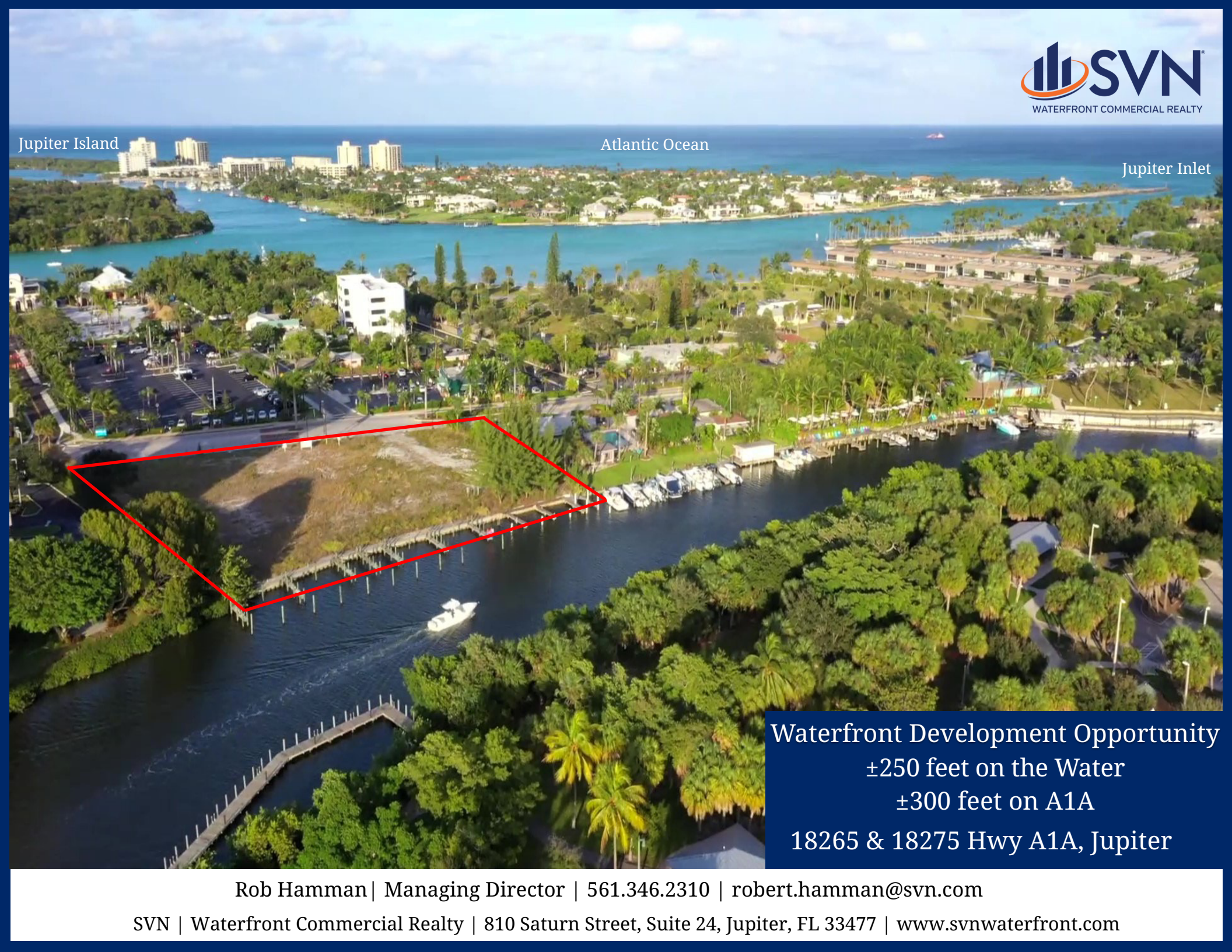


Jupiter Island

Atlantic Ocean

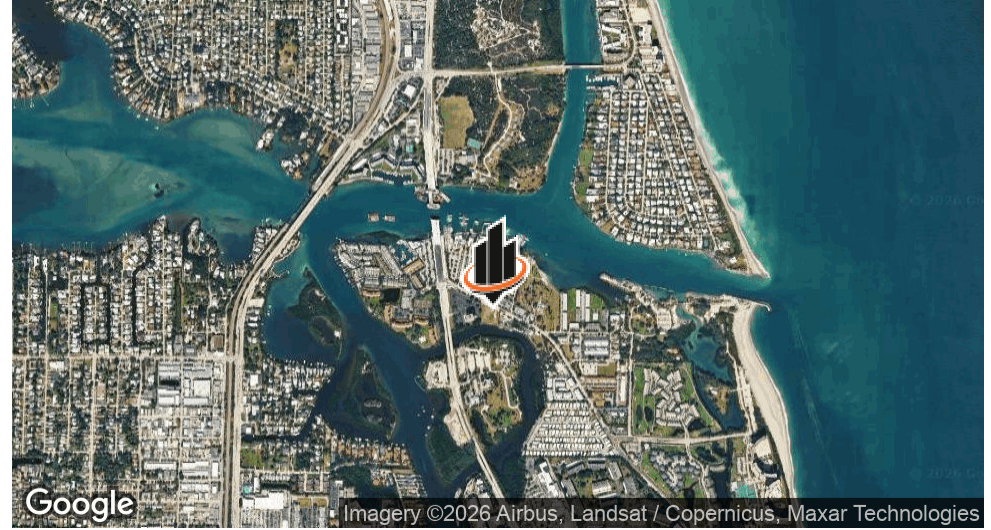
Jupiter Inlet



Waterfront Development Opportunity
±250 feet on the Water
±300 feet on A1A
18265 & 18275 Hwy A1A, Jupiter

Rob Hamman | Managing Director | 561.346.2310 | robert.hamman@svn.com

SVN | Waterfront Commercial Realty | 810 Saturn Street, Suite 24, Jupiter, FL 33477 | www.svnwaterfront.com



OFFERING SUMMARY

SALE PRICE:	\$8,500,000
LOT SIZE:	1.44± Acres
APN #1 & 2:	00434031000060030 & 0040
PROPERTY USE CODE:	Vacant Commercial
ZONING: 18275 A1A	CS (Commercial Special, Unincorporated)
ZONING: 18265 A1A	CG (General Commercial, Unincorporated)

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 O: 561.346.2310
 robert.hamman@svn.com

VIDEO

PROPERTY DESCRIPTION

Two parcels with 250± feet along the water and 300± feet along Highway A1A. Formerly the Pa-Ja Motel and Henley Marine, this property is cleared, leveled and ready for development. There is a total of 11± finger piers and 17± boat slips. Generous zoning permits Marine, Retail, Office, Medical, Restaurant and more. NOT ZONED FOR RESIDENTIAL OR MULTI-FAMILY. Easy access to the Intracoastal Waterway, which is seconds away, plus the Atlantic Ocean, which is minutes away via the Jupiter Inlet. Directly across the street is Charlie & Joe's at Love Street. This development is situated along the intracoastal waterway and includes three restaurants, Beacon, Lucky Shuck, and Topside.

COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- **Waterfront Infrastructure:** Includes 11± finger piers and 17± boat slips, providing direct access to the Intracoastal Waterway (seconds away) and the Atlantic Ocean (minutes away via the Jupiter Inlet).st remaining waterfront parcels available in Jupiter on A1A
- **Flexible Zoning:** Allows for Marine, Retail, Office, Medical, Restaurant, Hotel, and more. (Note: Not zoned for residential or multi-family, but you can apply for rezoning.
- **High-Traffic Location:** Located across the street from popular waterfront destinations like U Tiki, Jetty's, Pelican Club, Square Grouper, and Charlie & Joe's at Love Street, featuring Beacon, Lucky Shuck, and Topside restaurants. Also adjacent to the renowned Guanabanas.
