

# 4.2 AC COMMERCIAL LAND

5363 SE Seabranh Blvd. Hobe Sound, FL 33455



4.2 AC (ZONED COR-1)  
**COMMERCIAL  
OFFICE/RESIDENTIAL**

SEABRANCH SQUARE



WINSHIPS  
Pharmacy

Keyes.

**FOR SALE | \$2,500,000**

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

**Office:**

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

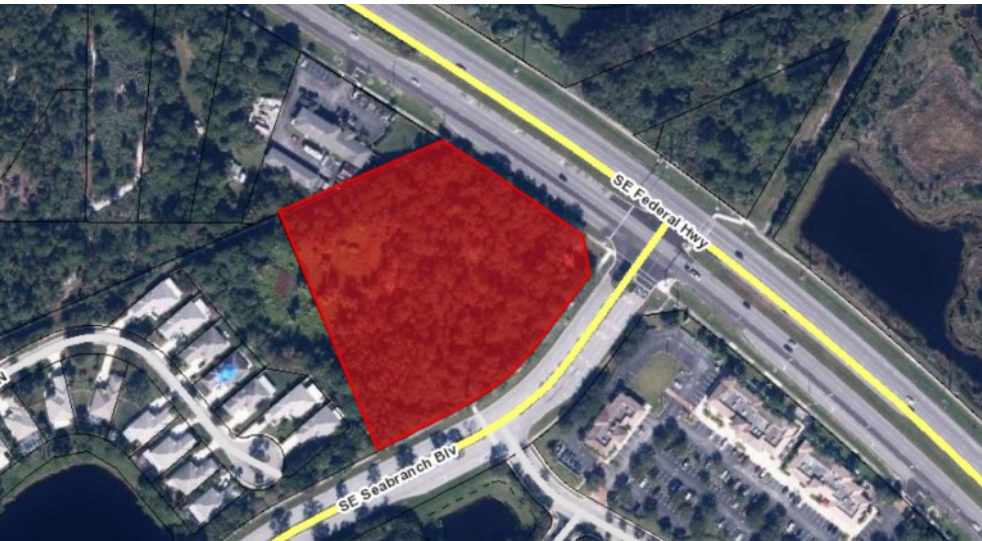
772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Generously sized vacant commercial land located on the corner of SE Seabranh Blvd. and SE Federal Hwy.
- Site has potential for multifamily dwellings, business and professional offices, and other uses under the COR-1 zoning district.
- Corner location with established turning lanes and a median cross over.
- Located just south of a major new development consisting of residential storage facility, and the Hobe Sound Auto Vault (an RV and auto storage facility)
- Great visibility to US-1 and less than 15 minutes away from the I-95 access ramp.



<b>PRICE</b>	\$2,500,000
<b>ACREAGE</b>	4.2 AC
<b>FRONTAGE</b>	374'
<b>TRAFFIC COUNT</b>	30,500 AADT (SE Federal Highway)
<b>ZONING</b>	COR-1 (Commercial Office/Residential District)
<b>LAND USE</b>	Commercial/Office/Residential
<b>PARCEL ID</b>	34-38-42-000-145-00010-2

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

**Office:**  
500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	5,797	29,553	57,620
2025 Population	5,957	30,650	59,945
2030 Population Projection	6,160	31,757	62,151
Annual Growth 2020-2025	0.6%	0.7%	0.8%
<b>Households</b>			
2020 Households	2,888	14,076	25,868
2025 Households	2,970	14,496	26,773
2030 Household Projection	3,073	15,006	27,743
<b>Households By Income</b>			
Avg Household Income	\$103,957	\$97,365	\$96,573
Median Household Income	\$77,139	\$68,083	\$68,586
<b>Worker Travel Time To Job</b>			
<30 Minutes	1,014	5,975	13,321
30-60 Minutes	1,183	5,293	8,465
60+ Minutes	80	712	1,308

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

**Office:**

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# ZONING INFORMATION

## COR-1 (Commercial Office/Residential District)

Accessory dwelling units	P
Modular homes	P
Multifamily dwellings	P
Single-family detached dwellings	P
Townhouse dwellings	P
Duplex dwellings	P
Zero lot line single-family dwellings	P
Administrative services, not-for-profit	P
Neighborhood assisted residences with six (6) or fewer	P
Ancillary retail use	P
Bed and breakfast inns	P
Business and professional offices	P
Family day care	P
Financial institutions	P
Medical services	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	P
Residential storage facilities	P

