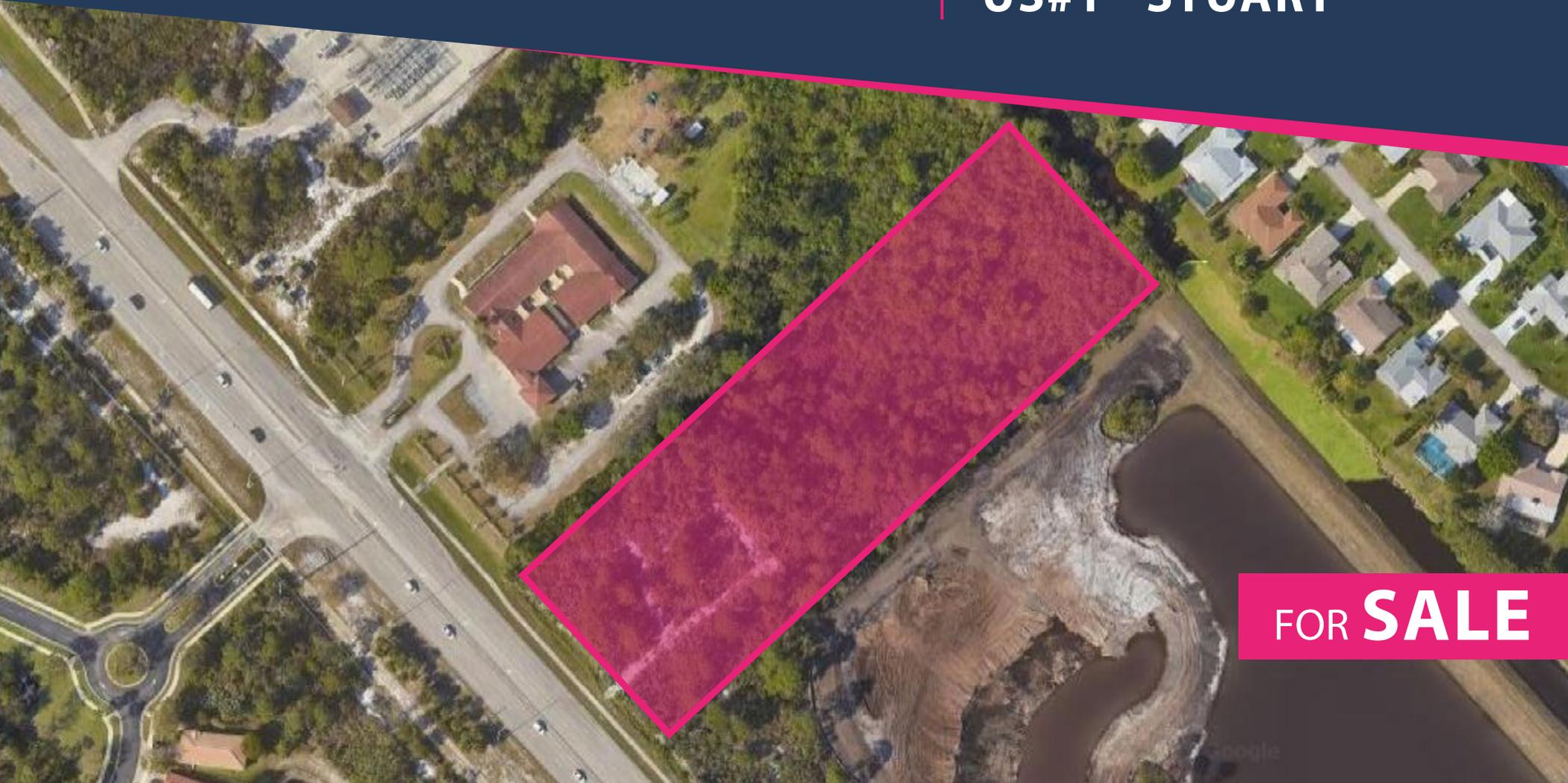


VACANT LAND, HOBE SOUND, FL 33455

MULTIFAMILY LAND
US#1 - STUART



FOR **SALE**



TOM AYDELOTTE
Broker | Principal
O: 772.223.3646 EXT: 101
E: tom@florida-commercial.net

