

# MULTIPLE VACANT LOTS

SE Hillside Circle, Hobe Sound FL 33455



**PARCEL 11: 0.18 AC**  
**PARCEL 12.1: 0.20 AC**  
**PARCEL 12.2: 0.19 AC**  
**PARCEL 13: 0.16 AC**  
**PARCEL 14: 0.15 AC**

**PARCEL 10.2: 0.68 AC**

**PARCEL 10.1: 0.47 AC**

**PARCEL 17: 0.12 AC**  
**PARCEL 18: 0.12 AC**  
**PARCEL 19: 0.12 AC**  
**PARCEL 20: 0.12 AC**



For Visual Proposes Only\*

**FOR SALE** | Starting at \$250,000



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# PROPERTY OVERVIEW

- Great selection of vacant residential lots located in Hobe Sound, Florida, offer a variety of opportunities for developers and homebuyers looking to build their dream homes.
- Area offers great quality of life with its family-friendly communities and wide range of amenities including golf courses, restaurants, shopping centers, beaches, and natural preserves.
- Located only minutes away from the scenic Bridge Road which connects to the prestigious area of Jupiter Island, in addition to being in close proximity to US-1.



| LOT NO.                  | SALE PRICE | LOT SIZE |
|--------------------------|------------|----------|
| 26-39-42-001-001-00200-0 | \$250,000  | 0.12 AC  |
| 26-39-42-001-001-00190-0 | \$250,000  | 0.12 AC  |
| 26-39-42-001-001-00180-0 | \$250,000  | 0.12 AC  |
| 26-39-42-001-001-00170-6 | \$250,000  | 0.12 AC  |
| 26-39-42-001-001-00140-0 | \$375,000  | 0.15 AC  |
| 26-39-42-001-001-00130-0 | \$375,000  | 0.16 AC  |
| 26-39-42-001-001-00120-0 | \$375,000  | 0.19 AC  |
| 26-39-42-001-001-00110-0 | \$375,000  | 0.20 AC  |
| 26-39-42-001-001-00111-0 | \$375,000  | 0.18 AC  |
| 26-39-42-001-001-00010-0 | \$700,000  | 0.68 AC  |
| 26-39-42-001-001-00020-0 | \$700,000  | 0.47 AC  |

|                 |                 |
|-----------------|-----------------|
| <b>ZONING</b>   | Hobe Sound Red. |
| <b>LAND USE</b> | CRA Center      |

