



## DEVELOPMENT OPPORTUNITY

OASIS OF HOBE SOUND | 38 LUXURY SINGLE FAMILY HOMES  
**SITE PLAN APPROVED**

9450 SE GOMEZ AVE. HOBE SOUND FL, 33455

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE



# PROPERTY NAME

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# PROPERTY SUMMARY

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Amazing opportunity to acquire a prestigious luxury single-family home development with an approved site plan. Situated in Stuart, Florida, this property spans an impressive 19.44 acres and will accommodate a total of 38 single-family homes. These luxurious residences come in four different models, ranging from 2,992 to 4,553 square feet, and boast an array of stunning elevation options.

Located in an area renowned for its high quality of life, this community offers a welcoming environment for families, complete with family-friendly neighborhoods and a wide range of amenities. Enjoy the convenience of nearby golf courses, beautiful beaches, and natural preserves. The surrounding real estate primarily consists of residential properties, with some retail establishments peppered throughout.

SITE PLAN APPROVED



# PROPERTY DETAILS

9450 SE GOMEZ AVE. HOBE SOUND FL, 33455 | SITE PLAN APPROVED

**PRICE** \$18,000,000

**BUILDING SIZE (S)** 2,992 sf | 3,661 sf | 4,279 sf | 4,553 sf

**BUILDING TYPE** Single Family Homes

**ACREAGE** 19.442

**FRONTAGE** 659'

**ZONING** R-B2

**LAND USE** Estate Density 2UPA

**PARCEL ID** 34-38-42-000-063-00000-9

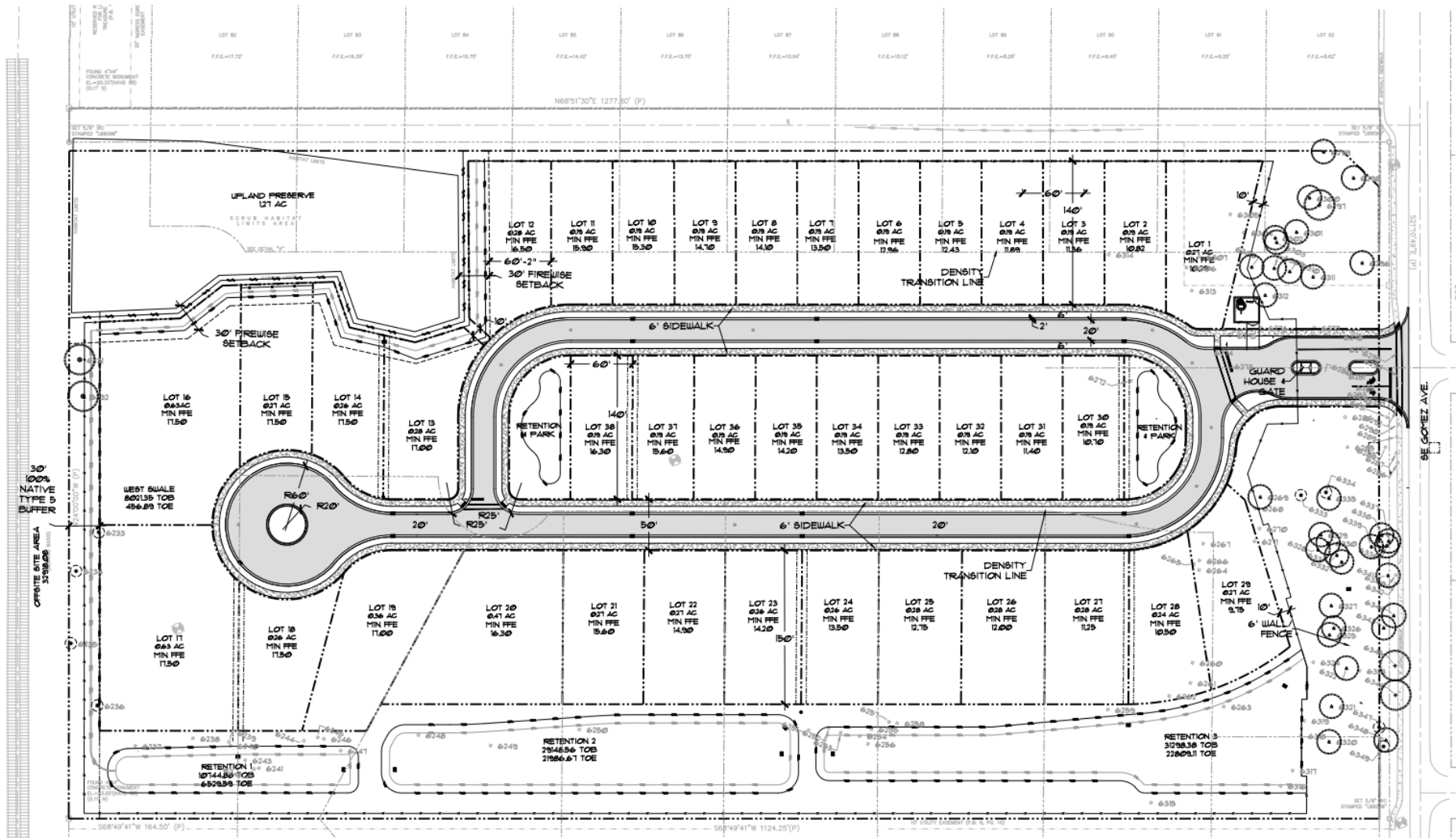
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# AERIAL RENDERING



