

0.5 AC VACANT LAND

SE Saturn St. / SE Dixie Highway, Hobe Sound FL 33455



FOR SALE | \$750,000

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

- Generously size half acre property located on the corner of SE Saturn Street and SE Dixie Highway in Hobe Sound, Florida.
- Versatile zoning allows for residential dwellings such as single-family and other dwelling types in addition to commercial uses such as professional offices, restaurant, retail and services.
- Site is in close proximity to US-1 and surrounded by a mixture or residential dwellings, a shopping mall, and the scenic Bridge Road which connects to the recreational parks and beaches.



PRICE	\$750,000
LAND SIZE	21,780 SF
ACREAGE	0.5 AC
FRONTAGE	214' to SE Dixie Highway 110' to SE Saturn Street
TRAFFIC COUNT	3,800 ADT (SE Dixie Highway)
ZONING	Hobe Sound Redevelopment District
LAND USE	CRA Center
PARCEL ID	27-39-42-002-001-00012-5

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.

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

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

**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

ZONING INFORMATION

Hobe Sound Subdistrict	General
Residential Use Groups, see 12.1.03	
Accessory dwelling units	P
Mobile homes	-
Other dwelling types	P
Single-family dwellings	P
Bed and breakfast inns	P
Agricultural Use Groups, see 12.1.03	
Urban farming	-
Commercial and Business Use Groups, see 12.1.03	
Business and professional offices	P
Construction services, limited	P
Construction services, extensive	-
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	P
Marinas	P
Medical offices	P
Parking lots and garages	-
Restaurants	P
Retail and services, limited impact	P
Retail and services, general impact	P

Retail and services, extensive impact	-
Recreational vehicle parks	-
Vehicular service and maintenance	-
Wholesale trades and services	-
Working waterfront	-
Public and Institutional Use Groups, see 12.1.03	
Institutional uses, limited impact	P
Institutional uses, general impact	P
Industrial Use Groups, see 12.1.03	
Limited impact industries	-
Extensive impact industrial industries	-

**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

TRADE AREA MAP



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