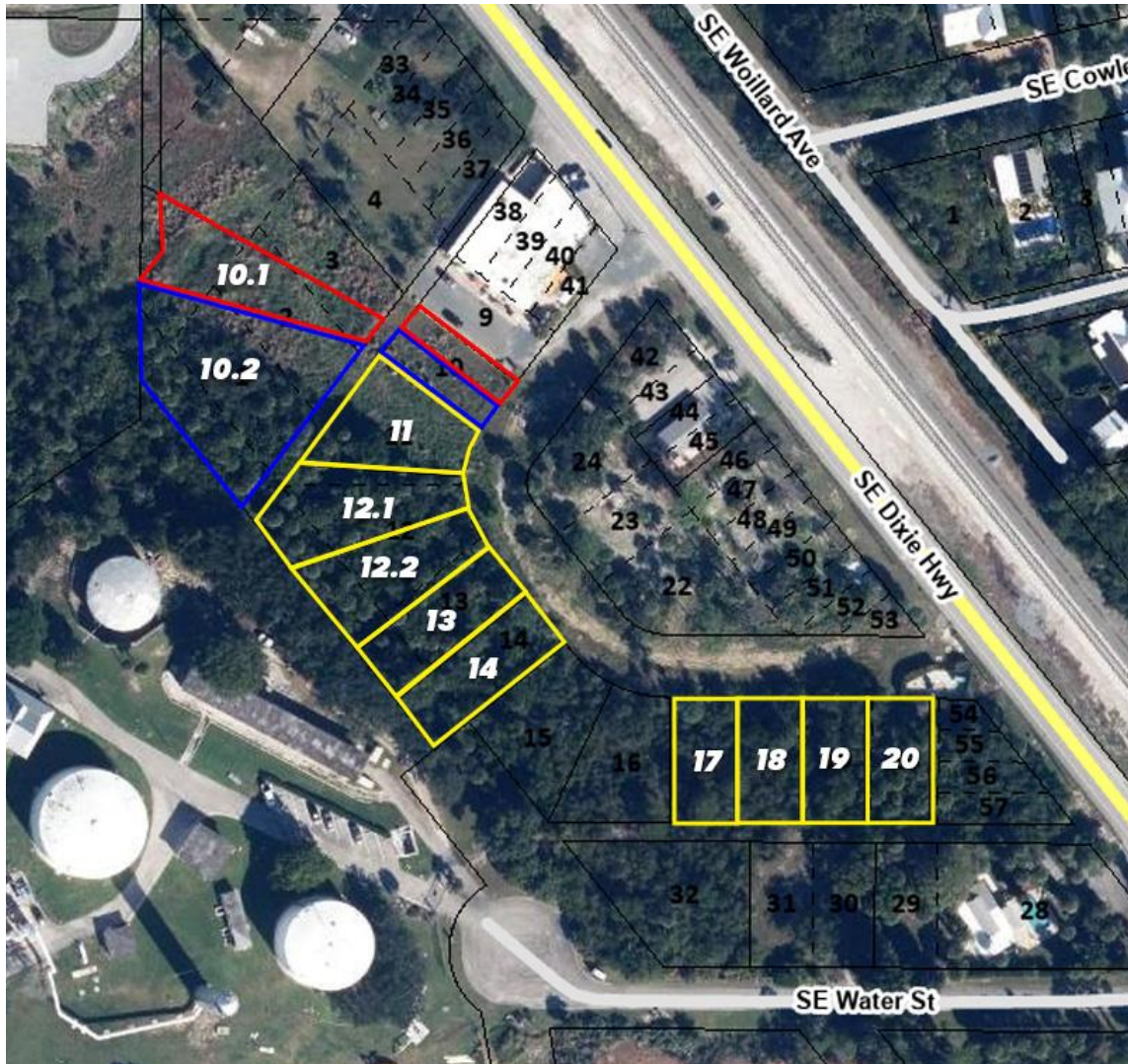
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# AVAILABLE LOTS



| LOT NO. | SALE PRICE | LOT SIZE |
|---------|------------|----------|
| 20      | \$250,000  | 0.12 AC  |
| 19      | \$250,000  | 0.12 AC  |
| 18      | \$250,000  | 0.12 AC  |
| 17      | \$250,000  | 0.12 AC  |
| 14      | \$375,000  | 0.15 AC  |
| 13      | \$375,000  | 0.16 AC  |
| 12.2    | \$375,000  | 0.19 AC  |
| 12.1    | \$375,000  | 0.20 AC  |
| 11      | \$375,000  | 0.18 AC  |
| 10.2    | \$700,000  | 0.68 AC  |
| 10.1    | \$700,000  | 0.47 AC  |



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# RENDERINGS



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# DEMOGRAPHICS

| 2022 Population Estimate |         | 2022 Average Household Income |           | Average Age |      |
|--------------------------|---------|-------------------------------|-----------|-------------|------|
| 1 Mile                   | 2,181   | 1 Mile                        | \$132,160 | 1 Mile      | 50.8 |
| 3 Mile                   | 19,973  | 3 Mile                        | \$100,826 | 3 Mile      | 51.7 |
| 5 Mile                   | 133,786 | 5 Mile                        | \$104,862 | 5 Mile      | 48.7 |

| 2027 Population Projection |         | 2022 Median Household Income |           | Median Age |      |
|----------------------------|---------|------------------------------|-----------|------------|------|
| 1 Mile                     | 2,022   | 1 Mile                       | \$105,641 | 1 Mile     | 56.8 |
| 3 Mile                     | 17,729  | 3 Mile                       | \$69,605  | 3 Mile     | 57.9 |
| 5 Mile                     | 116,294 | 5 Mile                       | \$77,224  | 5 Mile     | 53.1 |



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# ZONING INFORMATION

| 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 |
| 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 |
| Microbreweries & Craft Distilleries             | - |
| 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           | - |



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# TRADE AREA MAP



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