW 84th Avenue Road Extension to SR-714

DOWNTOWN NEWFIELD / TOWN CENTER



WORKPLACE DISTRICT



OPPORTUNITIES

DOWNTOWN NEWFIELD MULTIFAMILY: FOR SALE

MEDLEY GARDENS 95 Units	CLINE STREET LOFTS 153 Units	DOWNTOWN NEWFIELD APARTMENTS 166 Units
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DOWNTOWN NEWFIELD: LEASING

PHASE I Retail/Office space in Building 8 and Building 9	PHASE II Retail/Office space Building 7
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WORKPLACE DISTRICT: LOTS FOR SALE

WAREHOUSE LOTS 2, 4-9, 15 & 19	FLEX LOT 1	RETAIL LOT 3 & 14
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WHY NEWFIELD IS A PREMIER MULTIFAMILY OPPORTUNITY

While much of Florida's apartment market is digesting record new supply, Martin County has moved in the opposite direction — asking rents here grew roughly 12.4% year-over-year as of late 2024, the second-strongest performance in Southeast Florida behind only Palm Beach County, even as larger metros like Miami, Orlando, and Jacksonville saw vacancy climb into the 7-12% range on a wave of new deliveries. Newfield sits squarely in a market that has largely been overlooked by that oversupply cycle, giving multifamily developers a rare combination: strong underlying rent growth and a comparatively thin competitive pipeline.

INVESTMENT HIGHLIGHTS

A Built-In Renter Base. Newfield's Workplace District is entitled for 2,000,000+ SF of industrial, office, and retail space — meaning the jobs are already coming. Every business that locates in the district adds directly to local rental demand, without a multifamily developer having to wait for outside employers to discover the market.

A True Live-Work-Play Setting. With 4,200 homes planned and a 300,000 SF town center anchoring the community, Newfield is designed around walkable amenities, not a standalone apartment complex bolted onto a highway interchange. That's an increasingly scarce product type in Florida, and renters — especially the young-professional and workforce-housing segments — pay a premium for it.

Renters by Necessity, Not Just Preference. Newfield's home values range from \$450k to \$1.6 million with an average of \$720k, 64% higher than the Martin County average home sale price. Median household income across the county is roughly \$83,000 (Palm City runs far higher, near \$117,700). That affordability gap between owning and renting is exactly the dynamic pushing renter demand across Southeast Florida right now, and it's structurally in place here.

Central, Not Peripheral. Newfield is the most centrally located large-scale development site in Martin County, positioned directly between the Florida Turnpike and I-95 — a location advantage that matters as much to renters commuting to Palm Beach or the Treasure Coast job centers as it does to the businesses locating on-site.

Room to Grow Without the Glut. Unlike Miami, Orlando, and Tampa — all absorbing tens of thousands of new units delivered in the past two years — Martin County has not seen anywhere near that level of new supply, positioning early movers at Newfield ahead of the next wave rather than competing into an already-saturated pipeline.

A Natural Amenity Base. More than two-thirds of Newfield's land remains preserved prairie and forest, giving future multifamily product a genuine landscape and recreational backdrop that's difficult to replicate in more built-out coastal submarkets.



**DOWNTOWN NEWFIELD
PHASE I & II**

NEWFIELD PARKWAY

ABOUT NEWFIELD

A Master-Planned Community Built for the Future.

Newfield is a master-planned “agrihood” community in Palm City, Florida, focused on conservation, walkability, and sustainable agriculture.



±3,400

ACRES

A master-planned “agrihood” community in Palm City, Florida, focused on conservation, walkability, and sustainable agriculture.



70%

OPEN SPACE

With 1,100 acres of parks and trails threaded throughout the community, residents and employees alike are never far from the outdoors.



4,200

RESIDENCES

Residences supporting a live-work-play model that multifamily developers can build directly into.



100,000

SF RETAIL AND DINING

Palm City's first true downtown hub. Downtown Newfield will feature shopping, dining, and quick conveniences.



PRIME LOCATION

Positioned to serve both local and regional traffic, drawing from Stuart, Port St. Lucie, and beyond.



DESIRABLE DEMOGRAPHICS

A vibrant mix of high-income families, retirees, and professionals are seeking walkable access to shops, dining, and services.



A SMALL TOWN, BUILT FOR TODAY.

Designed as a walkable, mixed-use neighborhood with charming tree-lined streets, front porches, and a “small-town feel.”



CONVENIENT ACCESS

Located between I-95 and the Turnpike in Martin County — offering quick access to major roads and regional destinations.



INCLUSIVE COMMUNITY

Target audience spans families, professionals, and mixed-use retail users.



