

7.9 ACRES OF LAND

11362 SE Gold Ave. Hobe Sound, FL 33455



FOR SALE | \$2,000,000

**Jeremiah Baron
& CO.**
Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- 7.9 acres of vacant land located in Hobe Sound near US-1, tucked in a residential neighborhood.
- Property is zoned under the Hobe Sound Redevelopment district in addition to the multifamily subdistrict which allows for single-family dwellings, accessory dwellings, and other comparable permitted uses.
- The surrounding area features a number of national retailers and businesses and it's just minutes away from the scenic Bridge Road which leads to the parks and beaches.



PRICE	\$2,000,000
ACREAGE	7.9
FRONTAGE	475'
TRAFFIC COUNT	26,500 ADT (Fed Hwy)
ZONING	Hobe Sound Redevelopment (Multifamily Subdistrict)
LAND USE	CRA Neighborhood
PARCEL ID	34-38-42-000-270-00010-8

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,808	1 Mile	\$94,951	1 Mile	47.30
3 Mile	14,243	3 Mile	\$94,655	3 Mile	49.60
5 Mile	24,216	5 Mile	\$94,474	5 Mile	53.80

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	6,005	1 Mile	\$61,210	1 Mile	51.60
3 Mile	14,587	3 Mile	\$67,111	3 Mile	55.10
5 Mile	24,915	5 Mile	\$69,674	5 Mile	60.80

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ZONING INFORMATION

	Core	General	Corridor	Railroad Corridor	Multi-family	Mobile Home	Detached
Residential Use Groups, see 12.1.03							
Accessory dwelling units	P	P	P	P	P	-	P
Mobile homes	-	-	-	-	-	P	-
Other dwelling types	P	P	P	P	P	-	p ²
Single-family dwellings	-	P	-	-	P	-	p ¹
Bed and breakfast inns	P	P	P	P	P	P	P

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TRADE AREA MAP



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