

1.49 AC DEVELOPMENT LAND

Luxury Auto Storage Opportunity

8280 SE Constitution Blvd, Hobe Sound, FL 33455

FOR SALE

\$649,000



STORAGE GARAGES PERMITTED

HB-1 & B-1 Zoning

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PROPERTY OVERVIEW

Located just off US-1 in Hobe Sound, this 1.49-acre site is adjacent to Dollar General along a corridor carrying approximately 31,000 vehicles per day. HB-1/B-1 zoning permits storage garages and private automobile parking, offering potential for a luxury vehicle storage facility or garage condominiums. Nearby gated golf communities and Jupiter Island provide a potential customer base for specialized vehicle storage. Additional permitted uses include office, retail and restaurant development.

PROPERTY HIGHLIGHTS

- ▶ **Auto storage ready:** storage garages and private auto parking are permitted uses
- ▶ **Flexible zoning:** HB-1 / B-1 also allows offices, medical, retail, banks and restaurants
- ▶ **Strong location:** steps off US-1 (31,000 ADT), next to a new Dollar General
- ▶ **Affluent surroundings:** near gated golf communities and Jupiter Island
- ▶ **Growing market:** continued residential growth and new retail in Hobe Sound



Price	\$649,000
Price / Acre	\$435,570
Acreage	1.49 AC (±64,904 SF)
Frontage	188'
Traffic Count	31,000 ADT (US-1 / Federal Hwy)
Zoning	HB-1 / B-1
Land Use	Low Density (verify)
Permitted Uses	Storage garages, private auto parking, office, retail & commercial
Parcel ID	34-38-42-093-000-00021-0
County	Martin County

LUXURY AUTO STORAGE OPPORTUNITY

Private garage condos and climate-controlled collector car storage are among the fastest-moving niche products on the Treasure Coast. This site combines the zoning, size and surrounding wealth a developer needs to bring that product to Hobe Sound.

Why Here?

- ▶ **Surrounding affluent communities:** Jupiter Island, Loblolly and McArthur Golf Club are minutes away
- ▶ **Regional reach:** Stuart, Jupiter and Tequesta within ~30 minutes; Port St. Lucie to West Palm Beach within ~45
- ▶ **HOA-constrained owners:** collectors in gated communities often need space beyond the home garage
- ▶ **Zoning in place:** storage garages are a listed permitted use in both HB-1 and B-1
- ▶ **Easy in, easy out:** quick access from US-1 for owners taking cars out on weekends



Concept Program Features

Climate-controlled garage condos

Secure gated access & cameras

EV charging

Mezzanine lofts / owner suites

Owners' lounge / clubhouse

Detailing / wash bay

DEMOGRAPHICS

1-Mile Radius

Population	6,106
5-Yr Pop Growth	-2.4%
Median HH Income	\$80,255
Median Age	57.3

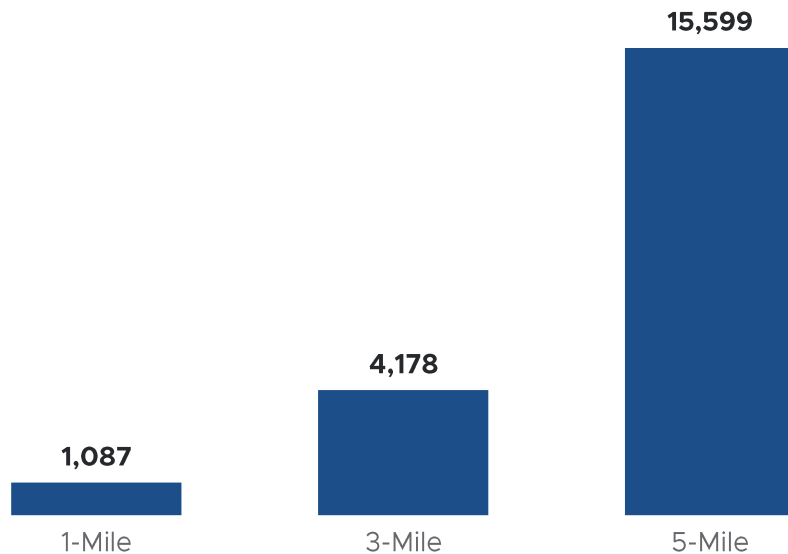
3-Mile Radius

Population	23,976
5-Yr Pop Growth	-2.0%
Median HH Income	\$85,812
Median Age	56.1

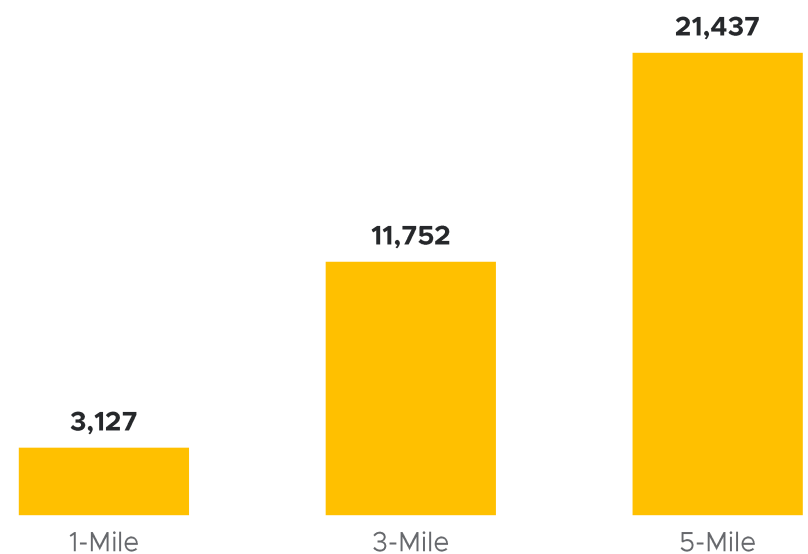
5-Mile Radius

Population	45,520
5-Yr Pop Growth	+0.4%
Median HH Income	\$91,544
Median Age	54.8

Employees



Households



ZONING INFORMATION

HB-1 Limited Business (Martin County Sec. 3.416) and **B-1 Business** (Sec. 3.417). B-1 permits all HB-1 uses plus the additional uses shown.

