

FOR SALE

\$1,499,000

Commercial Development Land

SE Federal Hwy and SE Rohl Way, Hobe Sound, FL 33455

**2.24 AC
COMMERCIAL PARCEL**

Hobe Sound Station

RaceTrac

SE FEDERAL HWY

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Commercial Development Land

SE Federal Hwy and SE Rohl Way, Hobe Sound, FL 33455

PRICE	\$1,499,000
ACREAGE	2.24 AC
FRONTAGE	326'
TRAFFIC COUNT	26,500 AADT
ZONING	Hobe Sound Redevelopment
LAND USE	CRA Center
UTILITIES	South Martin Regional
PARCEL ID	34-38-42-480-000-00010-0

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Excellent opportunity to purchase 2.24 acres of vacant land in a prime commercial area of Hobe Sound, Florida.
- Heavy Traffic Flow with 40,000 north and south bound daily RaceTrac Neighborhood Market .5 miles from Site Pettway Corner with Cross Access to property.
- New 485-unit Assisted Living development one mile north on Federal Highway.
- Cross Access connection from Rohl Way corner all the way to Pettway Street with signalized intersection.



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Property Demographics

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2020 Population Estimate

2020 Average Household Income

Average Age

1 Mile	2,864	1 Mile	\$60,029	1 Mile	50.00
3 Mile	54,617	3 Mile	\$78,917	3 Mile	49.40
5 Mile	102,064	5 Mile	\$80,202	5 Mile	50.80

2024 Population Projection

2020 Median Household Income

Median Age

1 Mile	2,976	1 Mile	\$48,472	1 Mile	45.90
3 Mile	58,883	3 Mile	\$54,432	3 Mile	46.00
5 Mile	109,259	5 Mile	\$57,666	5 Mile	46.80

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Sec. 3.263. - Hobe Sound Community Redevelopment

3.263.A. General.

1. Martin County, FLA., LDR §3.260 applies within all Community Redevelopment Areas within unincorporated Martin County.
2. Within the Hobe Sound Community Redevelopment Area, there are two Zoning Overlay Districts and two Mixed-Use Future Land Use Overlays: (1) Bridge Road and (2) A-1-A. The boundaries of the Bridge Road zoning and Mixed-Use Future Land Use Overlays are identical, as are the boundaries of the A-1-A zoning and Mixed-Use Future Land Use Overlays.
3. Except as otherwise specifically provided by a particular provision within section 3.263, the rules and standards of this section shall apply throughout the Hobe Sound Community Redevelopment Area (CRA).

3.263.B. Hobe Sound Zoning and Mixed-Use Future Land Use Overlays.

1. Permitted uses.
 - a. The permitted uses in the Hobe Sound Overlay are provided in Table 3.263.1, except as provided in paragraphs b. through e. of this section.
 - b. Not all uses listed in Table 3.263.1 are permitted on all lots in the zoning overlays. All single-use development must also be consistent with the future land use designation on the subject property.
 - c. The Growth Management Director may approve uses in the zoning overlay other than those listed in Table 3.263.1 upon a finding that the use is functionally similar to the permitted uses and that the use is not likely to generate harmful impacts or create incompatibilities with other uses in the area. Prior to the decision, the Growth Management Director may request a

recommendation from the Neighborhood Advisory Committee. The Growth Management Director shall keep a record of all such determinations.

d. Mixed-use development.

- (1) Mixed-use development is permitted within the Mixed-Use Future Land Use Overlay, on land with any future land use designation, notwithstanding section 3.263.B.1.b.
- (2) All mixed-use development shall provide at least one dwelling unit.
- (3) The nonresidential component of mixed-use development in an overlay shall include a use from the list of business and professional uses on Table 3.263.1. Public and institutional uses may also be included in a mixed-use development.
- (4) Drive-through businesses are not permitted in a mixed-use development.

e. Accessory uses and accessory structures are permitted pursuant to section 3.201, division 4, LDR, except as provided in this section.

(1) Accessory dwelling units shall be allowed as follows:

A guest house or guest quarters shall be permitted on any property on which a single-family residence is located.

One accessory dwelling unit available for rent shall be permitted on a property on which there is an owner-occupied detached single-family residence

Zoning Information

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TABLE 3.263.1. Permitted Uses in the Hobe Sound Zoning Overlays

RESIDENTIAL USES	Bridge Rd.	A1A	BUSINESS AND PROFESSIONAL USES	Bridge Rd.	A1A			
Townhouse Dwelling	P	P	Amusement, Commercial (1)	P	P	Theater, Indoor		P
Multifamily Dwelling	P	P	Artisan, Art Studios, Galleries (2)	P	P	Trade and Skilled Services (2)	P	P
Bed and Breakfast Inn	P	P	Health and Fitness Club	P	P	Veterinary Medical Services (6)	P	P
			Hotel or Motel	P				
			Kiosks (3)	P	P			
			Medical Offices	P	P	TRANSPORTATION, COMMUNICATION AND UTILITIES		Bridge Rd. A1A
			Office, Business or Professional	P	P			
			Parking, Commercial (4)	P	P	Utilities (7)	P	P
			Pet Shop and Supplies (2)	P	P			
			Restaurant, General (2)	P	P			
			Restaurant, Convenience (2)(8)	P	P			
			Retail Sales and Service (Limited) (2)	P	P			
			Retail Sales and Service (General) (2)	P	P			
			Service Station (5)	P	P			

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Trade Area Map

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