

4.2 AC COMMERCIAL LAND

5363 SE Seabranh Blvd. Hobe Sound FL 33455



FOR SALE | \$1,449,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
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Matt Crady

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PROPERTY OVERVIEW

- Generously sized vacant commercial land located on the corner of SE Seabranh Blvd. and SE Federal Hwy.
- Site has potential for multifamily dwellings, business and professional offices, and other uses under the COR-1 zoning district.
- Corner location with established turning lanes and a median cross over.
- Located just south of a major proposed development consisting of retail, residential storage facility, restaurant, and the Hobe Sound Auto Vault; an RV and auto storage facility.
- Great visibility to US-1 and less than 15 minutes away from the I-95 access ramp.



| | |
|----------------------|--|
| PRICE | \$1,449,000 |
| ACREAGE | 4.2 AC |
| FRONTAGE | 374' |
| TRAFFIC COUNT | 30,500 AADT (SE Federal Highway) |
| ZONING | COR-1 (Commercial Office/Residential District) |
| LAND USE | Commercial/Office/Residential |
| PARCEL ID | 34-38-42-000-145-00010-2 |

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DEMOGRAPHICS

| 2023 Population Estimate | | 2023 Average Household Income | | Average Age | |
|----------------------------|---------|-------------------------------|----------|-------------|------|
| 1 Mile | 5,282 | 1 Mile | \$96,517 | 1 Mile | 57.4 |
| 3 Mile | 58,187 | 3 Mile | \$88,435 | 3 Mile | 49.2 |
| 5 Mile | 137,708 | 5 Mile | \$98,077 | 5 Mile | 49.3 |
| 2028 Population Projection | | 2023 Median Household Income | | Median Age | |
| 1 Mile | 5,282 | 1 Mile | \$77,810 | 1 Mile | 65.5 |
| 3 Mile | 57,927 | 3 Mile | \$67,087 | 3 Mile | 53.9 |
| 5 Mile | 137,507 | 5 Mile | \$74,330 | 5 Mile | 54.4 |

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ZONING INFORMATION

COR-1 (Commercial Office/Residential District)

| | |
|---|---|
| Accessory dwelling units | P |
| Modular homes | P |
| Multifamily dwellings | P |
| Single-family detached dwellings | P |
| Townhouse dwellings | P |
| Duplex dwellings | P |
| Zero lot line single-family dwellings | P |
| Administrative services, not-for-profit | P |
| Neighborhood assisted residences with six (6) or fewer residents | P |
| Ancillary retail use | P |
| Bed and breakfast inns | P |
| Business and professional offices | P |
| Family day care | P |
| Financial institutions | P |
| Medical services | P |
| Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance | P |
| Residential storage facilities | P |

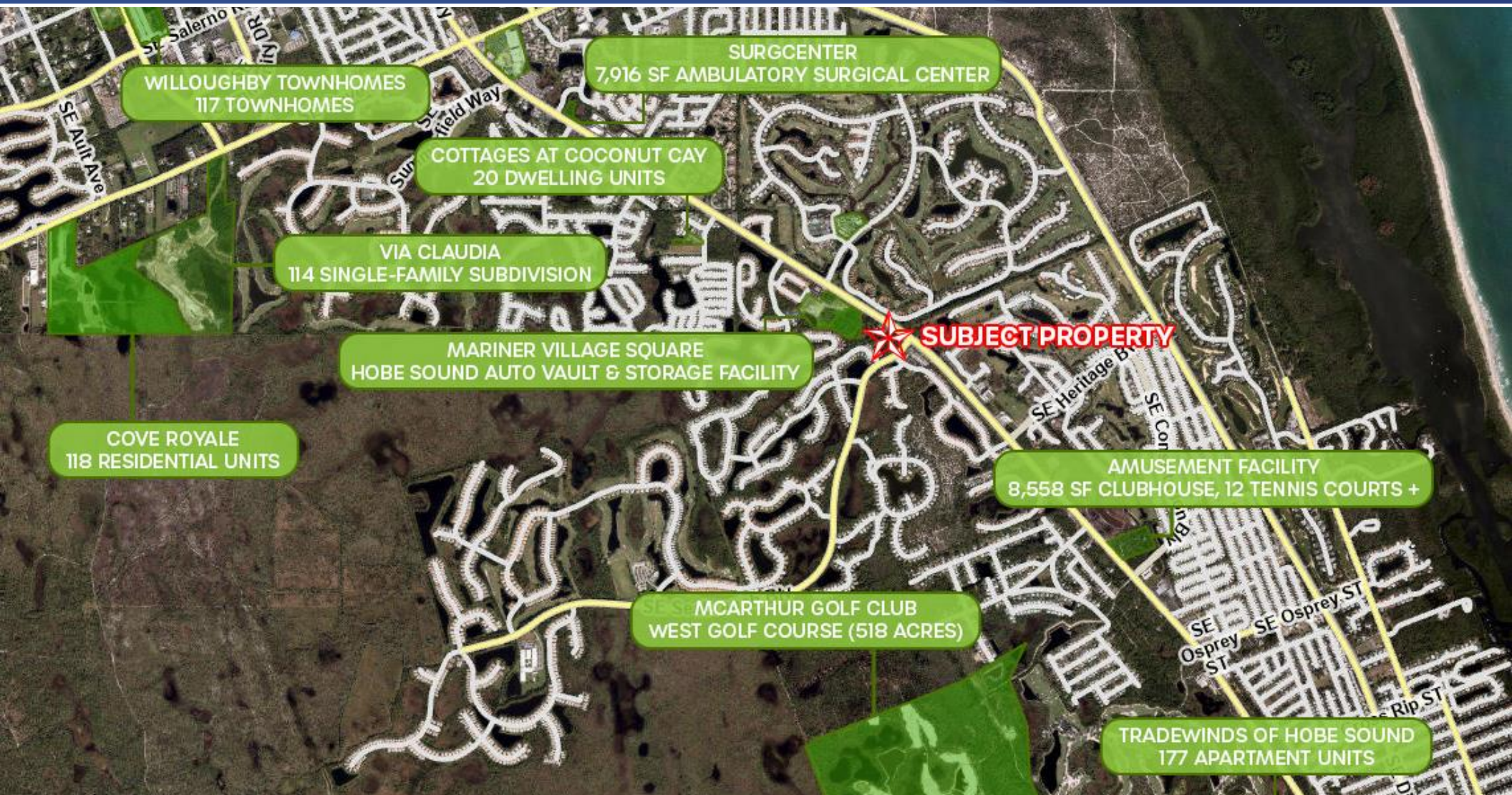
| | |
|--|---|
| Business-to-business sales and marketing | P |
| Credit bureaus | P |
| Credit intermediation and related activities | P |
| Customer care centers | P |
| Customer support | P |
| Data processing services | P |
| Credit bureaus | P |

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APPROVED PROJECTS MAP



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TRADE AREA MAP



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