

# FOR SALE

## 100-Acre Legacy Estate

4350 SE Bridge Rd, Hobe Sound, FL 33455

### OFFERING SUMMARY

County: Martin County, FL  
Parcel ID: 36-39-41-000-002-00000-2  
Total Acreage: 100± Acres  
Agricultural Use: ~98.7 Acres  
Zoning: A-1  
Future Land Use: Agricultural  
Frontage: 825 FF on  
SE Bridge Road  
(CR-708)  
Access: 2.4 Miles to I-95 Exit 110

### SALE PRICE

**\$35,000,000**

[Click for Permitted Uses](#)



**SLC Commercial**

Realty & Development

[slccommercial.com](http://slccommercial.com)

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# Property Details & Highlights

A 100-ACRE LEGACY ESTATE • HOBE SOUND, FLORIDA

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A rare, generational landholding along prestigious Bridge Road in Hobe Sound. Minutes from Jupiter Island, Atlantic Fields, Grove XXIII, Apogee Golf Club and thirty minutes to Palm Beach International Airport. MTN Ranch offers unmatched scale, privacy, and versatility across 100 meticulously engineered acres designed to blend with nature.

With decades of thoughtful improvements, MTN Ranch offers a wide range of recreational activities, including a multi-disciplinary shooting-sports layout, equestrian infrastructure, and agricultural operations. With extensive open land, the property offers ample room for a family compound or estate.



- 100 acres of meticulously engineered and maintained, laser-leveled land.
- 825 ft of frontage • Appx. 5,270ft +/- of depth.
- All improvements are fully permitted and approved.
- Water flow engineered to wetlands.
- Decades of well-thought-out infrastructure.

A premier estate with enduring privacy and exceptional infrastructure.

# Equestrian & Agricultural

A 100-ACRE LEGACY ESTATE • HOBE SOUND, FLORIDA

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**A FULLY SEPARATED EQUESTRIAN AND LIVESTOCK ZONE. IDEAL FOR PRIVATE OWNERSHIP OR LEGACY AGRICULTURAL USE.**

- Six fenced paddocks.
- Three-stall run-in barn.
- New impact-rated double stall structure (up to four horses).
- Medical/isolation paddock.
- Florida-style wooden cattle chute.



# Horse Pasture

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# Sporting & Recreation

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## SHOOTERS' PARADISE COVERING ALL SHOOTING DISCIPLINES IN DEDICATED ZONES WITH BUFFERS.

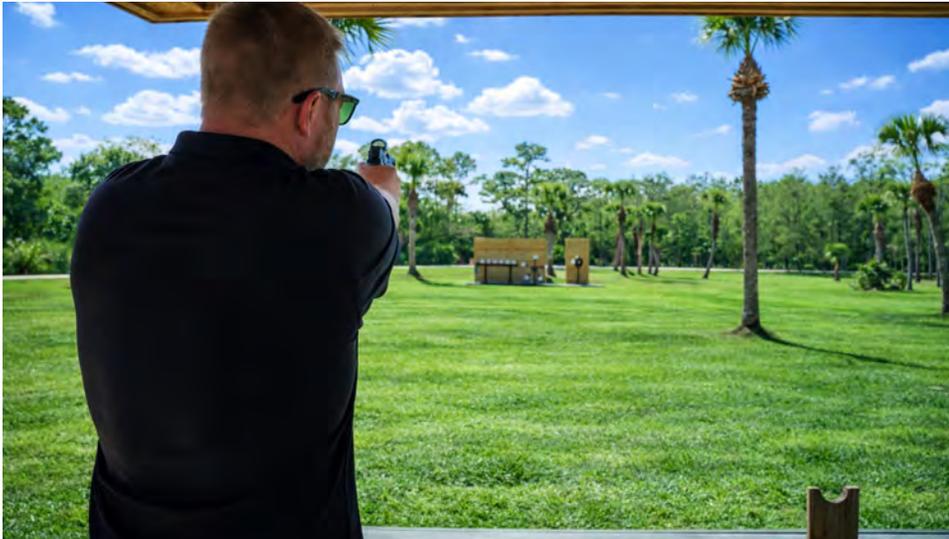
- Dedicated 400-yard rifle range.
- Pistol range.
- Seventeen sporting clays course designed by Mick Howells of South Florida Shooting Club.
- Olympic-grade trap and skeet field certified by the ATA and the Florida Trapshooting Association.
- Enclosed fitness & training facility.
- Hog & gator hunting.
- Two stocked ponds with largemouth & peacock bass.



