

FOR SALE



OFFERING MEMORANDUM
FULLY ENTITLED MIXED-USE DEVELOPMENT SITE
BANYAN GROVES | 0.64-AC LOT
9025 SE BRIDGE ROAD, HOBE SOUND, FL 33455

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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Banyan Groves | Fully Site Approved Land

Hobe Sound, FL

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CONTACT INFORMATION

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EXECUTIVE SUMMARY

Presenting a rare opportunity to acquire a fully site plan approved, mixed-use development lot known as Banyan Groves, located at the prominent corner of SE Bridge Road and SE Lares Avenue & Anstis Place in the heart of Hobe Sound, Florida.

The approved plans call for a meticulously designed, boutique project featuring (6) luxury three-story townhomes alongside a mixed-use building with over 4,500 square feet of commercial space and residential apartments above. The townhomes are designed as high-end urban residences, each offering 3 bedrooms, 4.5 bathrooms, two-car garages, and multiple private balconies. The mixed-use component includes two-bedroom, two-bathroom apartments with balconies oriented toward Bridge Road, creating an elevated residential experience within a walkable setting.

At the ground level, the commercial space has been curated in response to community demand, with plans accommodating two restaurant concepts—a full-service dinner establishment and a healthy fast-casual lunch option—alongside boutique retail. Early interest from restaurant operators further validates the viability of the concept.

The project has undergone an extensive approval process, receiving sign-off from over 17 departments within Martin County, including ADA compliance, civil engineering, landscaping, and full utility approvals through South Martin Regional Utility, with planned connection to the nearby lift station. Additionally, the existing AT&T above-ground easement is planned to be relocated underground.

With no comparable projects in the pipeline and limited future development due to strict Smart Growth regulations, Banyan Groves represents a fully vetted, shovel-ready opportunity in one of South Florida's most supply-constrained and affluent coastal markets.



INVESTMENT HIGHLIGHTS

Fully Entitled, Shovel-Ready Development Site

±0.64-acre corner parcel offered with full site plan approvals in place for the Banyan Groves mixed-use project—significantly reducing development timeline, entitlement risk, and upfront soft costs.

Irreplaceable Entitlements in a Highly Regulated Market

Located within Martin County's stringent Smart Growth framework, which restricts height, density (6-10 units/acre), and FAR—making approvals of this scale extremely difficult to replicate today.

Surrounded by Ultra-High-Net-Worth Demographics

Located between some of the most affluent communities in the country, including Jupiter Island to the east and elite golf enclaves such as Apogee Golf Club, Grove XXIII, and Atlantic Fields to the west.

High Barriers to Entry / Limited Future Supply

Strict zoning regulations and limited available land within the CRA create a supply-constrained environment, positioning the project for strong long-term value and demand.

Comprehensive Data Room Available

Includes architectural plans, civil engineering drawings, site plans, topographic and boundary surveys, geotechnical reports, and plat plans—providing a seamless transition to development.



INVESTMENT OVERVIEW

LOCATION	9025 SE Bridge Road, Hobe Sound, FL
PRICE	\$4,750,000
PROPOSED USE	Townhomes & Mixed-Use
APPROVAL STATUS	Fully Site Plan Approved
ACREAGE	0.64 AC
FRONTAGE	±114' (SE Bridge Rd) ±226' (SE Lares Ave)
ZONING	Hobe Sound Redevelopment Zoning
LAND USE	CRA Center
PARCEL ID	34-38-42-000-078-00040-9

SUMMARY

Banyan Groves is a ±0.64-acre, fully site plan approved mixed-use development site located at a prime corner in Hobe Sound's Central Business District. Entitlements are in place for a boutique project featuring six luxury townhomes and an ±8,300 SF mixed-use building with ground-floor retail/restaurant and residential units above.

Positioned between affluent enclaves such as Jupiter Island and premier golf destinations including Grove XXIII, the site benefits from exceptional demographics and demand.

With no comparable projects in the pipeline and strict Smart Growth regulations limiting future development, Banyan Groves offers a rare, shovel-ready opportunity in a supply-constrained market.



