

EXCLUSIVELY MARKETING BY

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

SE FEDERAL HIGHWAY - 29,000 ADT

BETHEL LUTHERAN PRESCHOOL

HERITAGE RIDGE
GOLF COURSE

THE OAKS

SUBJECT PROPERTY

Broward
Motorsports
TRAFFIC COUNTY

COMING SOON



COMMERCIAL DEVELOPMENT SITE
8301 SE FEDERAL HIGHWAY, HOBE SOUND FL 33455

9 ACRES | PROPOSED RETAIL/STORAGE DEVELOPMENT



COMMERCIAL DEVELOPMENT SITE

PRESENTED BY:

Chris Belland | Sales Associate

Jeremiah Baron & Co.

49 SW Flagler Ave. Suite 301 | Stuart FL, 34994

P: 772-418-4506

E: cbelland@commercialrealestatellc.com

FL License No. SL3345950

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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TABLE OF CONTENTS

- 4** PROPERTY SUMMARY
- 5** PROPERTY DETAILS
- 6** CONCEPTUAL SITE PLAN
- 8** SURVEY
- 9** TRADE AREA MAP
- 10** ZONING INFORMATION
- 12** DEMOGRAPHICS

PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present a continuous 9 acre land located in Hobe Sound, Florida.

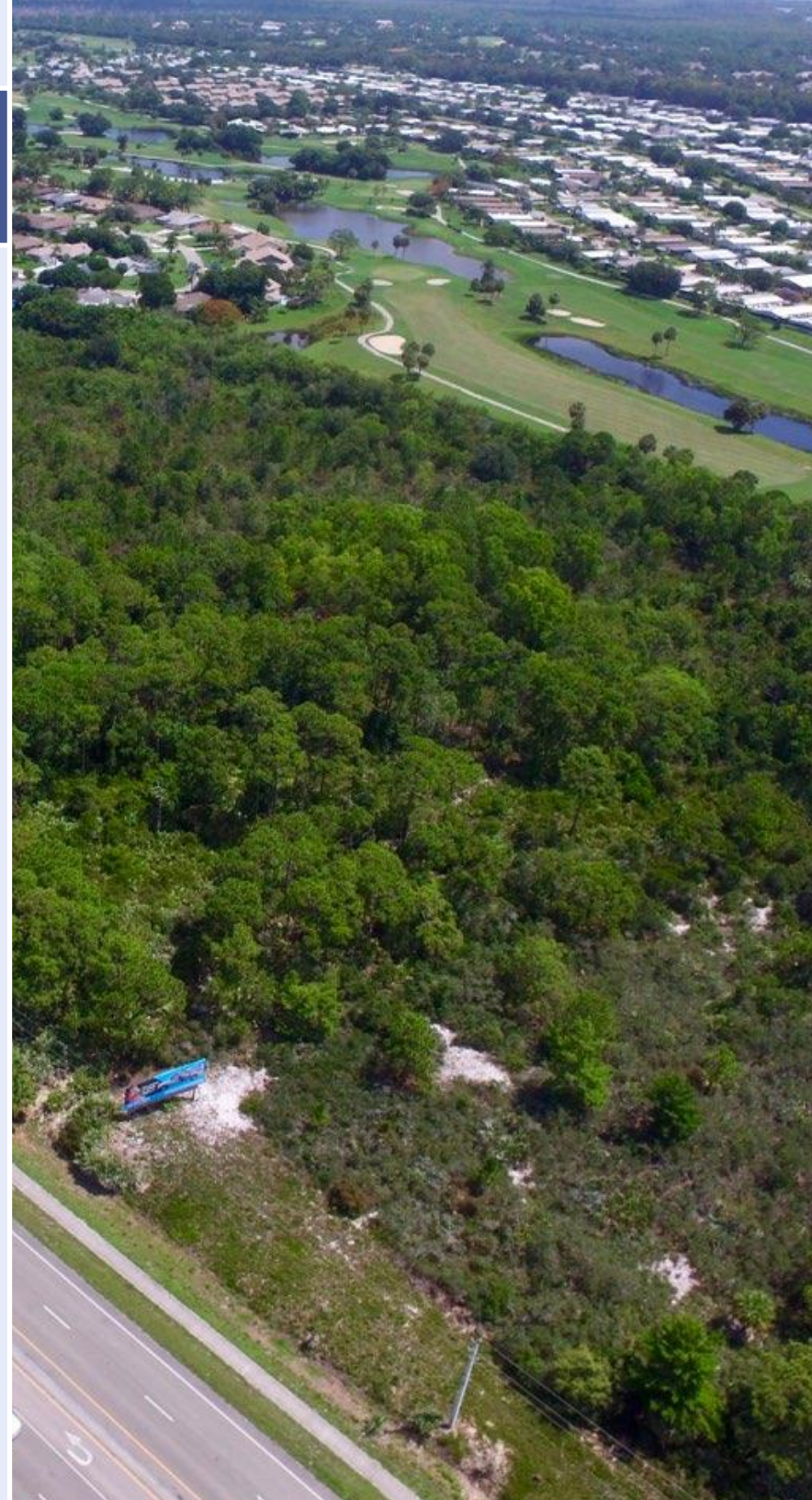
There is a conceptual site plan consisting of a mixture of multi-tenant retail, freestanding commercial, plus self-storage.