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# Natural Features & Access

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## RURAL LUXURY, ENGINEERED FOR LONG-TERM DURABILITY AND EASE OF USE.

- Two private stocked ponds.
- Internal road system built from on-site shell rock.
- Road material valued at ~\$1,000,000.
- Natural buffers and trail network throughout.
- Natural buffers with mature Cypress trees.



# The Area

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## BRIDGE ROAD IS EMERGING AS ONE OF SOUTH FLORIDA'S PREMIER REAL ESTATE CORRIDORS:

- Atlantic Fields is Discovery Land Company's latest luxury residential community. World-Class Golf and Equestrian Centers.
- Michael Jordan's private golf club, Grove XXIII.
- Apogee Golf Club is one of the world's most prestigious golf clubs with "Six Star" amenities.
- High-end ranch developments are expanding.

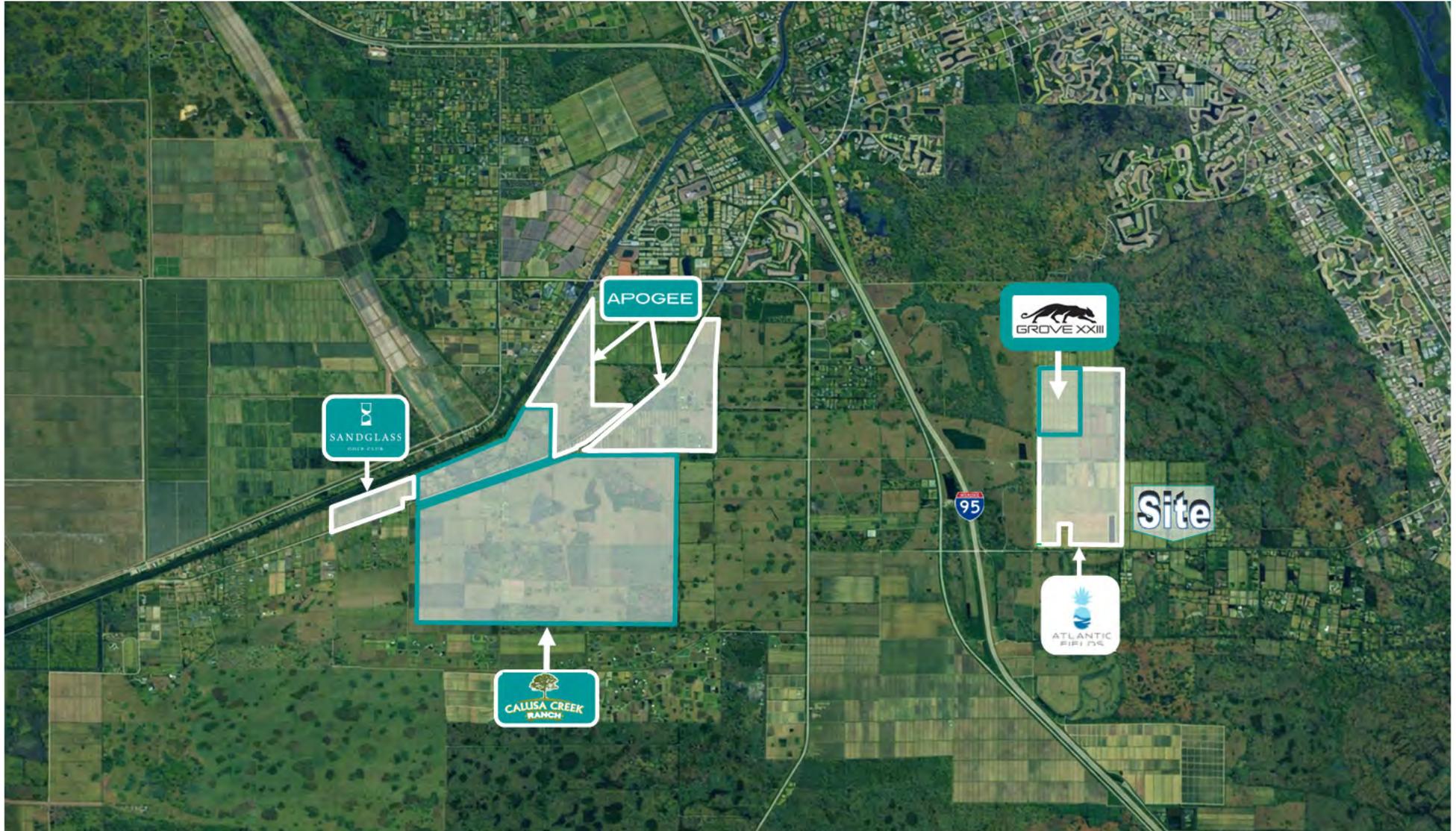
A rapidly appreciating enclave of private estates and world-class amenities.



