

FOR ILLUSTRATION PURPOSES ONLY

FOR SALE | \$3,500,000



OFFERING MEMORANDUM

7.9± AC RESIDENTIAL DEVELOPMENT SITE

MULTIFAMILY SUBDISTRICT OF HOBE SOUND | UP TO 64 UNITS

11362 Gold Ave, Hobe Sound, FL 33455

PRESENTED BY CHRIS BELLAND | 772.418.4506

CMB
CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

www.cmbcommercial.com

EXECUTIVE SUMMARY

Presenting a ±7.9-acre infill site sits within an established residential neighborhood in Hobe Sound, just minutes from US-1. Located in the Hobe Sound Redevelopment District and its Multifamily Subdistrict, the property permits up to 8 units per acre across a wide range of building types, including townhomes, duplexes, cottage courts, courtyard and apartment buildings, single-family homes and ADUs.

Surrounded by existing duplexes and single-family homes, the site is well suited for builders looking to add attainable or for-rent housing to a market with very little entitled residential land remaining. The property sits outside the flood zone and offers ±475 feet of frontage.

Future residents will enjoy quick access to US-1 shopping and services, nearby schools and golf, and a short drive over Bridge Road to Jupiter Island's beaches, plus Jonathan Dickinson State Park nearby. For developers, homebuilders and land investors, it is one of the last sizable residential infill opportunities in Hobe Sound.

\$3.5M

ASKING PRICE

64

PERMISSIBLE UNITS

\$54,688

PRICE / UNIT

7.9± AC

SITE AREA



INVESTMENT OVERVIEW

PRICE	\$3,500,000
PRICE / ACRE	\$443,038
ACREAGE	±7.9 Acres (±344,124 SF)
FRONTAGE	±475'
PERMISSIBLE UNITS	64
TRAFFIC COUNT	25,500 ADT (US-1)
ZONING	Hobe Sound Redevelopment District
LAND USE	CRA Neighborhood
CRA REGULATING PLAN	Multifamily
FLOOD ZONE	No
PARCEL ID	34-38-42-000-270-00010-8

PROPERTY HIGHLIGHTS

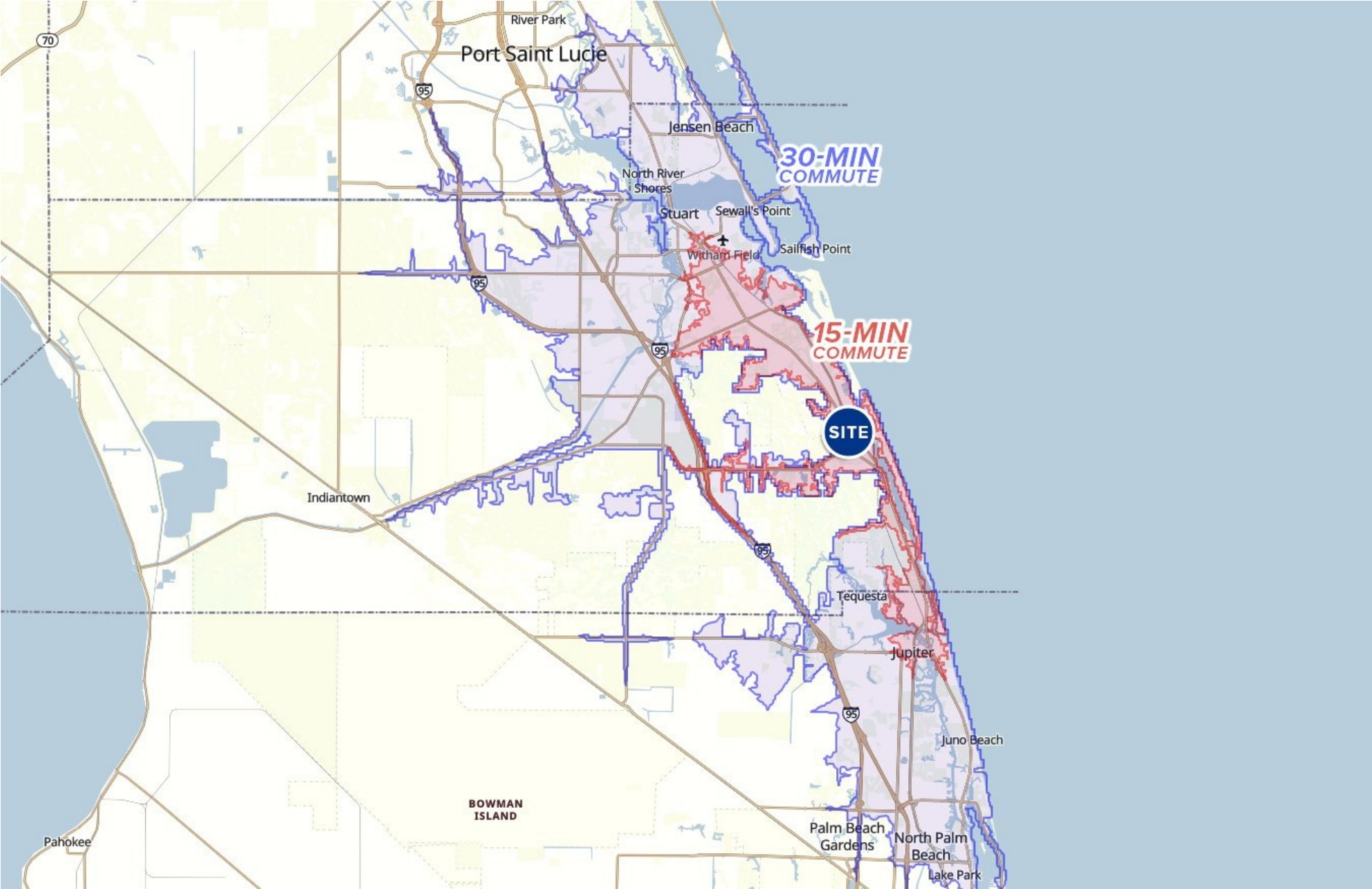
- **Up to 64 units:** residential infill in the Multifamily Subdistrict
- **Flexible product:** townhomes, duplexes, cottage courts, apartments, single-family and ADUs
- **Outside the flood zone** with ±475' of frontage
- **Lifestyle location:** near US-1 retail, golf, Jupiter Island beaches and Jonathan Dickinson State Park
- **Scarce supply:** limited entitled residential land left in Hobe Sound



