



WORKPLACE DISTRICT

NEW FIELD

PERMIT READY OPPORTUNITIES

PALM CITY, FL 34990

RETAIL | FLEX | WAREHOUSE

±1.45 TO 11.88 ACRES AVAILABLE

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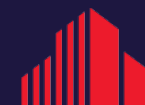
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**CUSHMAN &
WAKEFIELD**

THE OFFERING: WORKPLACE DISTRICT



Block	Acres (AC)	Property Type	Permitted Building Size (SF)	Price (\$)
1	11.88	Flex	87,550 SF	\$4,400,000
2	9.42	Warehouse	125,000 SF	\$5,625,000
3	6.73	Retail	128,062 SF	\$6,500,000
4	8.90	Warehouse	191,250 SF	\$8,600,000
5	8.38	Industrial with Yard	111,692 SF	\$5,025,000
6	5.578	Warehouse	65,582 SF	\$2,950,000
7	6.93	Warehouse	89,265 SF	\$4,015,000
8	9.02	Industrial with Yard	110,000 SF	\$4,950,000
9	4.68	Industrial with Yard	62,068 SF	\$2,800,000
14	4.86	Retail	48 Units/ 53,983 SF	\$5,100,000
15	5.27	Multifamily	105 MF Residential Units	\$5,250,000
19	1.45	Warehouse	22,682 SF	\$1,025,000

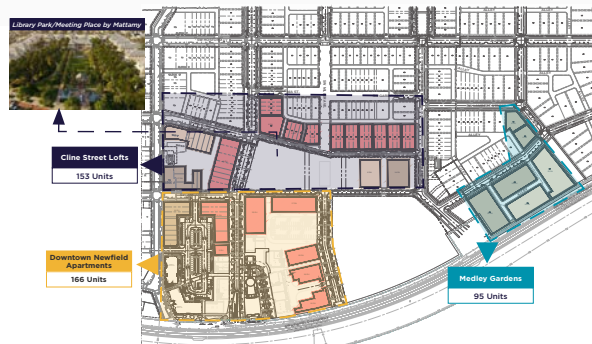
IN CONSTRUCTION / CONSTRUCTED

- 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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PROPERTY AERIAL



CLINE STREET
LOFTS

DOWNTOWN
NEWFIELD
PHASE I & II

FUTURE
GROCER

MEDLEY GARDENS

NEWFIELD PARKWAY



PROPERTY AERIAL



66,300 AADT



SW 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.