# Site Location Near Private Developments

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# Site

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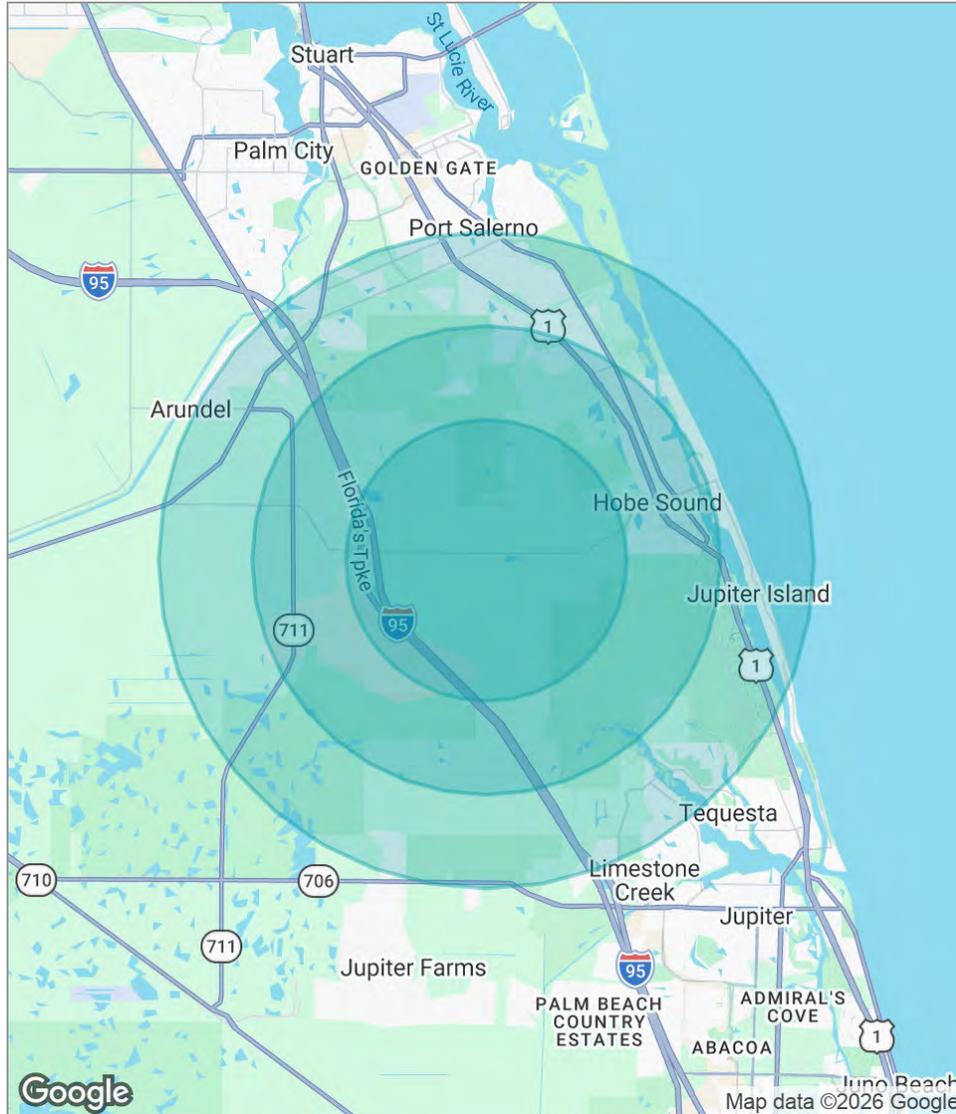
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# Demographics Map

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POPULATION	3 MILES	5 MILES	7 MILES
Total population	399	20,615	55,102
Median age	51	55	52
Median age (Male)	51	54	51
Median age (Female)	51	56	53
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	171	9,824	24,636
# of persons per HH	2.3	2.1	2.2
Average HH income	\$142,469	\$105,379	\$117,191
Average house value	\$754,428	\$518,213	\$528,578

\* 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.

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