SITE SURROUNDINGS



COMMUTE MAP



ZONING INFORMATION

Hobe Sound Redevelopment District – Multifamily Subdistrict (Martin County CRA Code, Art. 12)

BUILDING TYPES (12.3.05)	
APARTMENT BUILDING	P
COURTYARD BUILDING	P
TOWNHOUSE	P
DUPLEX	P
COTTAGE COURT	P
COTTAGE	P
SIDE YARD HOUSE	P
ALL YARD HOUSE	P
OUTBUILDING	P
SHOPFRONT / MIXED-USE / OFFICE	–
LIVE/WORK / BOAT BARN / INDUSTRIAL	–

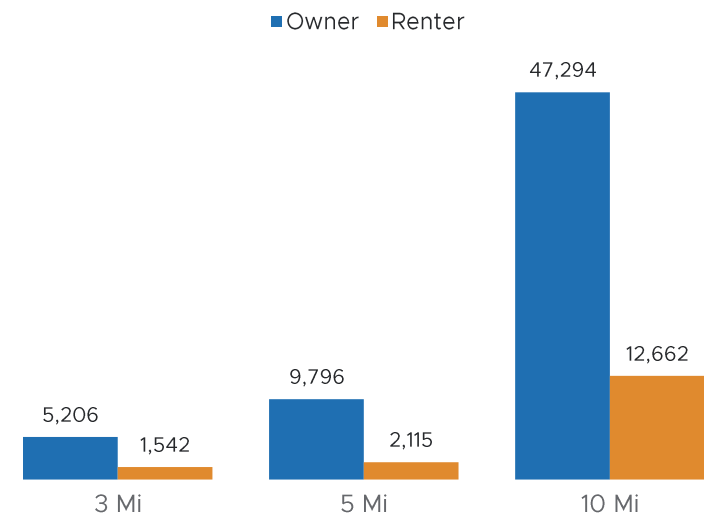
PERMITTED USES	
Single-family dwellings, accessory dwelling units, other dwelling types, and bed & breakfast inns. Mobile homes are not permitted.	
DEVELOPMENT STANDARDS	
MAX. DENSITY	8 units / acre
MIN. LOT AREA	2,000 SF
MIN. LOT WIDTH	20 ft
MAX. HEIGHT	2 stories / 30 ft
MAX. BUILDING COVERAGE	60%
CEILING HEIGHT	Per 12.5.05 (certain types)

P = Permitted – = Not permitted. Buyer to verify all uses and standards with the governing jurisdiction.

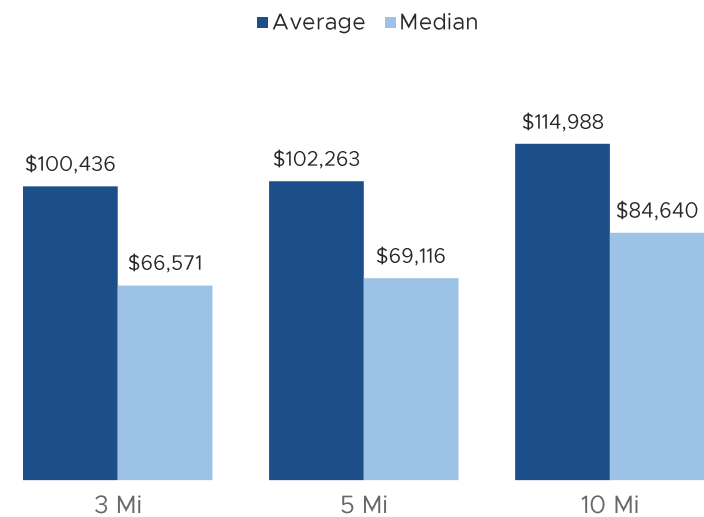
DEMOGRAPHICS

RADIUS	3 Miles	5 Miles	10 Miles
POPULATION			
2025 POPULATION	14,364	24,101	132,917
2030 PROJECTION	14,913	24,982	139,159
ANNUAL GROWTH 20-25	0.9%	0.8%	1.2%
HOUSEHOLDS			
2025 HOUSEHOLDS	6,512	11,506	57,278
2030 PROJECTION	6,748	11,911	59,956
OWNER OCCUPIED	5,206	9,796	47,294
RENTER OCCUPIED	1,542	2,115	12,662
INCOME & AGE			
AVG HH INCOME	\$100,436	\$102,263	\$114,988
MEDIAN HH INCOME	\$66,571	\$69,116	\$84,640
MEDIAN AGE	54.5	60.4	52.1
HOUSING UNITS			
1 UNIT	4,936	8,989	42,004
2-4 UNITS	480	883	4,474
5-19 UNITS	778	1,260	9,508
20+ UNITS	56	231	5,121

HOUSEHOLDS Owner vs. Renter



HOUSEHOLD Income



CONTACT INFORMATION

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\$3,500,000

PURCHASE PRICE

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