

4.2 AC COMMERCIAL LAND

5363 SE Seabranh Blvd. Hobe Sound FL 33455



FOR SALE | \$1,999,999

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

PROPERTY OVERVIEW

- Generously sized vacant commercial land located on the corner of SE Seabranh Blvd. and SE Federal Hwy.
- Site has potential for multifamily dwellings, business and professional offices, and other uses under the COR-1 zoning district.
- Corner location with established turning lanes and a median cross over.
- Located just south of a major proposed development consisting of retail, residential storage facility, restaurant, and the Hobe Sound Auto Vault; an RV and auto storage facility.
- Great visibility to US-1 and less than 15 minutes away from the I-95 access ramp.



PRICE	\$1,999,999
ACREAGE	4.2 AC
FRONTAGE	374'
TRAFFIC COUNT	28,000 ADT (SE Federal Highway)
ZONING	COR-1 (Commercial Office/Residential District)
LAND USE	Commercial/Office/Residential
PARCEL ID	34-38-42-000-145-00010-2

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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	6,134	1 Mile	\$91,715	1 Mile	57.00
3 Mile	58,060	3 Mile	\$86,647	3 Mile	48.90
5 Mile	139,064	5 Mile	\$96,136	5 Mile	49.00
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	6,312	1 Mile	\$67,953	1 Mile	64.60
3 Mile	59,199	3 Mile	\$64,511	3 Mile	53.80
5 Mile	142,284	5 Mile	\$72,276	5 Mile	54.10

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ZONING INFORMATION

COR-1 (Commercial Office/Residential District)

Accessory dwelling units	P
Modular homes	P
Multifamily dwellings	P
Single-family detached dwellings	P
Townhouse dwellings	P
Duplex dwellings	P
Zero lot line single-family dwellings	P
Administrative services, not-for-profit	P
Neighborhood assisted residences with six (6) or fewer	P
Ancillary retail use	P
Bed and breakfast inns	P
Business and professional offices	P
Family day care	P
Financial institutions	P
Medical services	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the	P
Residential storage facilities	P

Business-to-business sales and marketing	P
Credit bureaus	P
Credit intermediation and related activities	P
Customer care centers	P
Customer support	P
Data processing services	P
Credit bureaus	P

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TRADE AREA MAP



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