- **Jupiter, Florida** has gained significant attention in recent years, becoming one of the most desirable places to live, work, and invest in THE COUNTRY The combination of luxury real estate, a vibrant waterfront lifestyle, and a mix of high-end dining, shopping, and entertainment options—like those found at Harbourside Place—makes it a magnet for affluent residents and visitors.
- **High-net-worth individuals, athletes, and celebrities** are flocking to Jupiter, and it's driving demand across residential and commercial properties.
- Add to that the excellent quality of life, with beautiful beaches, world-class golf courses, and a strong sense of community, and it's no surprise that Jupiter attracts celebrities, executives, and investors alike.
- The town's proximity to West Palm Beach, Fort Lauderdale, and Miami also boosts its appeal, allowing residents to enjoy both the tranquility of a smaller town and the convenience of nearby metropolitan areas.

ZONING INFORMATION FOR A1A

18265 Highway A1A (Former Pa-Ja Motel)

Parcel Control Number: 00-43-40-31-00-006-0030

Acres: 0.37 Acres

Current Zoning: CG (Commercial General)

Overlay District: Marine Waterfront Commercial Overlay - The purpose of the Marine Waterfront Commercial Overlay (MWCO) area is to protect recreational and commercial working waterfronts, as defined by the Introduction and Administration Element, within Unincorporated Palm Beach County. Within the Marine Waterfront Commercial Overlay, the County shall ensure a 'no net loss' of recreational and commercial working waterfronts by not approving an amendment or development order for any site that would reduce the amount of recreational and commercial working waterfront uses unless:

- the County determines that the subject site has limited redevelopment potential for recreational and commercial working waterfront uses due to changed circumstances, including but not limited to, changes in the surrounding area or government regulations; or
- the proposal includes the transfer and/or expansion of recreational and commercial working waterfront uses off site.
- denial of the amendment or development order would result in a taking of private property or would inordinately burden an existing use or a vested right to a specific use pursuant to the Bert J. Harris Jr., Private Rights Protection Act.