Site has 500 feet of direct frontage to SE Federal Highway in addition to being in a high traffic location for future business opportunities.

Property has flexible zoning in place and it is in a rapidly appreciating location.

In close proximity to the future Publix Shopping Center just 0.5 miles away, in addition to being 10 minutes from I-95 or Florida's Turnpike.

Centrally located between Jupiter and Stuart, Hobe Sound boasts an enviable quality of life with magnificent surroundings, year-round sunshine and a diverse business climate. For both individuals and companies alike, Hobe Sound offers accessibility, affordability and opportunity.



PROPERTY DETAILS

PRICE

9.0 ACRE PARCEL	\$2,450,000
FRONT HALF (4.5 AC)	\$1,551,000
BACK HALF (4.5 AC)	\$899,000

PROPERTY SPECIFICATIONS

LAND SF	392,040 sf
LAND ACREAGE	9 AC
FRONTAGE	516'
TRAFFIC COUNT	29,000 ADT
ZONING	B-1 (Business)
LAND USE	Commercial General
PARCEL ID	34-38-42-000-140-00090-6



LEGAL DESCRIPTION

START AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG THE EAST-TO-WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 1385.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 518.42 FEET; THENCE RUN NORTH 64 DEGREES 52 MINUTES 38 SECONDS EAST A DISTANCE OF 901.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A DRAINAGE EASEMENT; THENCE RUN SOUTH 22 DEGREES 27 MINUTES 27 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 481.94 FEET; THENCE RUN SOUTH 68 DEGREES 52 MINUTES 38 SECONDS WEST A DISTANCE OF 726.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.000 ACRES MORE OR LESS.

PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES X & AE (BASE FLOOD ELEVATION = 18) PER FLOOD INSURANCE RATE MAP 13081 0310 C, DATED MARCH 16, 2015.

BEARING BASE: THE EAST-TO-WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 TAKEN TO BEAR A DEED BEARING N42°13'52"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

CERTIFIED TO: THE RED GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (DATE, SIGNATURE & SEAL, P.A.)

PARKING CALCULATION:

PROPOSED RETAIL BUILDING: 05 STALLS(2HC) 103 STALLS(2HC)
(4 SPACES/1,000 S.F. X 16,100 S.F.)
TOTAL PARKING PROVIDED:
PROPOSED FINANCIAL INSTITUTION: 24 STALLS(2HC)
(1 SPACE/200 S.F. X 4,800 S.F.)
TOTAL PARKING PROVIDED: 28 STALLS(2HC)



DATE:
HERITAGE RIDGE SOUTH
PLAT BOOK 10, PAGE 36
SUBMITTAL PREPARATION SHEET



10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc.com

P.A.P. CERTIFICATE OF AUTHORIZATION 1001
L.S. CERTIFICATE OF AUTHORIZATION 028

DESIGNED BY: EDC
CHECKED BY: EDC
IN-CHARGE: EDC
FLORIDA LICENSE NO.:
CONCEPTUAL SITE PLAN
AS SHOWN
DATE: 10/1/2015

REVISION COMMENTS
DATE

8301 SE FEDERAL HIGHWAY

CONCEPTUAL PLAN

FLORIDA
PORT ST. LUCIE

R.J. KENNEDY, P.E. (DATE) 05/2/15



10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

19-246

1 OF 1

CONCEPTUAL SITE PLAN

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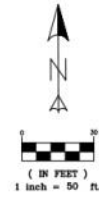
PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES X & AE (BASE FLOOD ELEVATION = 16) PER FLOOD INSURANCE RATE MAP 120161 0310 G DATED MARCH 16, 2015

BEARING BASE:
THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY IS TAKEN TO BEAR A DEED BEARING N42°13'52"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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THE RED GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GARY, DTRYCH & RYAN, P.A.

