

VACANT RESIDENTIAL LAND

SE Dixie Hwy Hobe Sound, FL 33455



FOR SALE | \$225,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- 2 parcels of vacant residential land located on Dixie Hwy in Hobe Sound.
- The properties total 0.18 ac and are located in the Hobe Sound Redevelopment District allowing for a variety of development opportunities
- The parcels are positioned less than a half mile from US1 and only a short drive to area marinas.
- Surrounding real estate includes residential properties and national & local retailers.



PRICE	\$225,000
ACREAGE	0.18
FRONTAGE	50'
TRAFFIC COUNT	8,700 ADT
ZONING	Hobe Sound Redevelopment District
LAND USE	CRA Neighborhood
PARCEL ID	34-38-42-032-000-00050-2 34-38-42-032-000-00051-1

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,979	1 Mile	\$69,622	1 Mile	45.80
3 Mile	14,577	3 Mile	\$96,088	3 Mile	47.20
5 Mile	24,118	5 Mile	\$97,650	5 Mile	47.00

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	6,183	1 Mile	\$44,687	1 Mile	50
3 Mile	14,931	3 Mile	\$63,461	3 Mile	52
5 Mile	24,816	5 Mile	\$65,137	5 Mile	50



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ZONING INFORMATION

Sec. 12.5.03. Permitted uses.

Table HS-4 identifies permitted uses in the HS (Hobe Sound) Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table HS-4 are described in Section 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.
 - a. "P" in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.
 - b. If "P" is not shown in a row, the use group is not permitted in that Subdistrict.
3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.

Please refer to the table on page 6. See https://library.municode.com/fl/martin_county/codes/land_development_regulation for additional information

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TRADE AREA MAP



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