VISIBILITY & BRANDING OPPORTUNITY

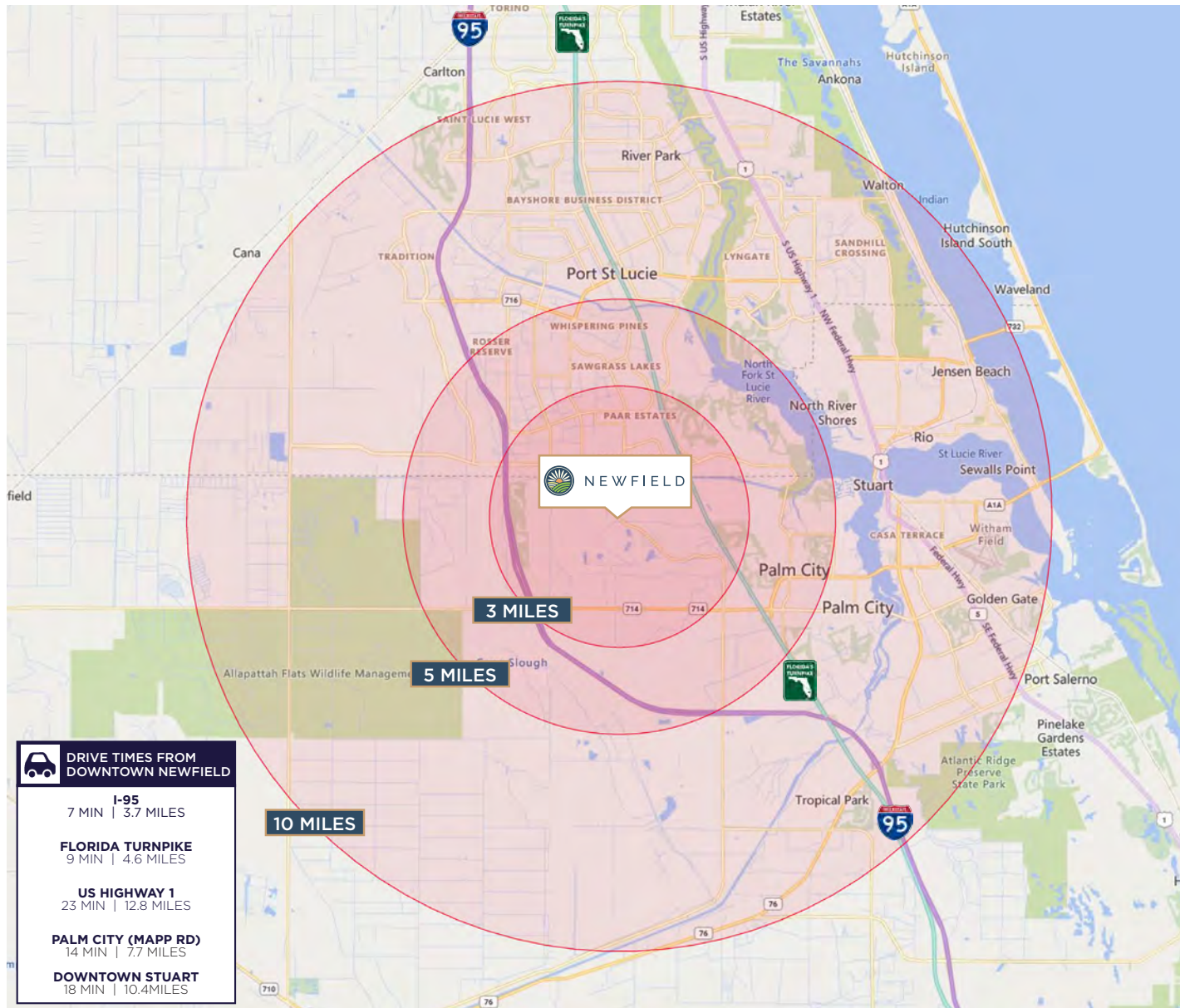
Potential for strong signage and brand identity within Downtown Newfield.

Newfield brings together nature, neighborhoods, and opportunity - creating a **CONNECTED COMMUNITY** where residents can **LIVE, WORK, AND THRIVE.**

AREA DEMOGRAPHICS

Strong Fundamentals. Sustained Growth.

Newfield is the economic heart of Newfield, bringing employment, healthcare, retail, dining, and everyday services together within Martin County's premier 3,400-acre master-planned community. Strategically positioned between Interstate 95 and Florida's Turnpike, it creates a connected, walkable environment where people can live, work, and thrive just minutes from home.



MARKET HIGHLIGHTS



364,476

2026 Total
Population



\$124,144

2026 Average
Household Income



147,296

2026 Total
Households



48.4

2026 Median Age



2.44

2026 Average
Household Size



\$483,762

2026 Average Home
Value

Why Martin County?

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for: The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper...More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover...The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year...This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun



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