±300

ACRES

In the
Workplace District



2M+

SQUARE FEET

Plannable
Industrial Space



Top 10

EMERGING

Top 10 Emerging
US Industrial Market



2

HIGHWAYS

Conveniently situated between
I-95 and Florida's Turnpike



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

I-95:
7 Min | 3.7 Miles

Fl Turnpike:
9 Min | 4.6 Miles

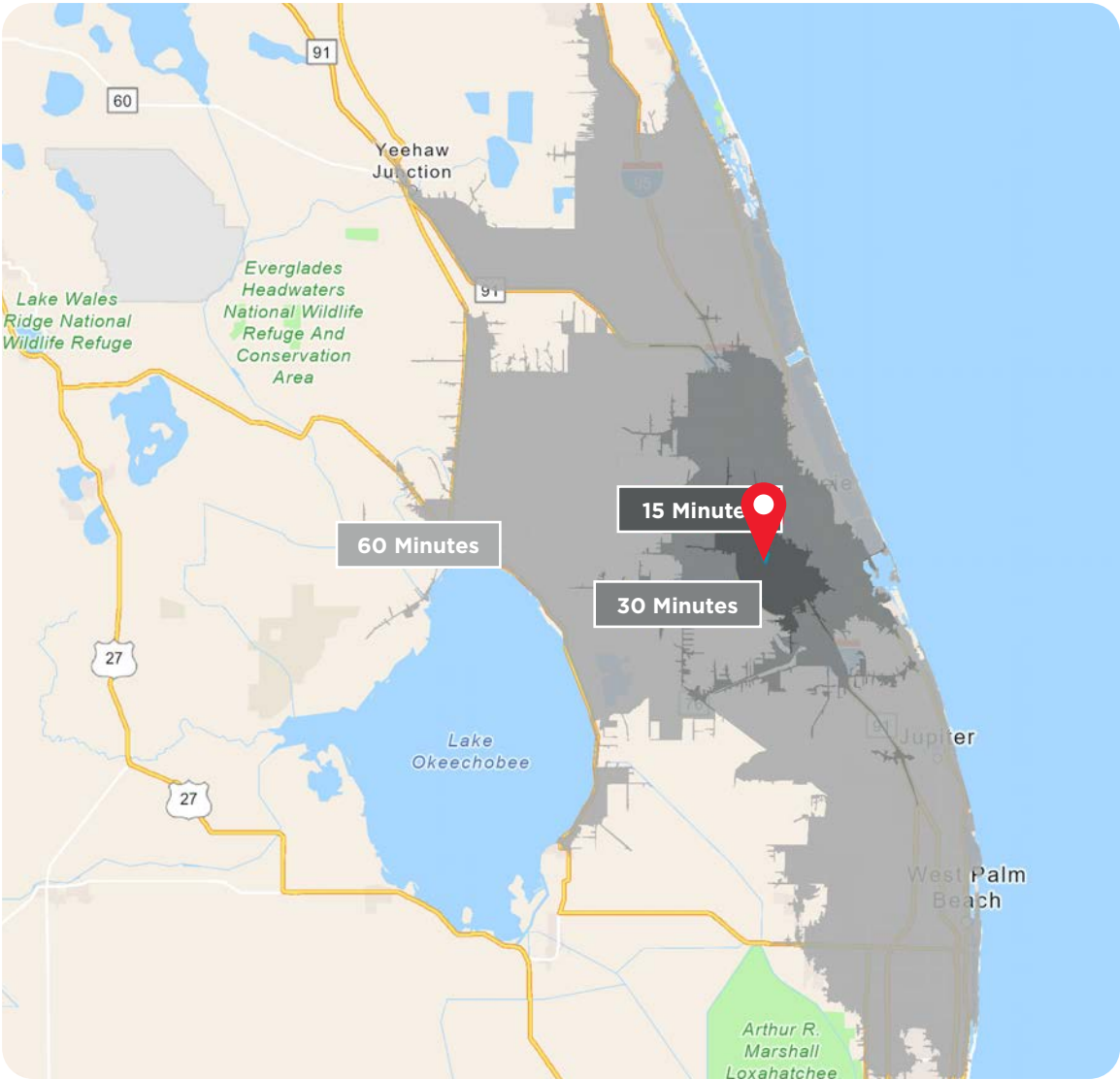
AREA DEMOGRAPHICS

Serving a Growing Population

ONE OF FLORIDA'S FASTEST GROWING MARKETS

DRIVE TIME

15 Minutes	30 Minutes	60 Minutes
2026 Population 109,794	466,411	1,854,281
2010-2026 Population Growth 60.2%	39.8%	23.8%
2024-2029 (Annual) Est. Population growth 2.26%	1.85%	0.99%
2025 Median Age 43.7	46.7	45.7
Average Household Income \$140,336	\$118,935	\$127,814
Percentage with Associates Degree or Better 47.1%	43.9%	47.5%
Total Daytime Population 85,483	442,849	1,774,193



