

MULTIFAMILY DEVELOPMENT LOTS

SE Ridge Ave, Hobe Sound FL 33455

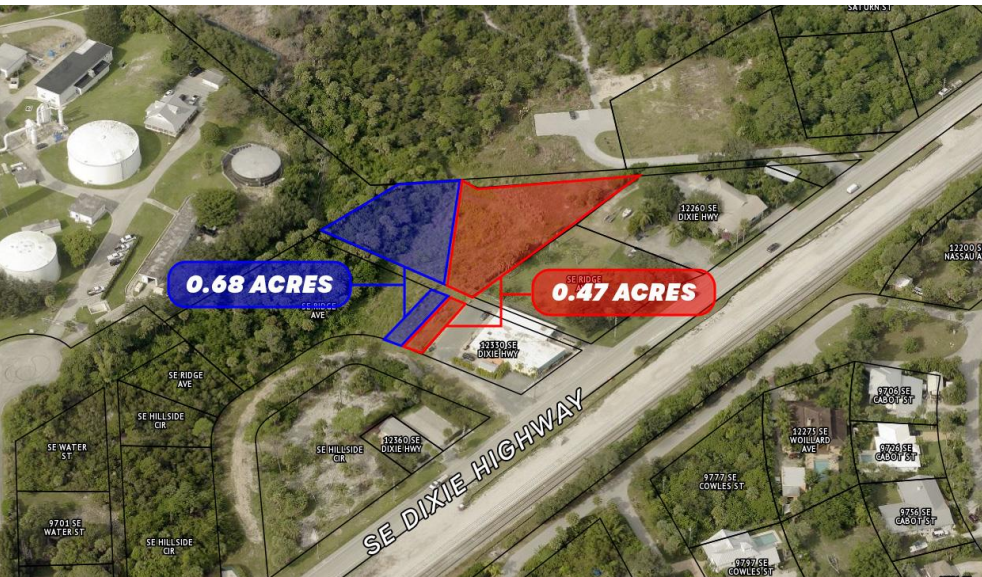


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PROPERTY OVERVIEW

- Two adjacent vacant residential lots located in Hobe Sound, Florida, offer a variety of opportunities for developers and investors looking to build and own a multi-unit residential property.
- Area offers great quality of life with its family-friendly communities and wide range of amenities including golf courses, restaurants, shopping centers, beaches, and natural preserves.
- Located only minutes away from the scenic Bridge Road which connects to the prestigious area of Jupiter Island, in addition to being in close proximity to US-1.



PRICE	\$700,000 per lot
(LOT 1) 26-39-42-001-001-00010-0	0.68 AC
(LOT 2) 26-39-42-001-001-00020-0	0.47 AC
TRAFFIC COUNT	3,800 AADT
ZONING	Hobe Sound Redevelopment
LAND USE	CRA Center

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	2,181	1 Mile	\$132,160	1 Mile	50.8
3 Mile	19,973	3 Mile	\$100,826	3 Mile	51.7
5 Mile	133,786	5 Mile	\$104,862	5 Mile	48.7

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	2,022	1 Mile	\$105,641	1 Mile	56.8
3 Mile	17,729	3 Mile	\$69,605	3 Mile	57.9
5 Mile	116,294	5 Mile	\$77,224	5 Mile	53.1



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ZONING INFORMATION

General	
Residential Use Groups, see 12.1.03	
Accessory dwelling units	P
Mobile homes	-
Other dwelling types	P
Single-family dwellings	P
Bed and breakfast inns	P
Commercial and Business Use Groups, see 12.1.03	
Business and professional offices	P
Construction services, limited	P
Construction services, extensive	-
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	P
Marinas	P
Medical offices	P
Microbreweries & Craft Distilleries	-
Parking lots and garages	-
Restaurants	P
Retail and services, limited impact	P

Retail and services, general impact	P
Retail and services, extensive impact	-
Recreational vehicle parks	-
Vehicular service and maintenance	-
Wholesale trades and services	-
Working waterfront	-
Public and Institutional Use Groups, see 12.1.03	
Institutional uses, limited impact	P
Institutional uses, general impact	P
Industrial Use Groups, see 12.1.03	
Limited impact industries	-
Extensive impact industrial industries	-



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TRADE AREA MAP



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