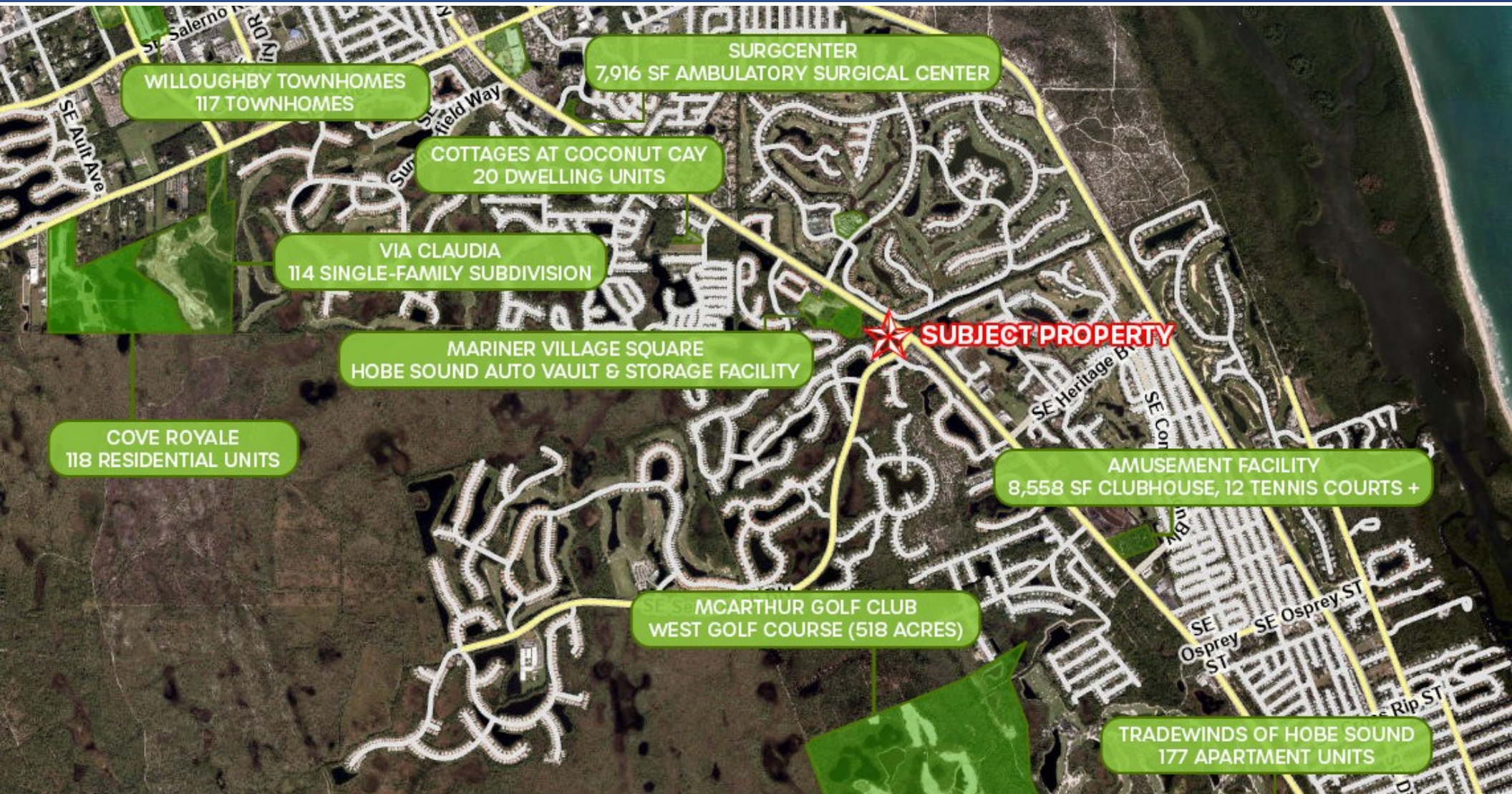
Business-to-business sales and marketing	P
Credit bureaus	P
Credit intermediation and related activities	P
Customer care centers	P
Customer support	P
Data processing services	P
Credit bureaus	P

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

**Office:**  
500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# APPROVED PROJECTS MAP



**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

**Office:**

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# TRADE AREA MAP



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

**Office:**

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)