

VACANT LOT PORTFOLIO

SE Hillside Circle, Hobe Sound FL 33455



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PROPERTY OVERVIEW

- Portfolio offer consisting of 11 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.



SALE PRICE	\$2,750,000
LOT NO.	LOT SIZE
26-39-42-001-001-00200-0	0.12 AC
26-39-42-001-001-00190-0	0.12 AC
26-39-42-001-001-00180-0	0.12 AC
26-39-42-001-001-00170-6	0.12 AC
26-39-42-001-001-00140-0	0.15 AC
26-39-42-001-001-00130-0	0.16 AC
26-39-42-001-001-00120-0	0.19 AC
26-39-42-001-001-00110-0	0.20 AC
26-39-42-001-001-00111-0	0.18 AC
26-39-42-001-001-00010-0	0.68 AC
26-39-42-001-001-00020-0	0.47 AC
ZONING	Hobe Sound Redevelopment
LAND USE	CRA Center

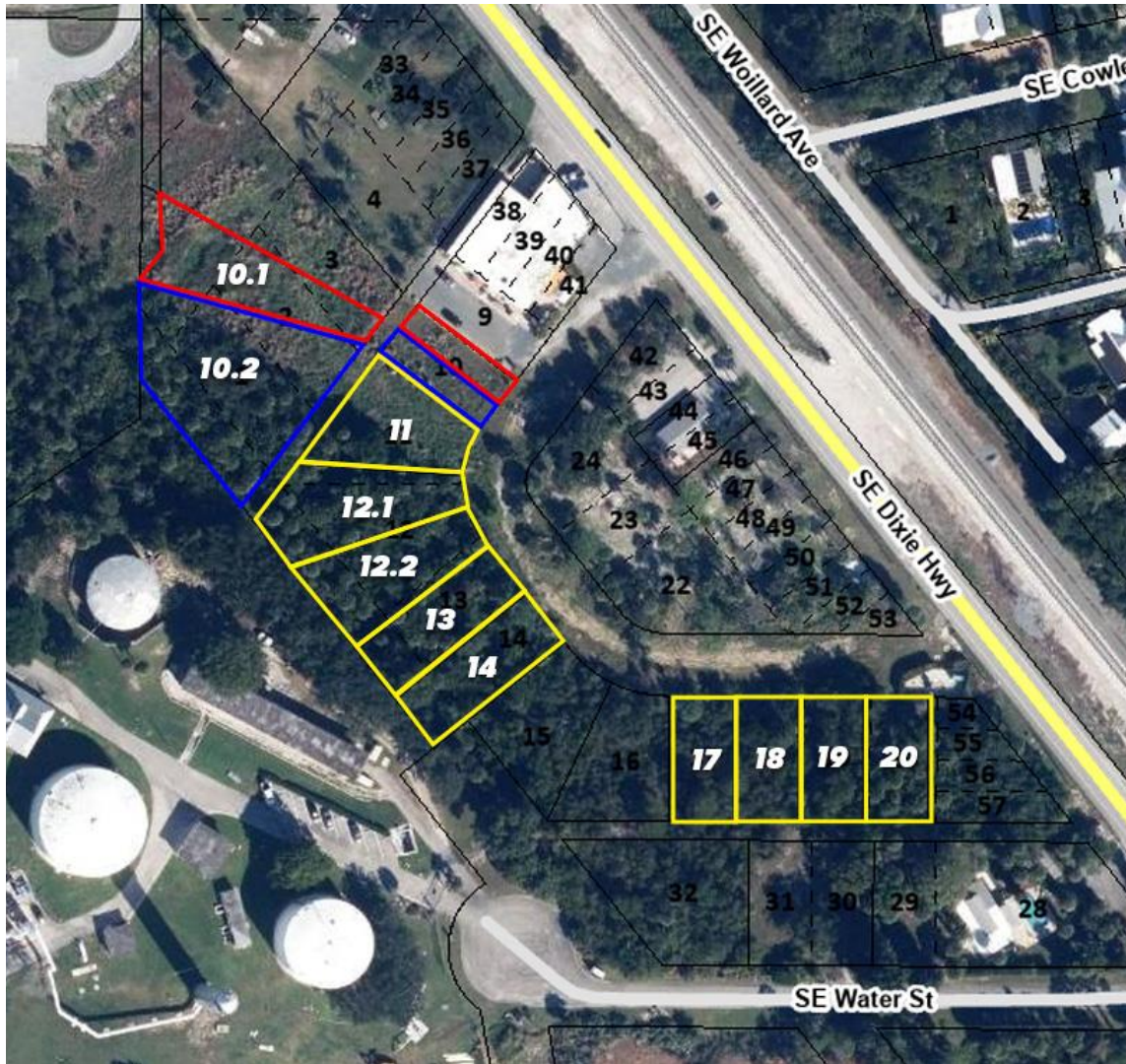
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AERIAL VIEW



LOT NO.	LOT SIZE
20	0.12 AC
19	0.12 AC
18	0.12 AC
17	0.12 AC
14	0.15 AC
13	0.16 AC
12.2	0.19 AC
12.1	0.20 AC
11	0.18 AC
10.2	0.68 AC
10.1	0.47 AC



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RENDERINGS



For Visual Proposes Only*



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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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