



**SELLER FINANCING AVAILABLE**

**FULLY APPROVED MULTIFAMILY LAND**

SHOVEL-READY | 38-UNITS | 4.88 ACRES

SE ROHL WAY, HOBE SOUND FL 33455

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE



# FULLY APPROVED MULTIFAMILY LAND

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PRESENTED BY:

**Chris Belland**

**Jeremiah Baron & Co.**

49 SW Flagler Ave. Suite 301 | Stuart FL, 34994

P: 772.418.4506

E: [cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

FL License No. SL3345950

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& CO**

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# PROPERTY SUMMARY

Exceptional acquisition opportunity consisting of a 4.88 acre fully site plan approved land situated in growing beach town of Hobe Sound, Florida.

The site plan features a total of 38 townhome units with two different floor plan options. Site amenities include: contemporary design, a wide array of smart home technology, hurricane impact windows, 2-car garages, plus a community pool.

Great location with quick accessibility to US-1 and SE Dixie Highway. Surrounded by a mixture of shops, restaurants, and in close proximity to the picturesque Bridge Road which connects to the parks and beaches.



# PROPERTY DETAILS

## SELLER FINANCING AVAILABLE

SE ROHL WAY, HOBE SOUND FL 33455

**PRICE** \$3,990,000 *(priced reduced from \$4,250,000)*

**PROPOSED UNIT SIZE(S)** 1,900–2,000 sf

**PROPOSED NO. OF UNITS** 38

**BUILDING TYPE** Multifamily

**ACREAGE** 4.88 AC

**FRONTAGE** 730'

**TRAFFIC COUNT** 26,500 ADT (Federal Highway)

**ZONING** Hobe Sound Redevelopment Zoning District

**LAND USE** CRA Neighborhood

**PARCEL ID** 34-38-42-480-000-00020-0



# SITE PLAN



# FLOOR PLANS



## End Unit

1,952 sq. ft

3 bed, 2.5 bath

2 levels, 2-car garage



## Middle Unit

1,952 sq. ft

3 bed, 2.5 bath

2 levels, 2-car garage



Bright Homes reserves the right to change plans, specifications, pricing promotions, incentives, features, elevations, floor plans, designs, materials, amenities and dimensions without notice in its sole discretion. Square footage and dimensions are approximate, subject to change without prior notice or obligation and may vary in actual construction.



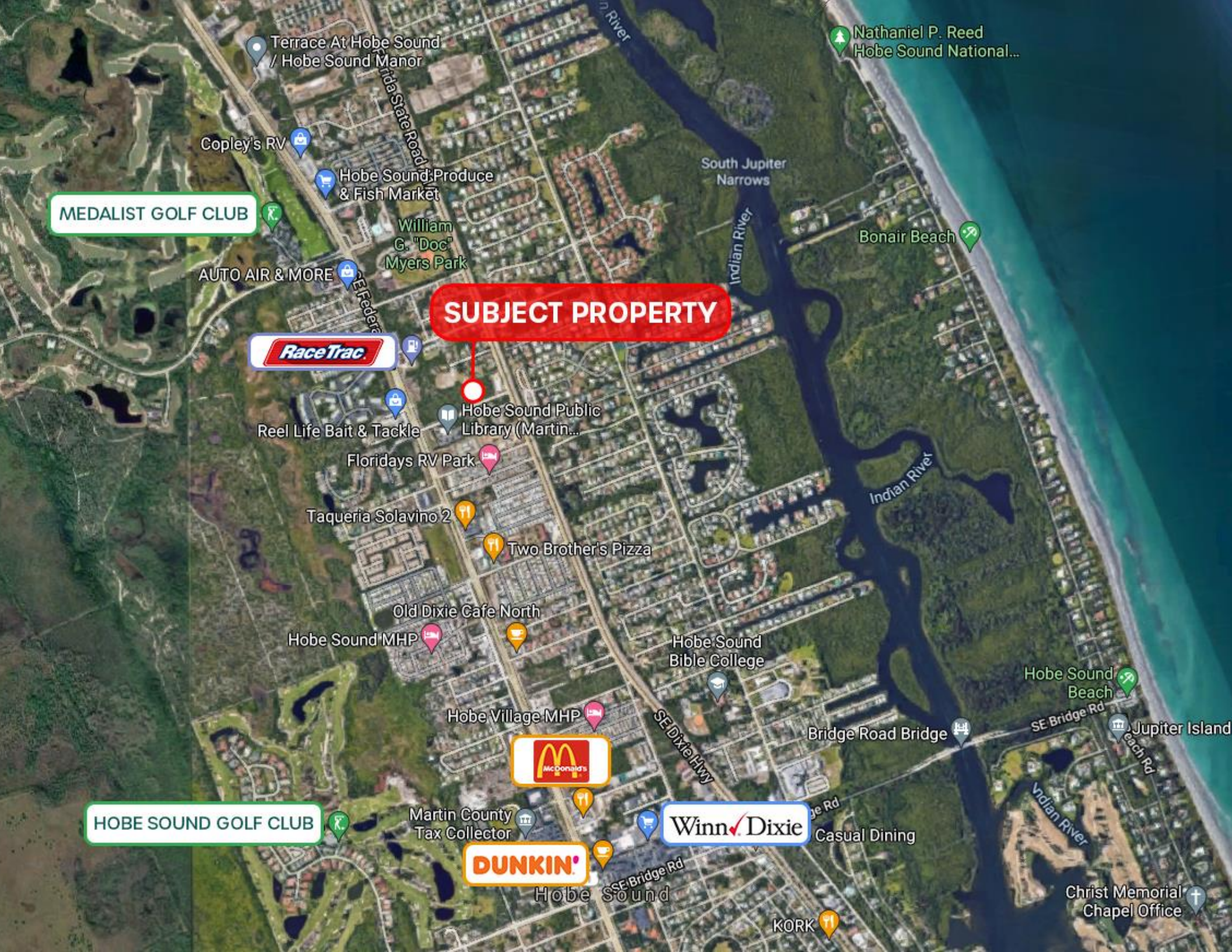
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Terrace At Hobe Sound / Hobe Sound Manor

