

DEVELOPMENT READY COMMERCIAL LAND

8280 SE Constitution Blvd. Hobe Sound, FL 33455



FOR SALE | \$899,000

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
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PROPERTY OVERVIEW

- Presenting a rare opportunity to acquire a 1.49-acre site plan-approved development site located in the rapidly growing community of Hobe Sound, Florida. Situated adjacent to a newly developed Dollar General fronting US-1, the property benefits from strong visibility and convenient access within an expanding commercial corridor.
- Approved development plans call for a three-story residential self-storage facility, thoughtfully designed to serve the increasing demand generated by the surrounding residential neighborhoods and continued population growth in the area.
- With approvals already in place and limited self-storage competition in the immediate market, this offer provides investors and developers a streamlined path to construction and an exceptional opportunity to capitalize on a high-demand asset class in a thriving coastal submarket.



PRICE	\$899,000
PROPOSED BUILDING SIZE	±60,000 SF
PROPOSED BUILDING TYPE	Self-Storage
ACREAGE	1.49 AC
FRONTAGE	188'
TRAFFIC COUNT	31,000 ADT (Federal Highway)
ZONING	PUD-R
LAND USE	Low Density
PARCEL ID	34-38-42-093-000-00021-0

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PROPOSED BUILDING ELEVATIONS

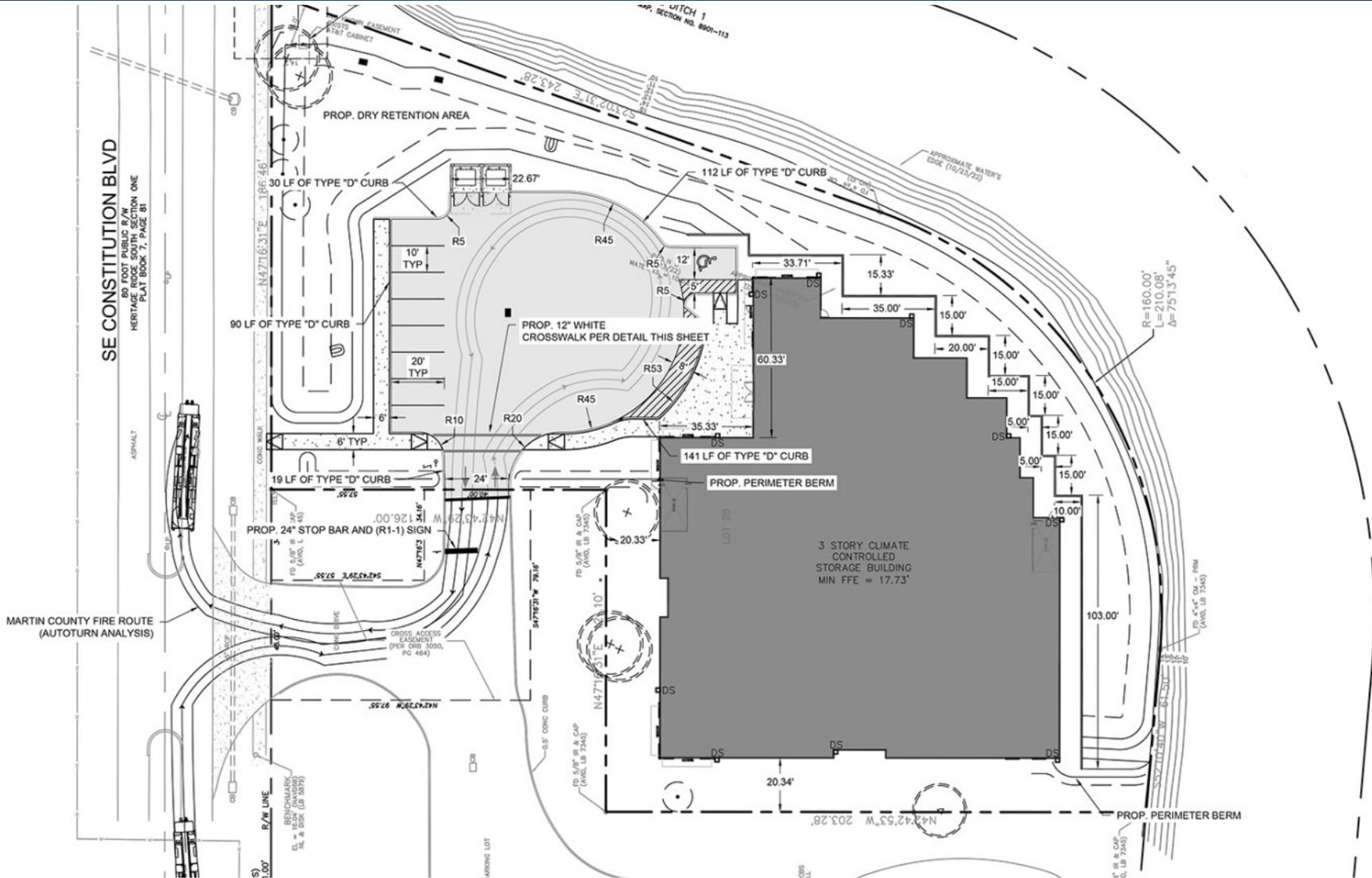


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CONSTRUCTION PLAN



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	5,801	23,486	43,422
2024 Population	5,908	24,326	45,245
2029 Population Projection	6,209	25,644	47,747
Annual Growth 2020-2024	0.5%	0.9%	1.1%
Annual Growth 2024-2029	1.0%	1.1%	1.1%