# SITE PLAN



# RESIDENTIAL SPECS



SPECS	SQUARE FOOTAGE	LAYOUT DETAILS
OASIS A	2,992 sf	3/3.5/2
OASIS B	3,661 sf	4/4.5./23
OASIS C	4,279 sf	4/4.5/23
OASIS D	4,553 sf	5/5.5/23





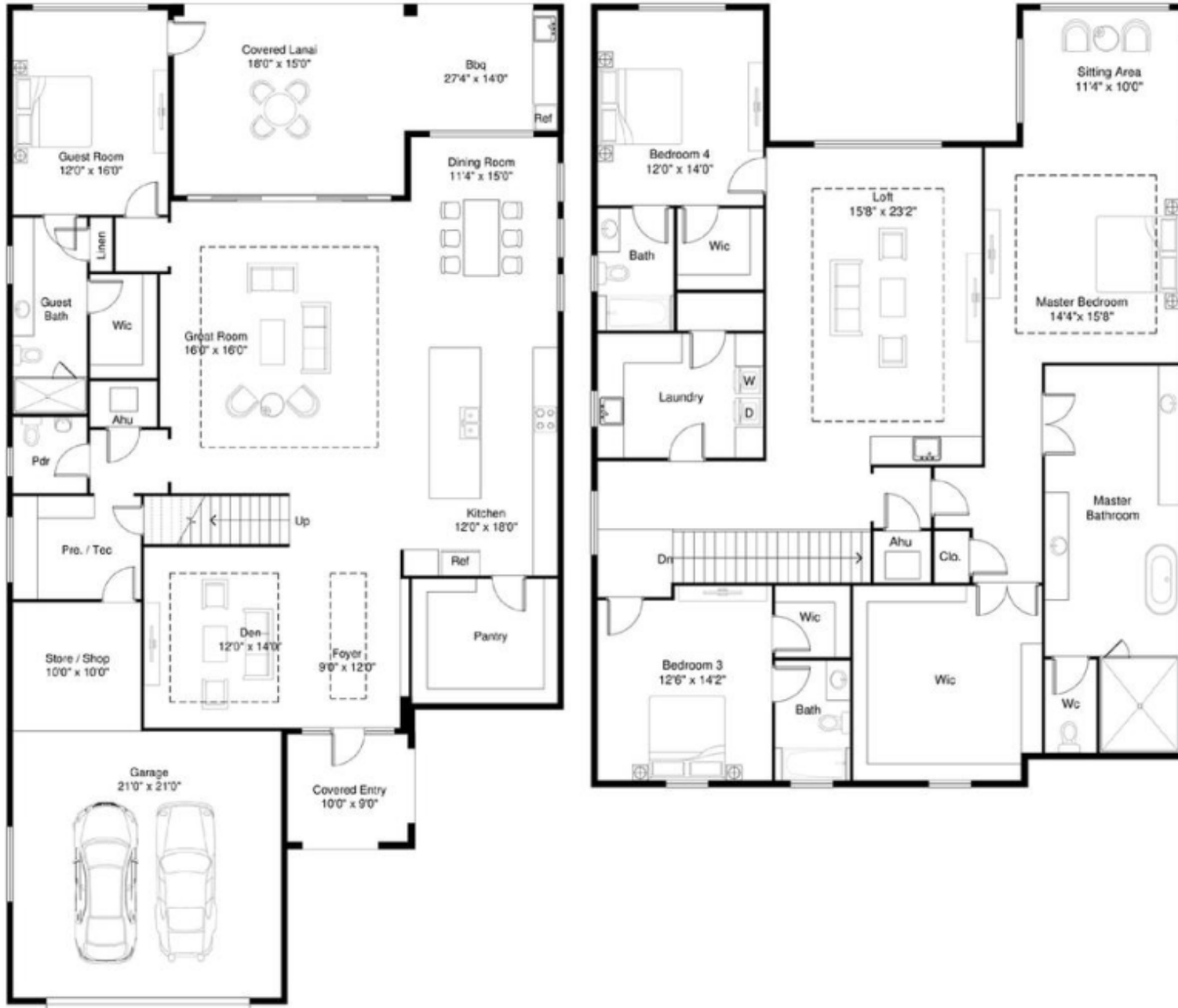
# MODEL A | 2,992 SF | 3 BED, 3.5 BATHS | 2 CAR GARAGE | 1 LEVEL



