

# 2 RESIDENTIAL LOTS

## Haslom Street Hobe Sound, FL 33455



FOR SALE | \$70,000 Per Lot



COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301  
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# PROPERTY OVERVIEW

- Excellent opportunity to purchase 2 vacant residential parcels in Hobe Sound.
- The each lot totals 0.08 ac with dimensions of approximately 40 ft by 84 ft per lot.
- The parcels are located on a quiet street with no 'through traffic' offering extra privacy.
- Additional perks include close proximity to national preserves, area beaches and top-rated golf courses.
- The surrounding real estate is comprised of residential properties, and some retail.



PRICE	\$70,000 Per Lot
ACREAGE	0.08 AC Per Lot
FRONTAGE	80'
ZONING	Hobe Sound Redevelopment Zoning District
LAND USE	CRA Neighborhood
PARCEL ID	34-38-42-023-000-00070-0 34-38-42-023-000-00060-1

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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.

**Table HS-4 Use Groups Permitted in Hobe Sound Subdistricts**

	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 <sup>2</sup>
Single-family dwellings	-	P	-	-	P	-	P <sup>1</sup>
Bed and breakfast inns	P	P	P	P	P	P	P
Agricultural Use Groups, see 12.1.03							
Urban farming	-	-	-	P	-	-	-



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Commercial and Business Use Groups, see 12.1.03							
Business and professional offices	P	P	P	P	-	-	-
Construction services, limited	P	P	P	P	-	-	-
Construction services, extensive	-	-	P	P	-	-	-
Convenience store with fuel	-	-	P	-	-	-	-
Drive-through facility	-	-	P	-	-	-	-
Drive-through restaurant	-	-	P	-	-	-	-
Hotels, motels, resorts spas	P	P	P	P	-	-	-
Marinas	-	P	P	-	-	-	-
Medical offices	P	P	P	P	-	-	-
Microbreweries & Craft Distilleries	P	-	P	P	-	-	-
Parking lots and garages	P	-	-	P	-	-	-
Restaurants	P	P	P	P	-	-	-
Retail and services, limited impact	P	P	P	P	-	-	-
Retail and services, general impact	-	P	P	P	-	-	-
Retail and services, extensive impact	-	-	P	-	-	-	-
Recreational vehicle parks	-	-	P	-	-	-	-
Vehicular service and maintenance	-	-	P	-	-	-	-
Wholesale trades and services	-	-	P	P	-	-	-
Working waterfront	-	-	-	-	-	-	-
Public and Institutional Use Groups, see 12.1.03							
Institutional uses, limited impact	P	P	P	P	P	P	P
Institutional uses, general impact	-	P	P	-	P	-	-
Industrial Use Groups, see 12.1.03							
Limited impact industries	-	-	-	P	-	-	-
Extensive impact industrial industries	-	-	-	-	-	-	-



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# TRADE AREA MAP



 **JEREMIAH BARON  
& CO**

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