PARKING CALCULATION:

PROPOSED RETAIL BUILDING: (1 SPACE/250 S.F. X 10,000 S.F.)	=> 40 STALLS(2HC)
TOTAL PARKING PROVIDED:	=> 51 STALLS(4HC)
PROPOSED FINANCIAL INSTITUTION: (1 SPACE/200 S.F. X 3,500 S.F.)	=> 18 STALLS(2HC)
TOTAL PARKING PROVIDED:	=> 31 STALLS(2HC)



CONCEPTUAL SITE PLAN

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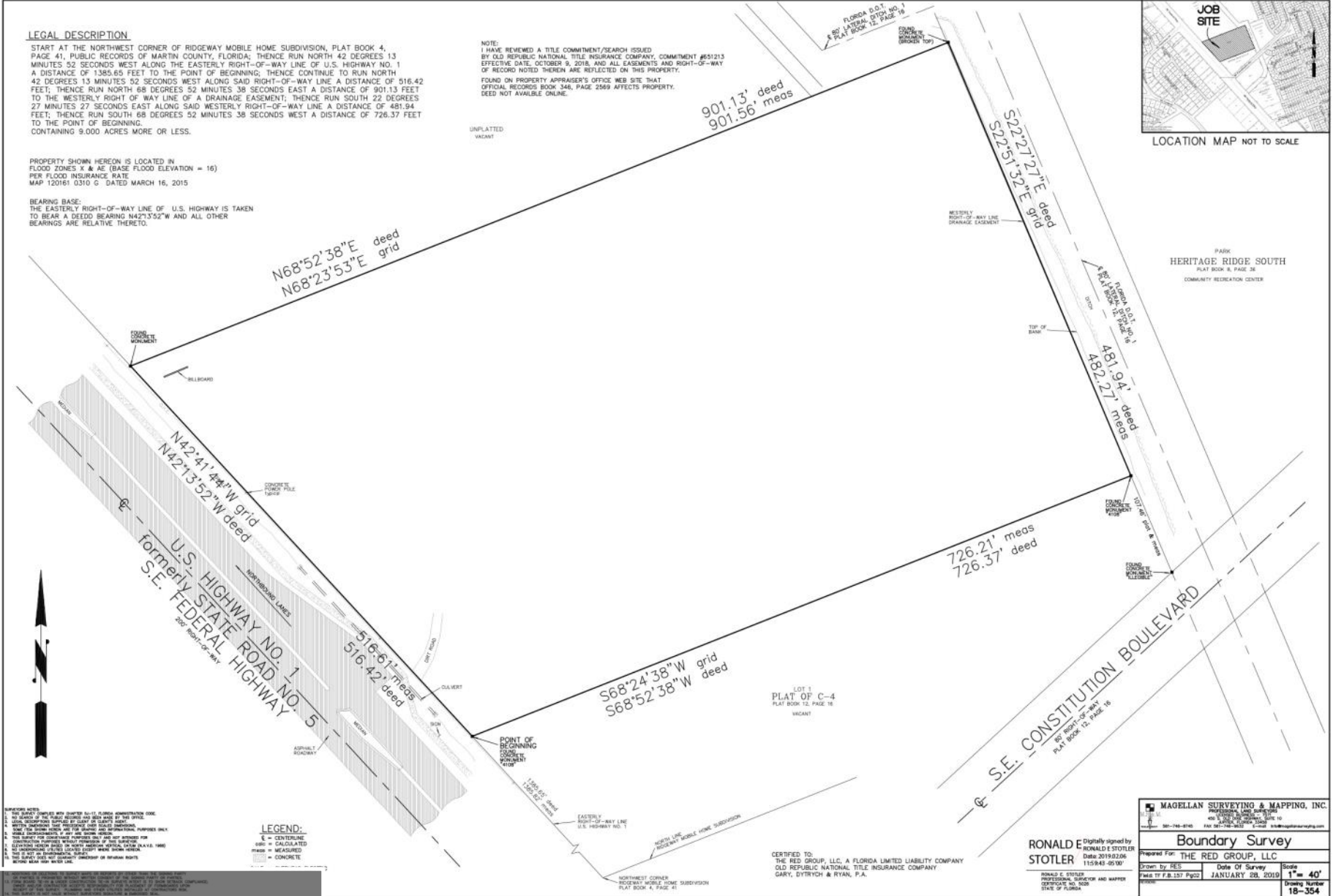
NOTE:
I HAVE REVIEWED A TITLE COMMITMENT/SEARCH ISSUED
BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #551213
EFFECTIVE DATE, OCTOBER 9, 2018, AND ALL EASEMENTS AND RIGHT-OF-WAY
OF RECORD NOTED THEREIN ARE REFLECTED ON THIS PROPERTY.
FOUND ON PROPERTY APPRAISER'S OFFICE WEB SITE THAT
OFFICIAL RECORDS BOOK 348, PAGE 2569 AFFECTS PROPERTY.
DEED NOT AVAILABLE ONLINE.

