

# 0.18 ACRES OF VACANT LAND

0 SE Hillside Circle Hobe Sound, FL 33455



FOR SALE | \$300,000

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

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**Chris Belland**

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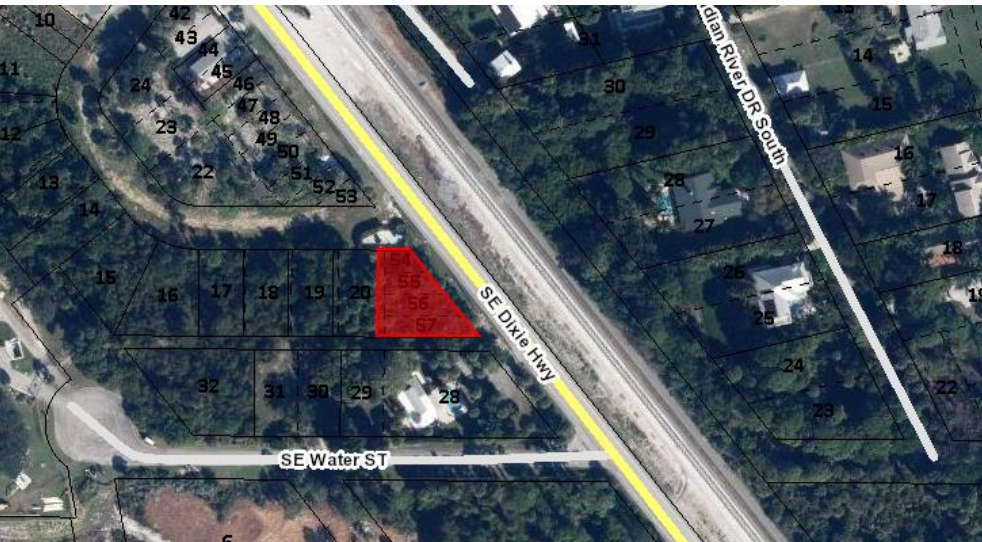
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# PROPERTY OVERVIEW

- 0.18 acres of vacant land located off of A1A in Hobe Sound. The site is located in the General Hobe Sound Redevelopment District, allowing for a variety of development options.
- The parcel is positioned near a charming residential area and the untouched Hobe Sound Scrub Preserve.
- This is a great location is near the bustle and luxury of North Palm Beach and Jupiter Island.



PRICE	\$300,000
ACREAGE	0.18 AC
FRONTAGE	32.17'
TRAFFIC COUNT	3,800 ADT
ZONING	(General) Hobe Sound Redevelopment Zoning District
LAND USE	CRA Center
PARCEL ID	26-39-42-001-001-00540-0

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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	2,313	1 Mile	\$133,674	1 Mile	50.60
3 Mile	10,321	3 Mile	\$104,276	3 Mile	48.10
5 Mile	19,140	5 Mile	\$98,003	5 Mile	51.60

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	2,360	1 Mile	\$109,349	1 Mile	56.50
3 Mile	10,589	3 Mile	\$76,344	3 Mile	52.90
5 Mile	19,680	5 Mile	\$69,249	5 Mile	57.90

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# ZONING INFORMATION

## General Hobe Sound Redevelopment Zoning District

	Core	General
Accessory dwelling units	P	P
Mobile homes	-	-
Other dwelling types	P	P
Single-family dwellings	-	P
Bed and breakfast inns	P	P
Business and professional offices	P	P
Construction services, limited	P	P
Hotels, motels, resorts spas	P	P
Marinas	-	P
Medical offices	P	P
Parking lots and garages	P	-
Restaurants	P	P
Retail and services, limited impact	P	P
Retail and services, general impact	-	P
Public and Institutional Use Groups, see 12.1.03		
Institutional uses, limited impact	P	P
Institutional uses, general impact	-	P

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# TRADE AREA MAP



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