

FOR SALE



7.9-AC RESIDENTIAL DEVELOPMENT SITE

MULTIFAMILY SUBDISTRICT OF HOBE SOUND | UP TO 64 UNITS
11362 GOLD AVE. HOBE SOUND, FL 33455

PRESENTED BY CHRIS BELLAND | 772.418.4506

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

Presenting a rare opportunity to acquire approximately 7.9 acres of vacant land within an established residential neighborhood in Hobe Sound, just minutes from US-1. Located within the Hobe Sound Redevelopment District and the Multifamily Subdistrict, the property offers a flexible development framework that permits single-family residences, accessory dwelling units, and other compatible residential uses, subject to municipal approvals.

Surrounded by an existing mix of duplexes and residential housing, the site presents excellent potential for developers seeking to expand the area's housing inventory with residential or multifamily-oriented projects. As demand for attainable housing continues throughout Martin County, this infill parcel offers the opportunity to create a development that complements the established neighborhood while benefiting from the area's continued growth.

Residents would enjoy convenient access to US-1, neighborhood retail and services, schools, and recreational amenities, while Bridge Road provides a direct connection to Jupiter Island's beaches, waterfront parks, and outdoor attractions. With a limited supply of entitled residential land remaining in Hobe Sound, this property represents desirable investment for developers, homebuilders, and land investors.