UNPLATTED
VACANT



LOCATION MAP NOT TO SCALE

PARK
HERITAGE RIDGE SOUTH
PLAT BOOK 8, PAGE 38
COMMUNITY RECREATION CENTER



REMARKS:
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.
2. THE SURVEY WAS CONDUCTED ON THE DATE OF THE SURVEY AND THE RESULTS ARE BASED ON THE DATA PROVIDED.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.
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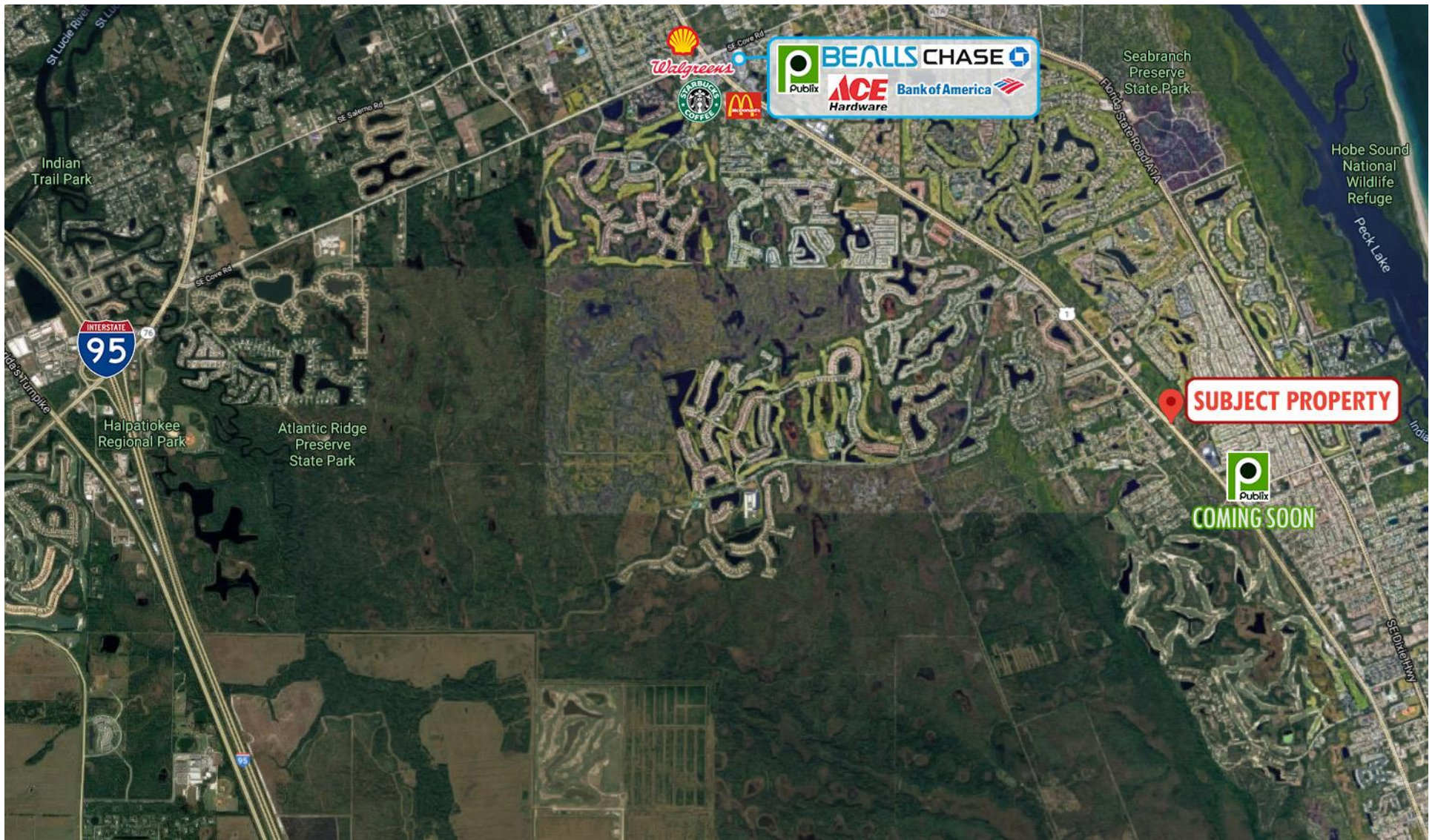
LEGEND:
C = CENTERLINE
GRID = CALCULATED
MEAS = MEASURED
CONC = CONCRETE

CERTIFIED TO:
THE RED GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GARY, DYTRYCH & RYAN, P.A.