4.01 AC

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

VACANT LAND, HOBE SOUND, FL 33455 | MULTIFAMILY LAND US#1 - STUART

SPECS

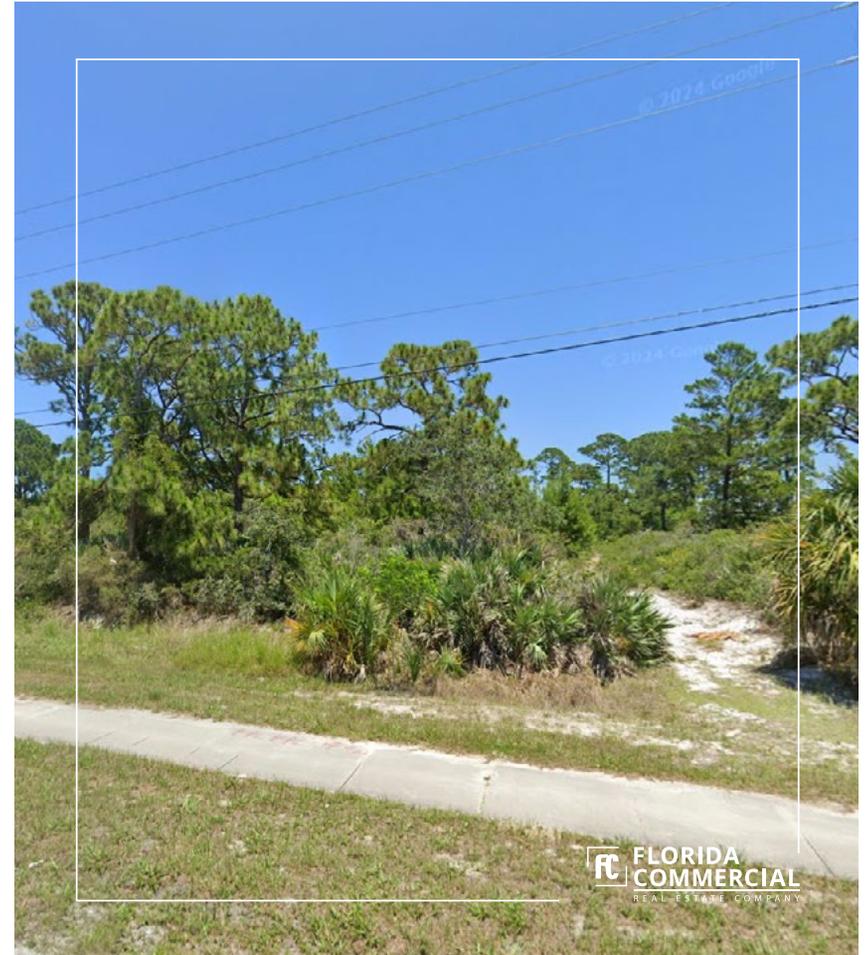
Lot Size: 4.01 AC
Sale Price: \$950,000
Zoning: Multifamily RS-6

PROPERTY OVERVIEW

4.01 acres with direct frontage on US Highway 1, offering outstanding visibility in a rapidly growing area. Zoned RS-6, this parcel is well-suited for multifamily development, including apartments, townhomes, or a residential subdivision. Strategically positioned near established neighborhoods, golf courses, Publix, and other key retail and lifestyle amenities. Approximately 2 acres of the site consist of wetlands. This is a rare opportunity to invest in a highly sought-after South Stuart location—priced to sell.