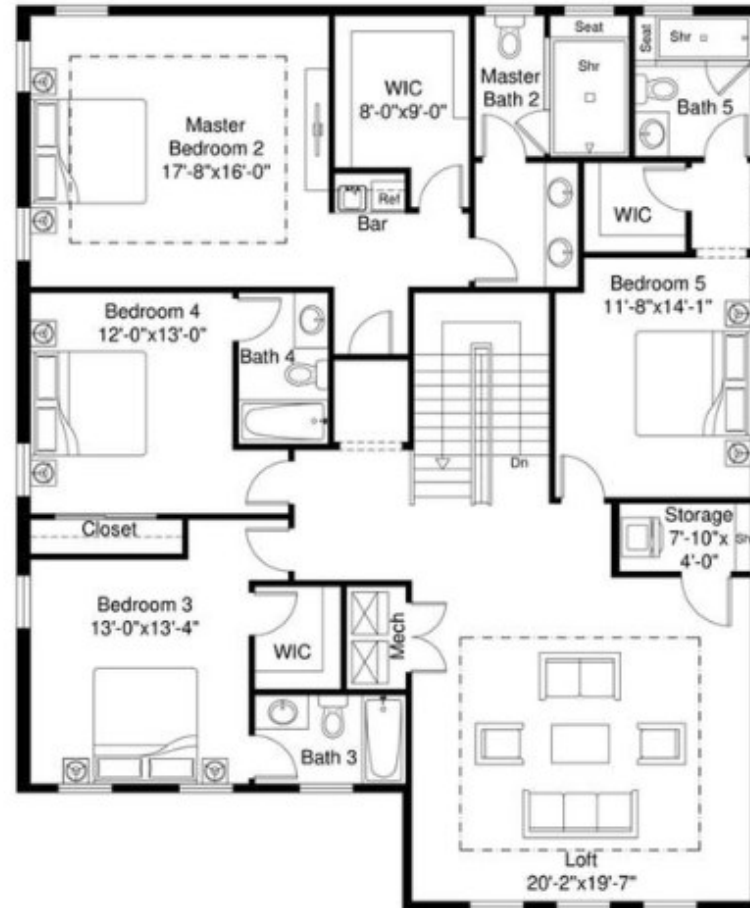
# MODEL B | 3,661 SF | 4 BED, 4.5 BATHS | 2 CAR GARAGE | 2 LEVELS



# MODEL C | 4,279 SF | 4 BED, 4.5 BATHS | 2 CAR GARAGE | 2 LEVELS



# MODEL D | 4,553 SF | 5 BED, 5.5 BATHS | 2 CAR GARAGE | 2 LEVELS



# ZONING INFORMATION

<b>USE CATEGORY</b>	<b>R-2B</b>
<i>Residential Uses</i>	
Modular homes	P
Single-family detached dwellings	P
<i>Public and Institutional Uses</i>	
Community centers	P
Educational institutions	P
Neighborhood assisted residences with six or fewer residents	P
Places of worship	P
Protective and emergency services	P
Public libraries	P
Public parks and recreation areas, active	P
Public parks and recreation areas, passive	P
Utilities	P
<i>Commercial and Business Uses</i>	
Bed and breakfast inns	P
Commercial day care	P
Family day care	P
Golf courses	P

# AREA MAP



# DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
<b>2023 Estimated Population</b>		6,170	17,101	28,833
<b>2028 Projected Population</b>		6,147	17,050	28,746
<b>2010 Census Population</b>		5,700	15,725	26,513
<b>2023 Estimated Households</b>		2,520	7,930	13,625
<b>2028 Projected Households</b>		2,713	7,895	13,564
<b>2010 Census Households</b>		2,520	7,330	12,599
<b>2023 Estimated White</b>		5,649	15,522	26,136
<b>2023 Estimated Black or African American</b>		291	1,015	1,771
<b>2023 Estimated Hawaiian &amp; Pacific Islander</b>		10	19	37
<b>2023 Estimated American Indian or Native Alaskan</b>		33	61	111
<b>2023 Estimated Other Races</b>		97	257	393
<b>2023 Estimated Average Household Income</b>		\$95,926	\$94,342	\$95,674
<b>2023 Estimated Median Household Income</b>		\$64,034	\$64,349	\$71,023
<b>Median Age</b>		49	51	49
<b>Average Age</b>		45.30	46.60	46.50