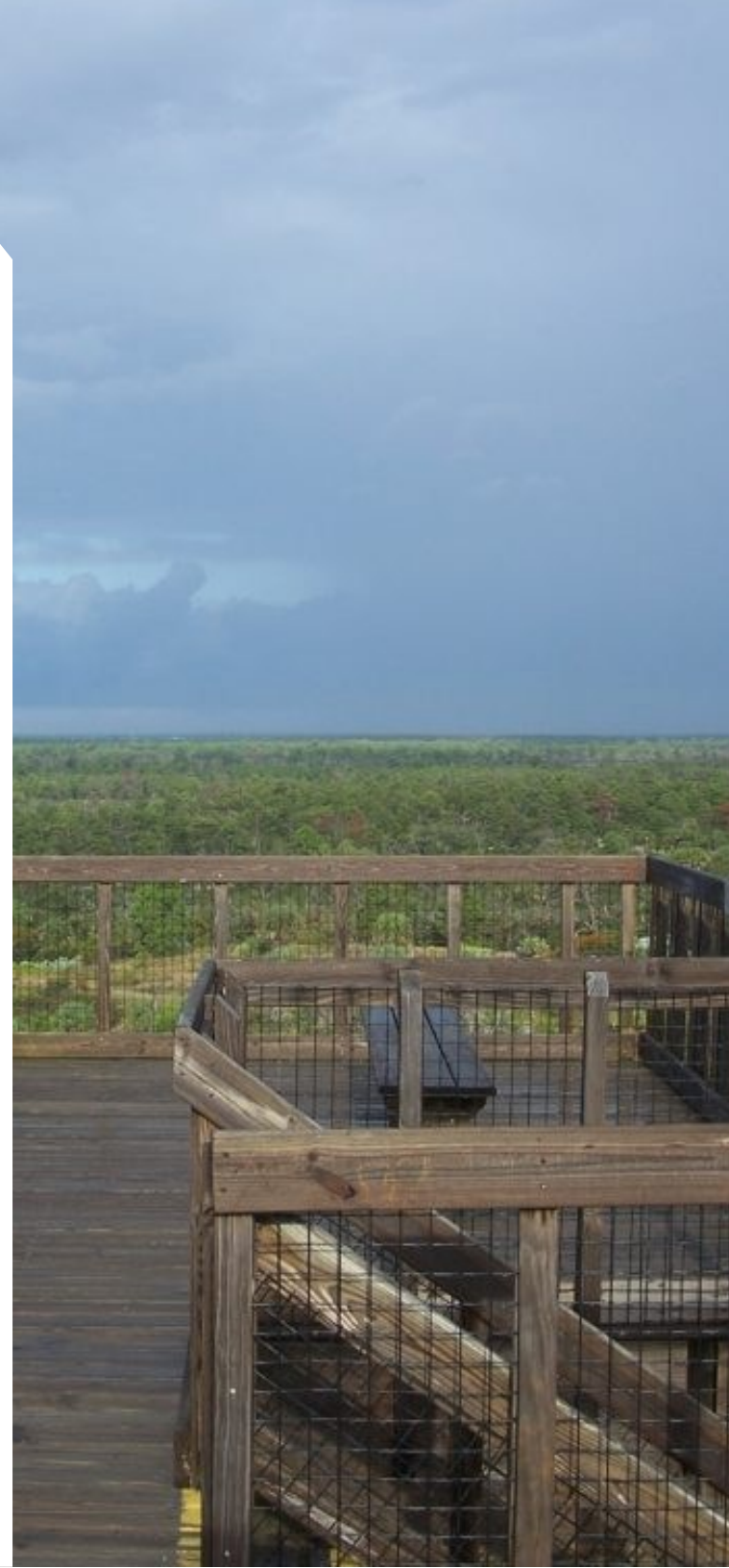


INVESTMENT OVERVIEW

PRICE	\$4,000,000
ACREAGE	7.9 Acres
FRONTAGE	±475'
PERMISSIBLE NO. OF UNITS	64
TRAFFIC COUNT	25,500 (ADT from US-1)
ZONING	Hobe Sound Redevelopment District
LAND USE	CRA Neighborhood
CRA REGULATING PLAN	Multifamily
FLOOD ZONE	No
PARCEL ID	34-38-42-000-270-00010-8

Property Highlights

- Residential infill development opportunity of up to 64 units
- Flexible zoning allowing single-family homes and ADUs
- Convenient access to shopping, schools, and community services
- Close proximity to Jupiter Island beaches and Jonathan Dickinson State Park
- Established residential neighborhood with limited remaining developable land
- Ideal opportunity for residential builders, developers, and long-term land investors



INTERSTATE 95
7.1 MILES TO I-95

GROVE XXIII PRIVATE GOLF COURSE

THE CLUB AT LOST LAKE

MCARTHUR GOLF CLUB

MEDALIST GOLF CLUB

SUBJECT PROPERTY

HOBESOUND GOLF COURSE

TUNNEL OF TREES

HOBESOUND BEACH

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

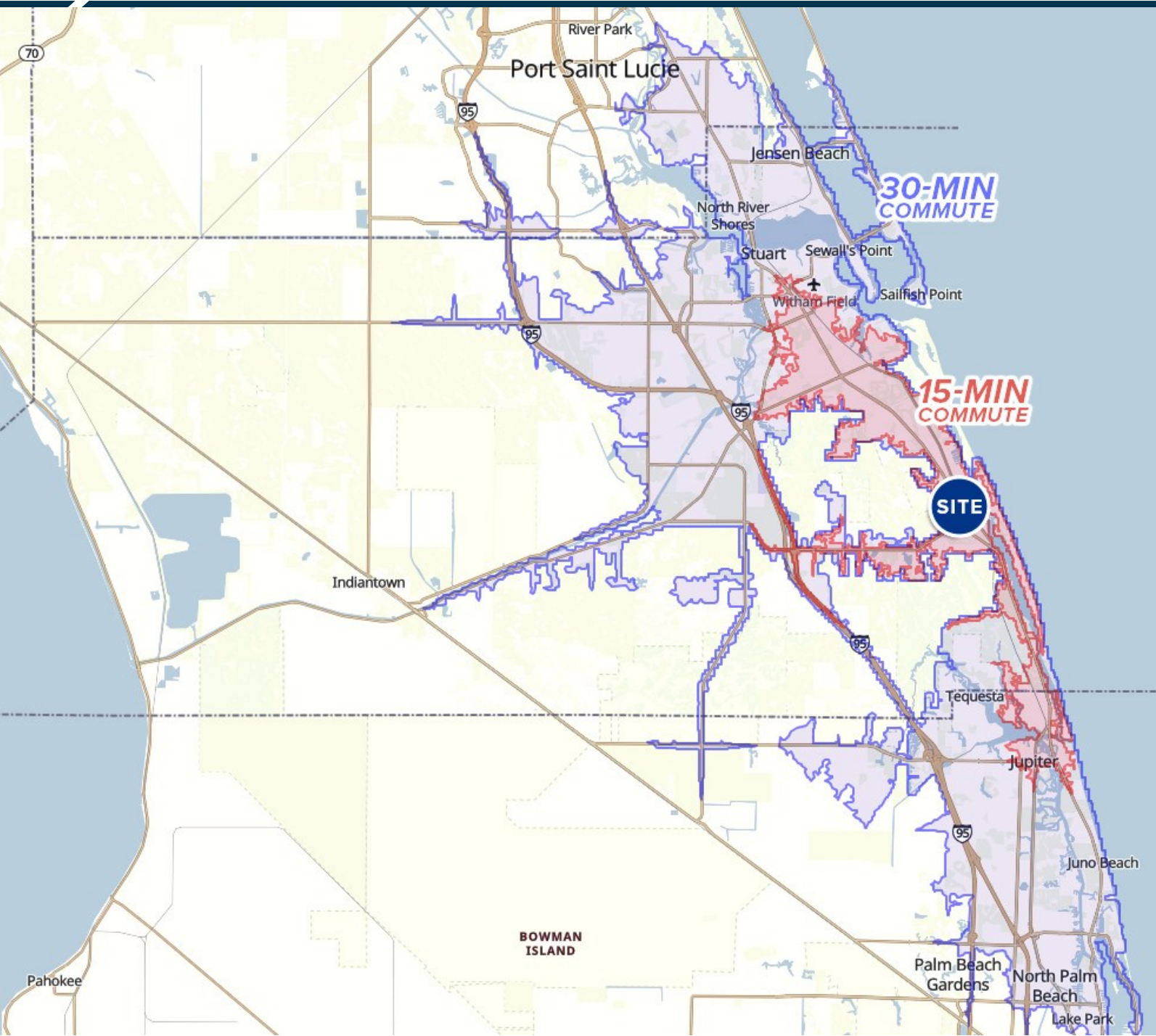
bealls OUTLET, **Winn-Dixie**, **DUNKIN'**, **ACE Hardware**, **DOLLAR TREE**