PERMITTED RS-6 USES INCLUDE:

- Single-family homes (detached)
- Modular homes
- Apartments/townhomes
- Bed & Breakfasts
- Commercial and family day care
- Community and educational centers
- Neighborhood assisted living (6 or fewer residents)
- Places of worship
- Protective/emergency services
- Public libraries, parks, and recreation areas
- Recycling drop-off centers
- Utility services
- Golf courses

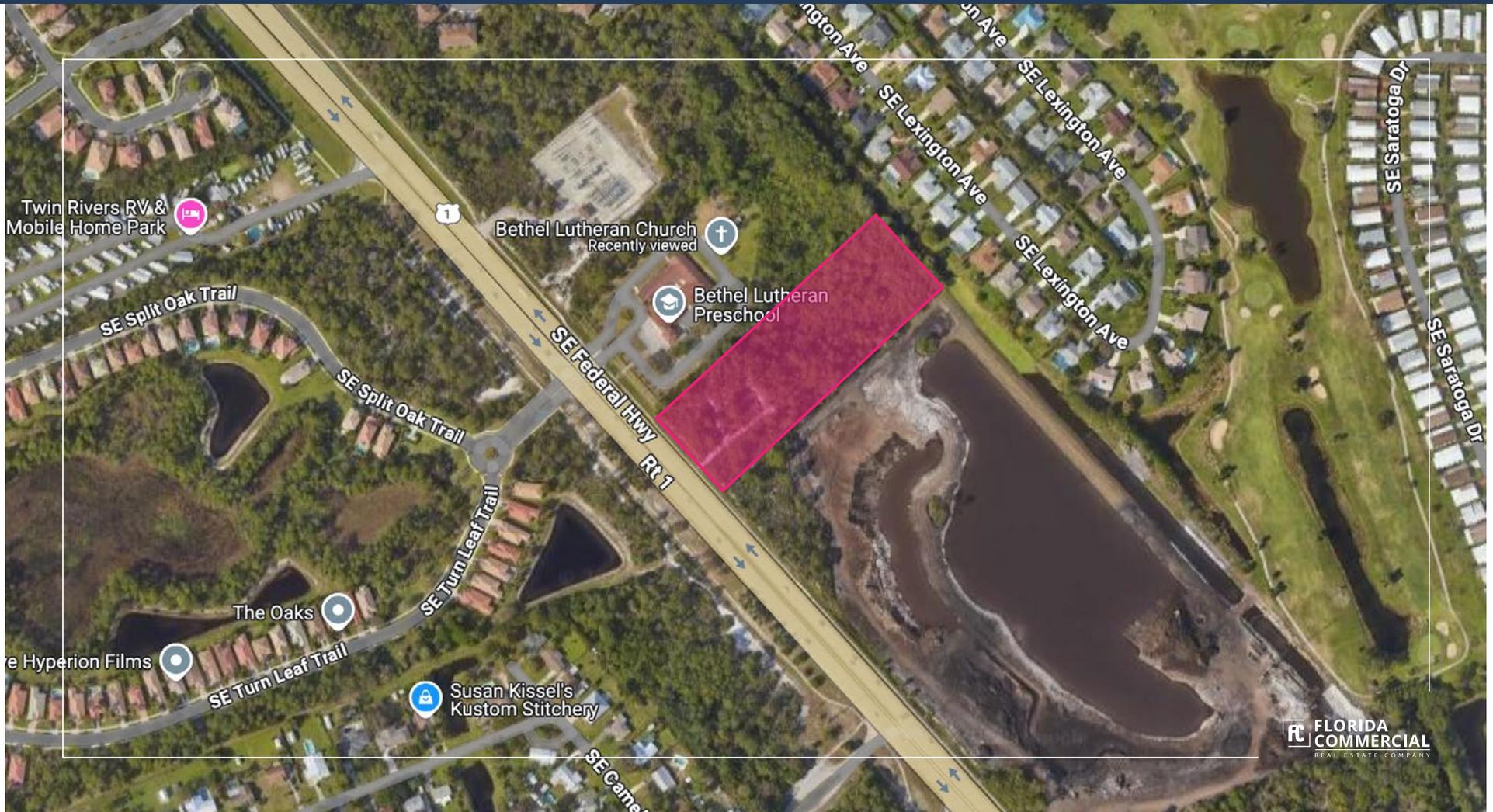


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AERIAL

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MAP & REPORT

VACANT LAND, HOBE SOUND, FL 33455 | MULTIFAMILY LAND US#1 - STUART



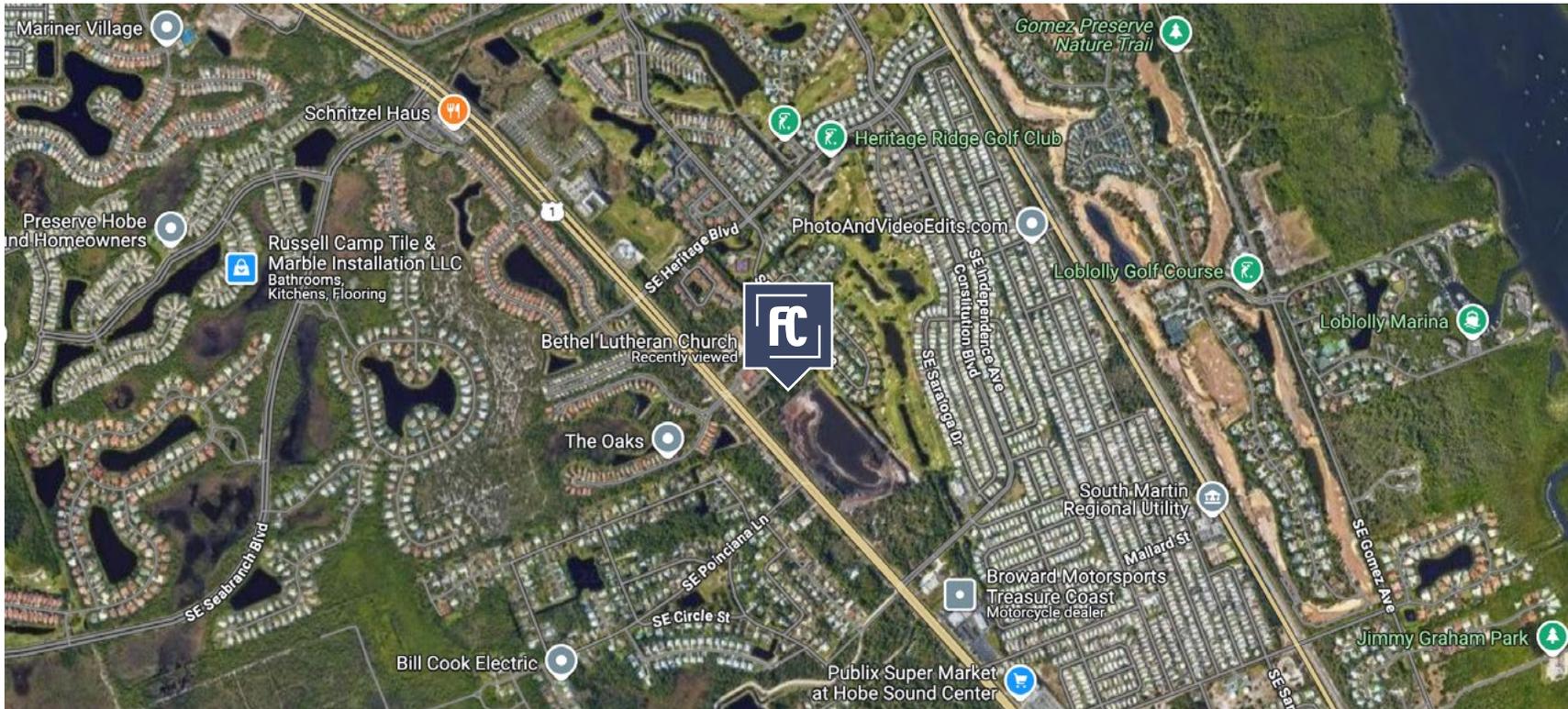
