



FOR SALE

8200 SE Sugar Pines Way

8200 Southeast Sugar Pines Way

Hobe Sound, FL 33455

LOCATION OVERVIEW

The site is located within the CRA district, providing flexible zoning that supports a wide range of uses, including single-family residential, multifamily development, and commercial uses.

OFFERING SUMMARY

Land Size: 2.9 Acres
Land Use: CRA Center
Zoning: CRA General



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Permitted Uses
CRA General Requirements

SALE PRICE

\$2,300,000



SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

SUGAR PINES

FOR SALE

Location Map

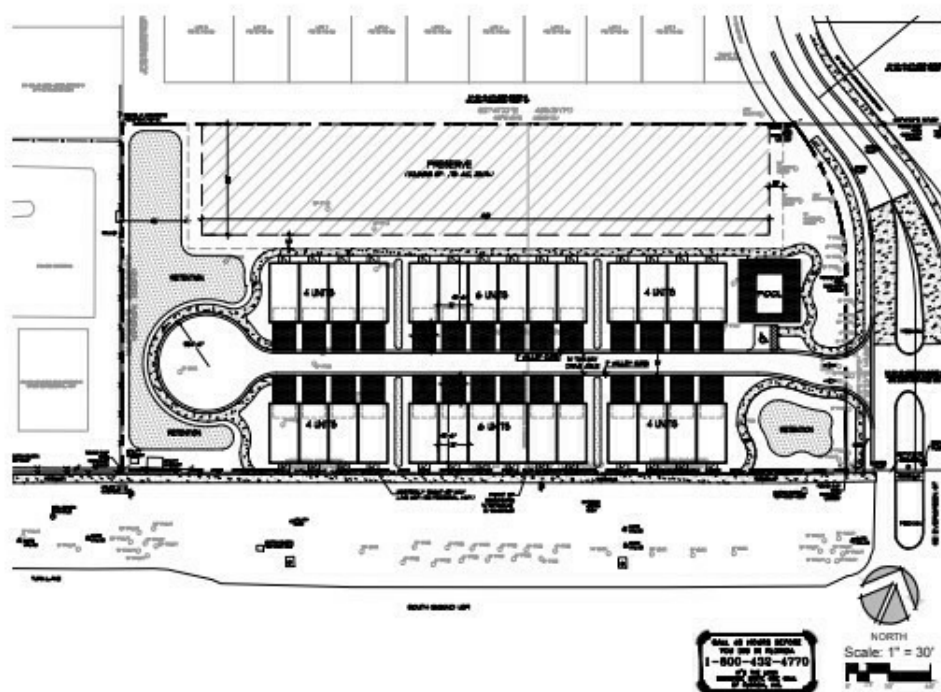


Legal Description

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

Site Data:

Financial Statement			
Item	2019	2018	2017
Operating Income	10,000,000	10,000,000	10,000,000
Operating Expenses	(8,000,000)	(8,000,000)	(8,000,000)
Operating Profit	2,000,000	2,000,000	2,000,000
Other Income	1,000,000	1,000,000	1,000,000
Other Expenses	(1,000,000)	(1,000,000)	(1,000,000)
Net Income	2,000,000	2,000,000	2,000,000
Income Tax Expense	(500,000)	(500,000)	(500,000)
Net Income After Tax	1,500,000	1,500,000	1,500,000
Dividends Paid	(1,000,000)	(1,000,000)	(1,000,000)
Retained Earnings	500,000	500,000	500,000
Shareholders' Equity	1,500,000	1,500,000	1,500,000
Liabilities	1,500,000	1,500,000	1,500,000
Assets	3,000,000	3,000,000	3,000,000



McCarthy & Associates

LAND PLANNING
AND DESIGN

STUART ST. PIERCE

T 12.066-912

Sugar Pines

Hobe Sound, Florida

Conceptual Site Plan

Drawn By _____ CMS
Checked By _____ MM
Scale _____ 1"=30'
Drawing Date _____ 8/5/2022
9/6/2022 9/13/2022 10/31/2022
11/7/2022

S-1



Location Map

SUGAR PINES

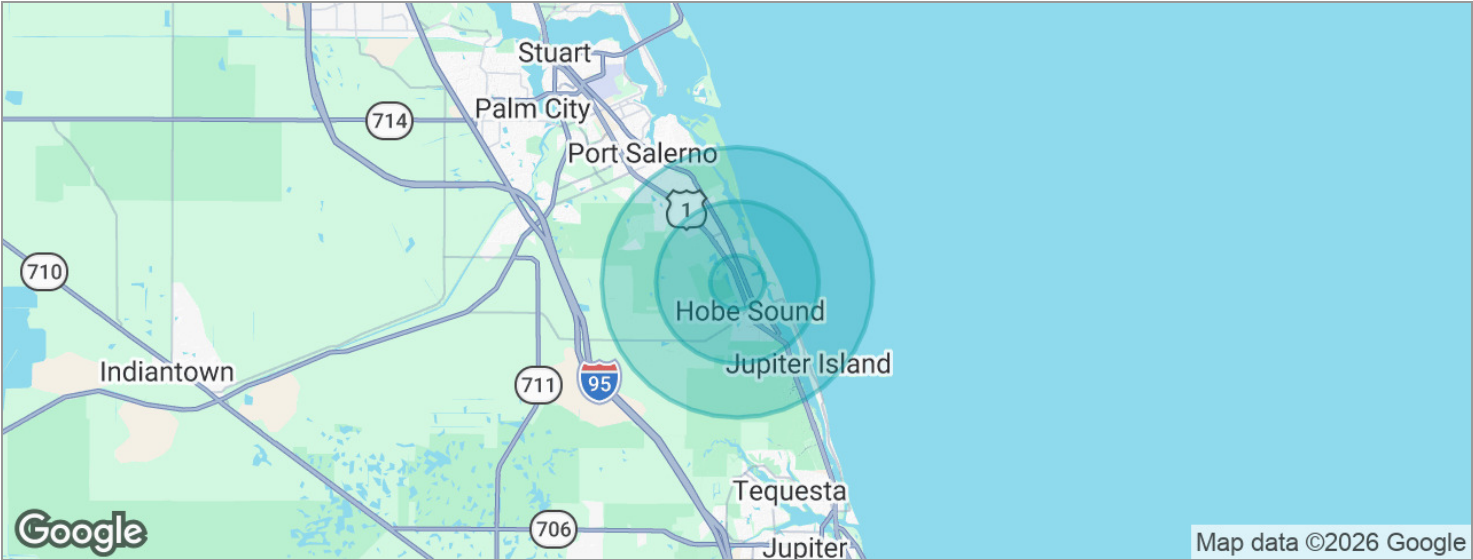
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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,119	15,663	28,191
Median age	50.2	53.1	56.8
Median age (Male)	49.1	51.6	55.4
Median age (Female)	52.1	55.2	58.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,044	6,924	13,146
# of persons per HH	2.5	2.3	2.1
Average HH income	\$92,575	\$110,763	\$115,360
Average house value	\$459,918	\$497,859	\$485,956

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.