Nathaniel P. Reed Hobe Sound National...

Copley's RV

Hobe Sound Produce & Fish Market

South Jupiter Narrows

MEDALIST GOLF CLUB

William G. "Doc" Myers Park

Bonair Beach

AUTO AIR & MORE

SUBJECT PROPERTY

RaceTrac

Reel Life Bait & Tackle

Hobe Sound Public Library (Martin...)

Floridays RV Park

Taqueria Solavino 2

Two Brother's Pizza

Old Dixie Cafe North

Hobe Sound MHP

Hobe Sound Bible College

Hobe Village MHP

Hobe Sound Beach

McDonald's

Bridge Road Bridge

SE Bridge Rd

Jupiter Island

HOBE SOUND GOLF CLUB

Martin County Tax Collector

Winn-Dixie

Casual Dining

DUNKIN'

Hobe Sound

Christ Memorial Chapel Office

KORK

# ZONING INFORMATION

## Hobe Sound Redevelopment Zoning District–Multifamily

	Multi-family
Accessory dwelling units	P
Mobile homes	-
Other dwelling types	P
Single-family dwellings	P
Bed and breakfast inns	P
Urban farming	-
Business and professional offices	-
Construction services, limited	-
Construction services, extensive	-
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	-
Marinas	-
Medical offices	-
Parking lots and garages	-
Restaurants	-
Retail and services, limited impact	-
Retail and services, general impact	-
Retail and services, extensive impact	-
Recreational vehicle parks	-
Vehicular service and maintenance	-
Wholesale trades and services	-
Working waterfront	-
Institutional uses, limited impact	P
Institutional uses, general impact	P
Limited impact industries	-
Extensive impact industrial industries	-

# DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2022 Estimated Population</b>	5,841	28,193	126,081
<b>2027 Projected Population</b>	6,015	29,007	130,460
<b>2010 Census Population</b>	5,286	25,680	113,544
<b>2022 Estimated Households</b>	2,571	13,235	55,107
<b>2027 Projected Households</b>	2,641	13,584	56,905
<b>2010 Census Households</b>	2,360	12,216	50,064
<b>2022 Estimated White</b>	5,355	25,643	113,676
<b>2022 Estimated Black or African American</b>	278	1,668	6,838
<b>2022 Estimated Hawaiian &amp; Pacific Islander</b>	9	33	164
<b>2022 Estimated American Indian or Native Alaskan</b>	31	103	1,354
<b>2022 Estimated Other Races</b>	87	371	2,049
<b>2022 Estimated Average Household Income</b>	\$89,668	\$92,274	\$101,824
<b>2022 Estimated Median Household Income</b>	\$59,272	\$66,665	\$75,261
<b>Median Age</b>	50.50	59.70	53.20
<b>Average Age</b>	46.60	52.90	48.70