POPULATION

	1 MILE	3 MILES	5 MILES
Population	12.2K	35.9K	63.2K
Median age	58	57	56



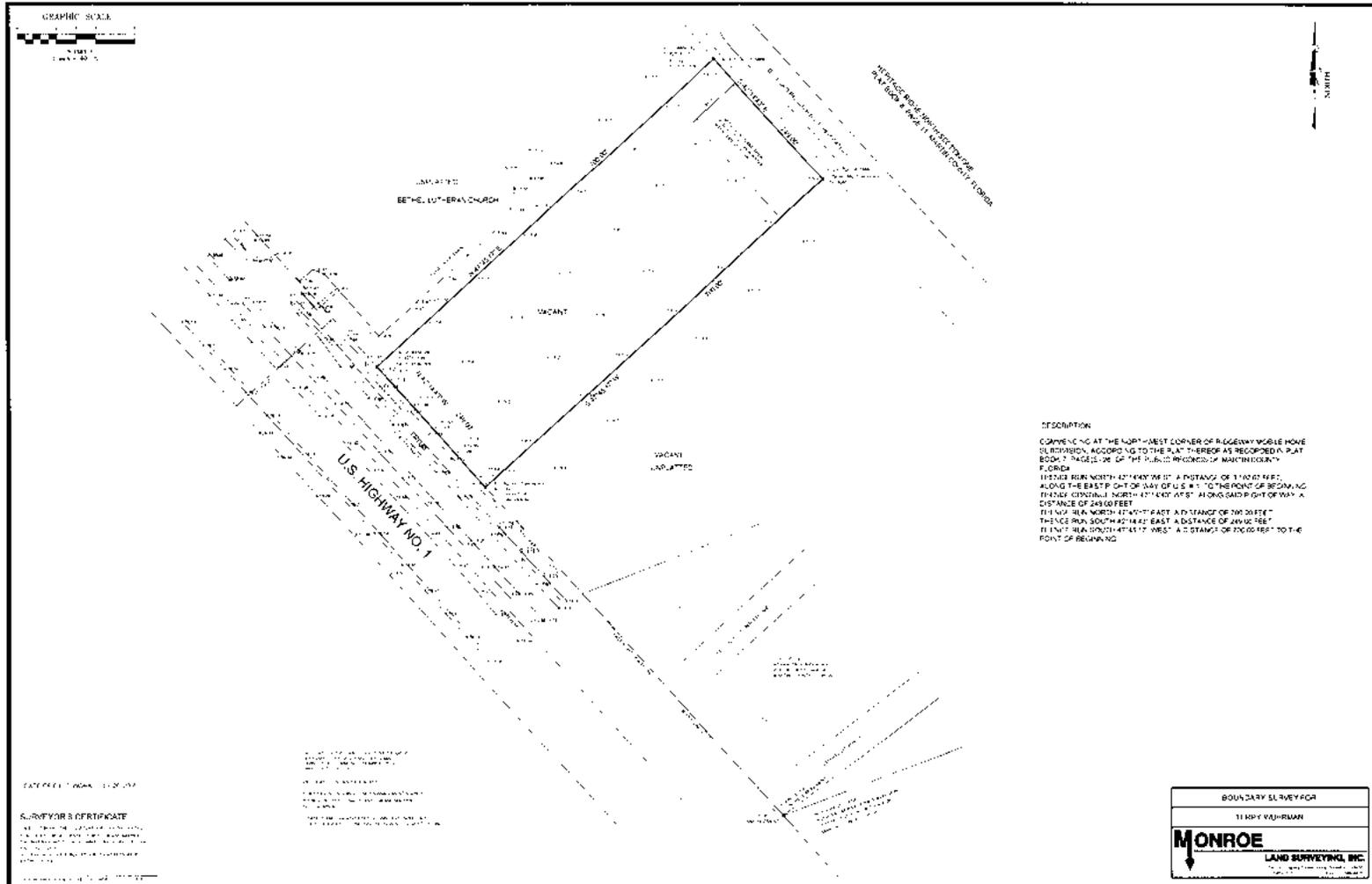
HOUSEHOLDS & INCOME

Total households	6,265	16.2K	27.7K
# of Employees	10.7K	31.3K	55.2K
Average HH income	\$63.8K	\$70.9K	\$73.4K



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