MIAMI 110 MILES | 1 HR 40 MIN
TAMPA 193 MILES | 2 HR 52 MIN

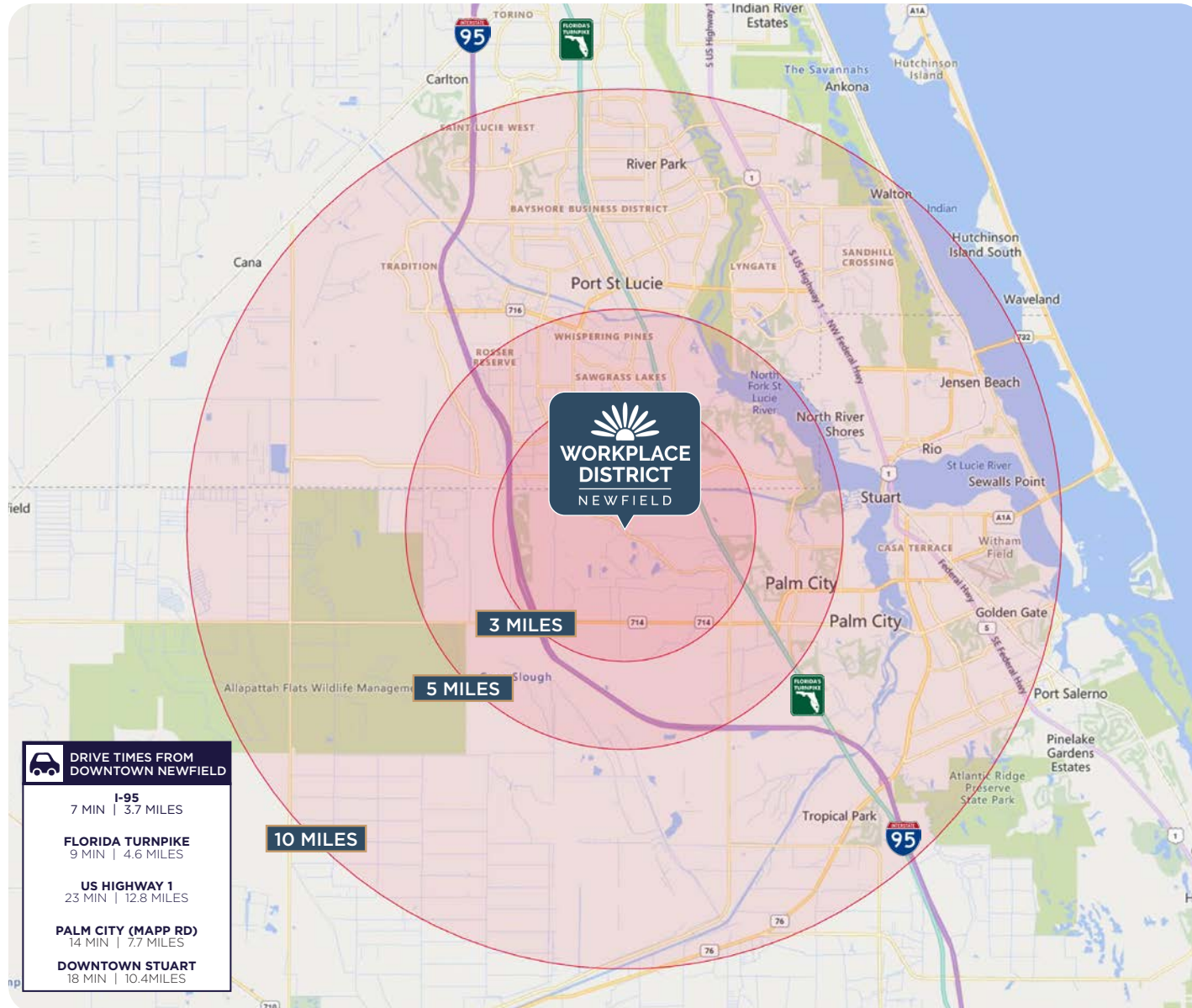
ORLANDO 133 MILES | 2 HR 5 MIN
JACKSONVILLE 242 MILES | 3 HR 30 MIN

AREA DEMOGRAPHICS

The Center of Growth

SERVING ONE OF FLORIDA'S FASTEST GROWING MARKETS

A 300-acre, 2 million-square-foot workplace district rising at the crossroads of the Florida Turnpike and I-95 — inside a county the industrial market has just discovered.



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?

A county small enough to move fast and large enough to matter — with the **highway access, workforce, and industry base to back a serious investment, and the quality of life** to keep people here once you've built it.

01 MOMENTUM

An economy that's diversifying upward

Long anchored by healthcare, retail, and construction, the county is now adding higher-wage industry — aerospace, marine manufacturing, and advanced manufacturing are growing fastest, backed by a top-10 national ranking for emerging industrial markets.

02 TALENT

A workforce, and a pipeline behind it

Nearly 69,000 residents are employed locally, over 80% in professional or administrative roles. The Economic Council of Martin County is now building dedicated talent pipelines, starting with aviation and aerospace, so growing employers don't have to import every hire.

03 READINESS

Land and buildings, not just plans

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

04 SUPPORT

A front door that isn't a maze

The Business Development Board of Martin County and the county's Economic Development Toolkit exist to walk investors through incentives, workforce grants, and entitlement — one relationship, not a dozen departments.

05 COST & TAX

Florida's tax structure, without the big-metro premium

No state personal income tax, competitive costs relative to South Florida's larger counties, and a median household income of \$82,943 that's still climbing year over year — room to grow before land and labor costs catch up.

06 QUALITY OF LIFE

The reason people stay once they've move

The Indian River Lagoon and the continental U.S.'s only living coral barrier reef sit on the county's doorstep. For employers competing on talent retention as much as tax rate, that's not scenery — it's a recruiting tool.

Top 10

Emerging US Industrial Market, 2025

68.8k

People employed across the county

\$82.9k

Median household income, rising year over year

0%

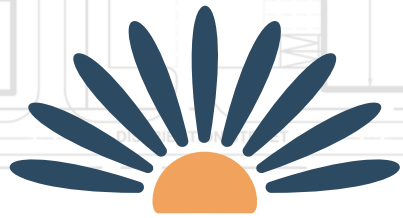
Florida state personal income tax

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Martin County's economy is powered by industry hubs that have found the area's strategic location, competitive costs, talent pool, business climate, and readiness a competitive advantage.

Business Development Board of Martin County

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CONTACT FOR MORE INFORMATION



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