RONALD E. STOTLER
Digitally signed by
RONALD E. STOTLER
Date: 2019.01.28
11:59:43 -0500

MAGELLAN SURVEYING & MAPPING, INC.			
1000 S. W. 10th Ave., Suite 100 Fort Lauderdale, FL 33304 Phone: 305-748-8140 Fax: 305-748-8142 Email: info@magellansurveying.com			
Boundary Survey			
Drawn by: RES	Date Of Survey: JANUARY 28, 2019	Scale: 1" = 40'	
Field by: F.B.157/Pg02	Drawing Number: 18-354		

SURVEY



TRADE AREA MAP

ZONING INFORMATION

Sec. 3.417. - B-1 Business District.

3.417.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35

feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. Minimum yards required.

1. Front: 20 feet.
2. Rear: 20 feet.
3. Side: None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
 - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)

ZONING INFORMATION

Sec. 3.416. - HB-1 Limited Business District.

3.416.A. Uses permitted. In this district, buildings, structures, land or water shall be used only for the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Appliance stores including radio and television service.
2. Art and antique shops.
3. Banks or drive-in banks.
4. Bakeries.
5. Barber and beauty shops.
6. Book, stationery, camera or photographic supplies.
7. Cafes or restaurants, but excluding drive-in restaurants.
8. Clothing, shoes, millineries, dry goods and notions.
9. Furniture and home furnishings, including office furniture and equipment.
10. Florists, nurseries or gift shops.
11. Gasoline stations, subject to the approval of the planning and zoning board and the County commission after public hearing, as not creating traffic or safety hazards and as being in accordance with the spirit and purpose of this chapter.
12. Groceries, fruit, vegetables, meat markets, delicatessens, catering and supermarkets.
13. Hardware and paints.
14. Jewelry stores.
15. Laundry and dry cleaning pickup stations and self-service laundries.

16. Professional Offices; medical, dental; real estate; lawyer; engineer, architect; tax consultant; veterinary clinics, provided no animals are boarded or kept overnight. No animals shall be permitted outside of the walls of the main structure.

17. Shoe repair shops.

18. Storage garages or private automobile parking.

19. Theatres, but excluding drive-in theatres.

20. Pharmacies and medical marijuana dispensing facilities, provided any medical marijuana dispensing facility shall be located no closer than 500 feet from any public or private school. The distance between school property and licensed premises shall be measured on a straight line connecting the nearest point of the school property to the nearest point of the building of the licensed premises, as documented by a survey prepared by a licensed surveyor.

3.416.B. Building height regulations. No building or structure shall exceed 35 feet in height.

3.416.C. Building site area regulations. No structure erected for business or service shall have a floor area of less than 1,000 square feet and a height of less than 12 feet.

3.416.D. Front, rear and side yard regulations.

1. A minimum front yard, measured from the road or street right-of-way line to the main wall of structure, of 20 feet.

2. A rear yard, measured from the rear lot line to the rear wall of the structure, of not less than 20 feet.

3. A side yard shall not be required, except where a HB-1 Limited Business District abuts a residential district, then a side yard of ten feet shall be provided.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 1073, pt. 3, 7-10-2018)

AREA DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2020 Estimated Population		5,861	25,112	47,068
2025 Projected Population		6,177	26,263	49,180
2010 Census Population		5,004	22,581	42,570
2020 Estimated Households		2,950	11,861	21,617
2025 Projected Households		3,100	12,364	22,520
2010 Census Households		2,552	10,812	19,785
2020 Estimated White		5,556	22,920	42,859
2020 Estimated Black or African American		156	1,441	2,578
2020 Estimated Asian or Pacific Islander		66	320	645
2020 Estimated American Indian or Native Alaskan		6	87	260
2020 Estimated Other Races		73	314	674
2020 Estimated Average Household Income		\$70,079	\$81,769	\$83,029
2020 Estimated Median Household Income		\$45,431	\$54,452	\$55,565
Median Age		60.40	58.90	56.70
Average Age		57.20	52.50	50.80