

2 VACANT MIXED-USE LOTS

0 SE Dixie Hwy, Hobe Sound, FL 33455



FOR SALE | \$600,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- This site is positioned near a charming residential area and the untouched Hobe Sound Scrub Preserve while still being near local and national retailers.
- The combined parcels total +/- 0.32 acres of vacant land located off of A1A in Hobe Sound. The site is in the Core sub district of the Hobe Sound Redevelopment District, allowing for a variety of development options.
- This is a great location is near the bustle and luxury of North Palm Beach and Jupiter Island.



PRICE	\$600,000
ACREAGE	0.32 AC
FRONTAGE	135'
TRAFFIC COUNT	3,800 ADT
ZONING	Hobe Sound Redevelopment District (CORE subdistrict)
LAND USE	CRA Center
PARCEL ID	343842029001000603 343842029001000809

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	2,516	1 Mile	\$130,540	1 Mile	50.40
3 Mile	10,650	3 Mile	\$104,159	3 Mile	48.10
5 Mile	19,424	5 Mile	\$97,502	5 Mile	51.80

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	2,566	1 Mile	\$107,410	1 Mile	56.30
3 Mile	10,923	3 Mile	\$76,465	3 Mile	52.90
5 Mile	19,979	5 Mile	\$69,112	5 Mile	58.00

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ZONING INFORMATION

Core Hobe Sound Redevelopment District

Permitted in the Hobe Sound Sub District	Core
Accessory dwelling units	P
Other dwelling types	P
Bed and breakfast inns	P
Business and professional offices	P
Construction services, limited	P
Hotels, motels, resorts spas	P
Marinas	-
Medical offices	P
Parking lots and garages	P
Restaurants	P
Retail and services, limited impact	P
Institutional uses, limited impact	P

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TRADE AREA MAP



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