McDonald's, **AutoZone**, **Advance Auto Parts**, **TACO BELL**

Atlantic Ridge Preserve State Park, Seabrook Preserve State Park, Peck Lake, Jupiter Island, Kitching Creek Preserve, SE Bridge Rd, SE Dixie Hwy, Peck Lake Park, Great Peck Lake, Indian River, Jupiter Inland Airport



COMMUTE MAP



ZONING INFORMATION

Building Types, see 12.3.05	
Shopfront Building	-
Mixed-use Building	-
Office Building	-
Apartment Building	P
Courtyard Building	P
Townhouse	P
Live/Work Building	-
Side Yard House	P
Cottage	P
Cottage Court	P
Duplex	P
All Yard House	P
Outbuilding	P
Boat Barn	-
Industrial Building	-

Residential Use Groups		Multi-family
Accessory dwelling units		P
Mobile homes		-
Other dwelling types		P
Single-family dwellings		P
Bed and breakfast inns		P
Multi-family		
Lot Size, see 12.1.04.1		
Lot area - minimum in sf	2,000	
Lot width - minimum in feet	20	
Lot width - maximum in feet	-	
Height, see 12.1.04.2		
Building height, maximum in stories	2	
Building height, maximum in feet	30	
Ceiling height, maximum in feet	Established in 12.5.05 for certain building types	
Density, see 12.1.04.3		
Residential density, max in units/acre	8	
Hotel/motel density, max in units/acre	-	
Building Coverage, see 12.1.04.4		
Building coverage, maximum %	60	

DEMOGRAPHICS

Radius	3 miles	5 miles	10 miles
Population			
2020 Population	13,714	23,192	125,523
2025 Population	14,364	24,101	132,917
2030 Population Projection	14,913	24,982	139,159
Annual Growth 2020-2025	0.9%	0.8%	1.2%
Households			
2020 Households	6,282	11,165	54,101
2025 Households	6,512	11,506	57,278
2030 Household Projection	6,748	11,911	59,956
Annual Growth 2020-2025	0.7%	0.6%	0.9%
Housing			
Owner Occupied Households	5,206	9,796	47,294
Renter Occupied Households	1,542	2,115	12,662
Households By Income			
Avg Household Income	\$100,436	\$102,263	\$114,988
Median Household Income	\$66,571	\$69,116	\$84,640
Population Summary			
Median Age	54.50	60.40	52.10
Avg Age	49.30	53.20	48.40
Housing Units			
1 Unit	4,936	8,989	42,004
2 - 4 Units	480	883	4,474
5 - 19 Units	778	1,260	9,508
20+ Units	56	231	5,121



CONTACT INFORMATION

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11362 Gold Ave.

Hobe Sound, FL 33455

\$4,000,000

PURCHASE PRICE

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