HB-1 Permitted Uses (3.416.A)

★ Storage garages or private automobile parking

- ▶ Professional, medical & dental offices
- ▶ Banks and drive-in banks
- ▶ Cafes & restaurants (no drive-in)
- ▶ Groceries, delis, bakeries & catering
- ▶ Pharmacies
- ▶ Clothing, jewelry, furniture & home furnishings
- ▶ Hardware, appliances, art & antiques
- ▶ Barber & beauty, laundry pickup, shoe repair
- ▶ Florists, nurseries & gift shops
- ▶ Theatres (no drive-in)
- ▶ Gas stations (with P&Z / BOCC approval)

B-1 Additional Uses & Standards

Also permits: parking lots and storage garages, automobile salesrooms, used car lots, mechanical garages (work enclosed), hotels/motels, offices, banks, restaurants, bars, golf driving ranges and putt-putt.

Min. Lot 7,500 SF; 60' width

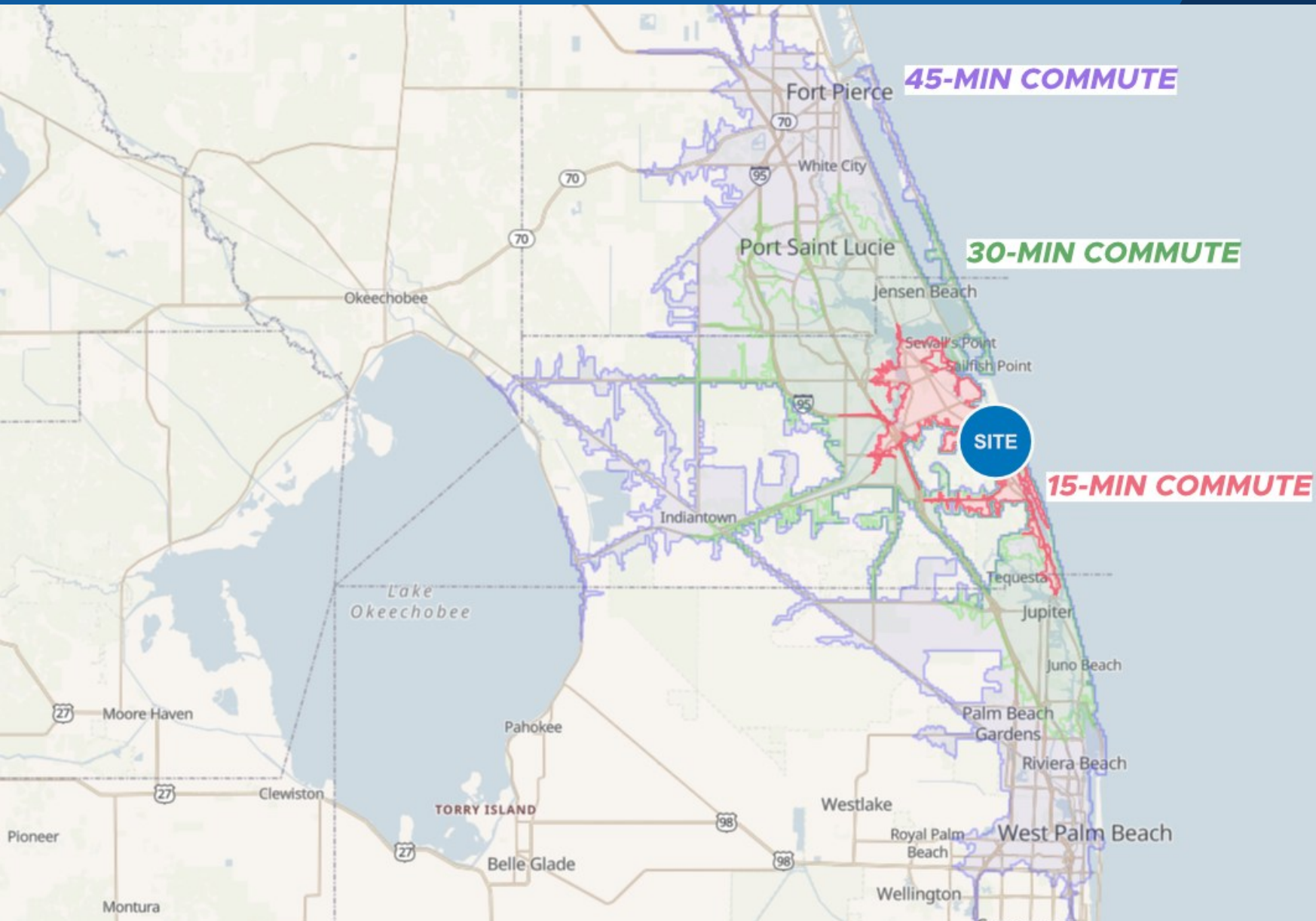
Max. Height 35 feet

Front / Rear 20 ft / 20 ft

Side None; 20 ft + 6 ft screen next to residential

Road Setback 50 ft from local road centerline; 65 ft from through-highway

COMMUTE MAP



TRADE AREA MAP