SITE SURROUNDINGS

26,500 AADT

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bealls OUTLET Winn-Dixie
ACE Hardware DUNKIN' DOLLAR TREE

McDonald's AutoZone Advance Auto Parts TACO BELL

ANYTIME FITNESS
Publix Wendy's Great Clips
ups bp WELLS FARGO
SHERWIN-WILLIAMS

CVS pharmacy



 5,800 AADT

JUPITER ISLAND

JUPITER ISLAND CLUB

SE BRIDGE ROAD

200+ RESIDENCES

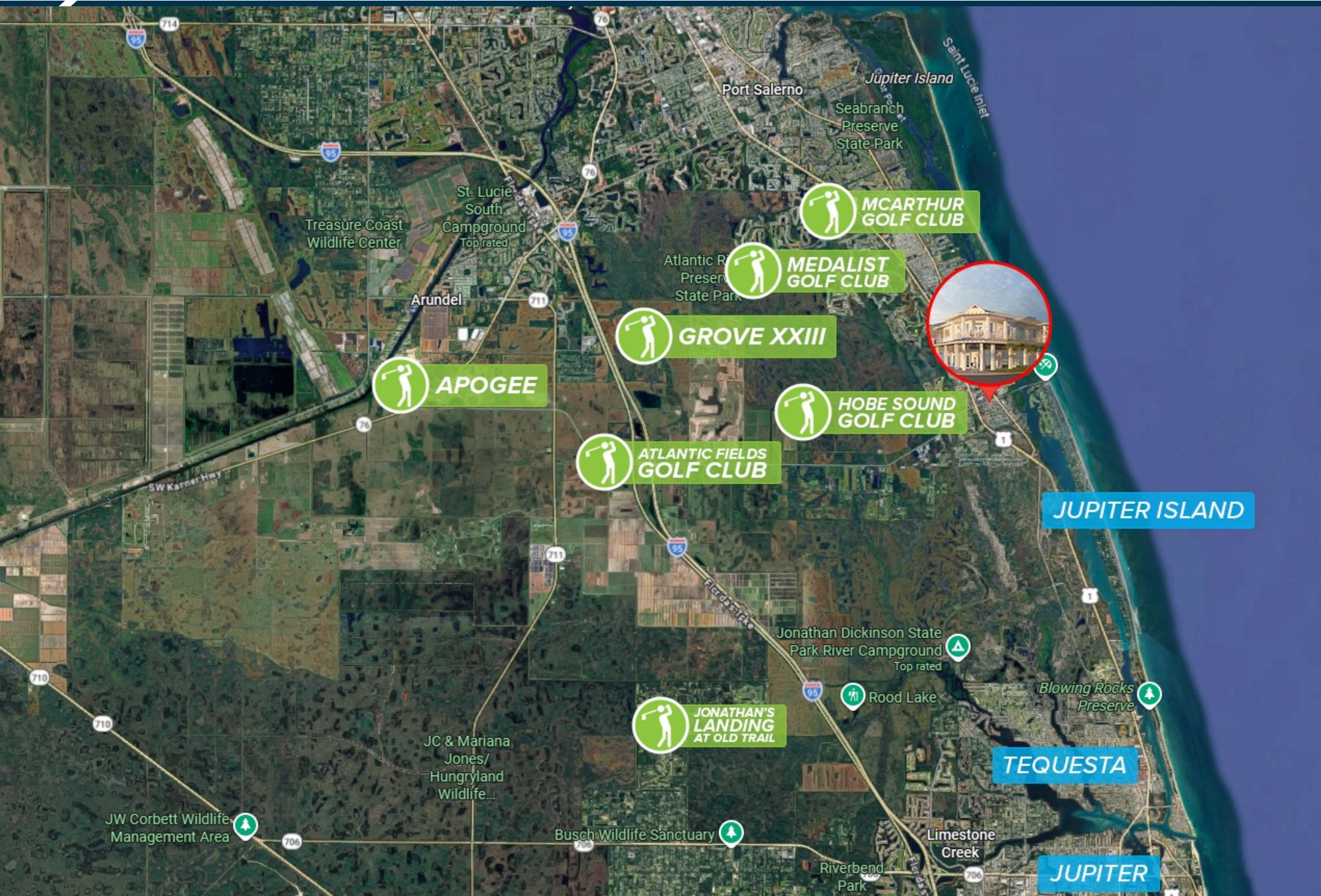
MARTIN COUNTY FIRE DEPT

US HIGHWAY 1

SE DIXIE HIGHWAY

 18,300 AADT

SURROUNDING CITIES & POINTS OF INTEREST



SITE RENDERINGS



DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	4,345	12,030	19,787
2025 Population	4,686	12,672	20,526
2030 Population Projection	4,893	13,171	21,269
Annual Growth 2020-2025	1.6%	1.1%	0.7%
Households			
2020 Households	1,914	5,411	9,353
2025 Households	2,043	5,638	9,624
2030 Household Projection	2,129	5,848	9,959
Annual Growth 2020-2025	0.9%	0.8%	0.6%
Households By Income			
Avg Household Income	\$109,660	\$104,387	\$103,089
Median Household Income	\$73,124	\$69,757	\$69,260
Population Summary			
Median Age	53.8	53.3	58.2
Avg Age	48.7	48.7	51.8
Housing			
Owner Occupied Households	1,685	4,451	8,057
Renter Occupied Households	444	1,397	1,902



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PURCHASE PRICE

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