Households

2020 Households	2,951	11,260	20,240
2024 Households	3,001	11,599	20,996
2029 Household Projection	3,159	12,234	22,173

Households by Income

Avg Household Income	\$79,213	\$88,594	\$89,417
Median Household Income	\$51,924	\$57,977	\$61,328

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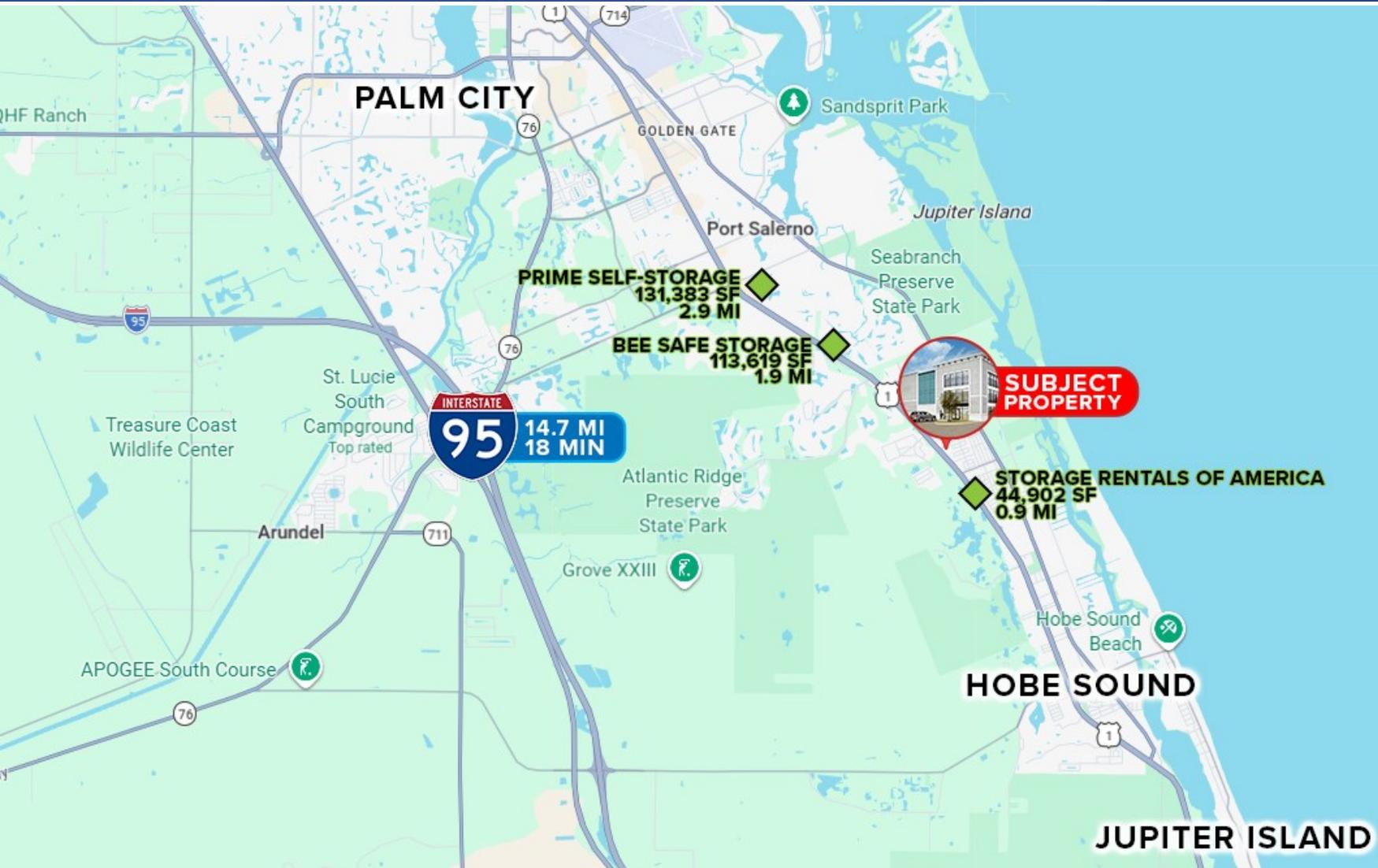
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PROXIMITY MAP



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TRADE AREA MAP



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