Permitted Uses by Right: Hotel/Motel, Kennel, Medical or Dental Office, Office, Business or Professional, Personal Services, Repair Services, Limited, Retail Sales, Veterinary Clinic, Vocational Institution.

>>[CLICK HERE FOR THE CG PERMITTED USE TABLE](#)<<

ZONING INFORMATION FOR A1A

18275 Highway A1A (Former Henley Marine)

Parcel Number: 00-43-40-31-00-006-0040

Acres: 1.07 Acres

Current Zoning: CS (Commercial Specialized) In 1983, the property was rezoned from CG to CS. The Specialized Commercial (CS) Zoning Districts now corresponds to the CHO Zoning District.

CHO Zoning: The CH-O category shall include higher intensity office and accessory uses, intended to serve a community and/or regional commercial demand. Offices for administrative, professional and business purposes; banking and financial institutions; membership organizations; and, uses that are accessory to the office use including restaurants, personal services and health clubs may be permitted in any of the four Commercial

Overlay District: Marine Waterfront Commercial Overlay - The purpose of the Marine Waterfront Commercial Overlay (MWCO) area is to protect recreational and commercial working waterfronts, as defined by the Introduction and Administration Element, within Unincorporated Palm Beach County. Within the Marine Waterfront Commercial Overlay, the County shall ensure a 'no net loss' of recreational and commercial working waterfronts by not approving an amendment or development order for any site that would reduce the amount of recreational and commercial working waterfront uses unless:

- the County determines that the subject site has limited redevelopment potential for recreational and commercial working waterfront uses due to changed circumstances, including but not limited to, changes in the surrounding area or government regulations; or
- the proposal includes the transfer and/or expansion of recreational and commercial working waterfront uses off site.
- denial of the amendment or development order would result in a taking of private property or would inordinately burden an existing use or a vested right to a specific use pursuant to the Bert J. Harris Jr., Private Rights Protection Act.

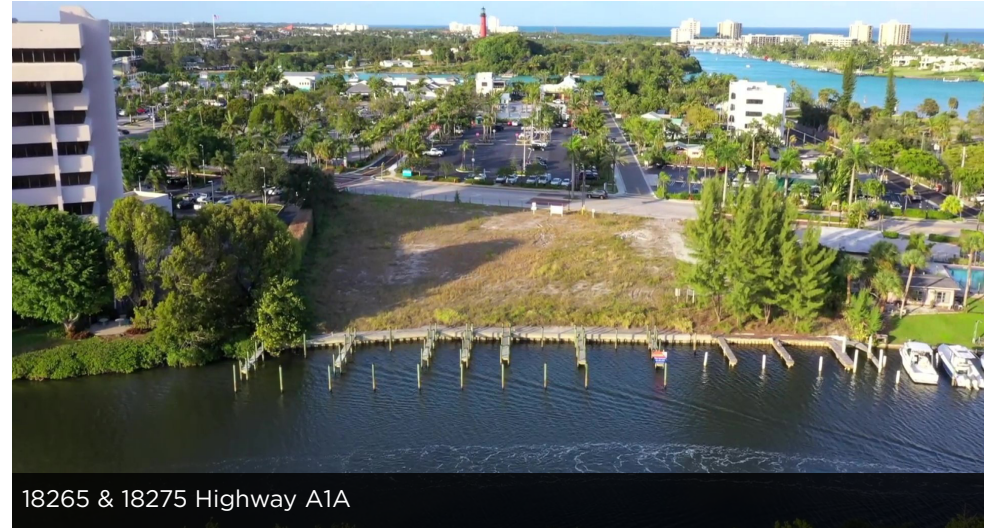
Permitted Uses by Right: Office, Business or Professional, Vocational Institution

>>[CLICK HERE FOR CHO PERMITTED USE TABLE](#)<<

JUPITER WATERFRONT DEVELOPMENT OPPORTUNITY



Prior to Demolition - PaJa Motel & Henley Marine



18265 & 18275 Highway A1A



View from the water



View from the water

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JUPITER INLET VILLAGE



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BOUNDARY SURVEY

PAGE 1 OF 1
BOUNDARY SURVEY

COMMUNITY NUMBER: 120192
PANEL: 12099C0179 SUFFIX: F
F.I.R.M. DATE: 10/5/2017
FLOOD ZONE: AEX

FIELD WORK: 4/22/2021

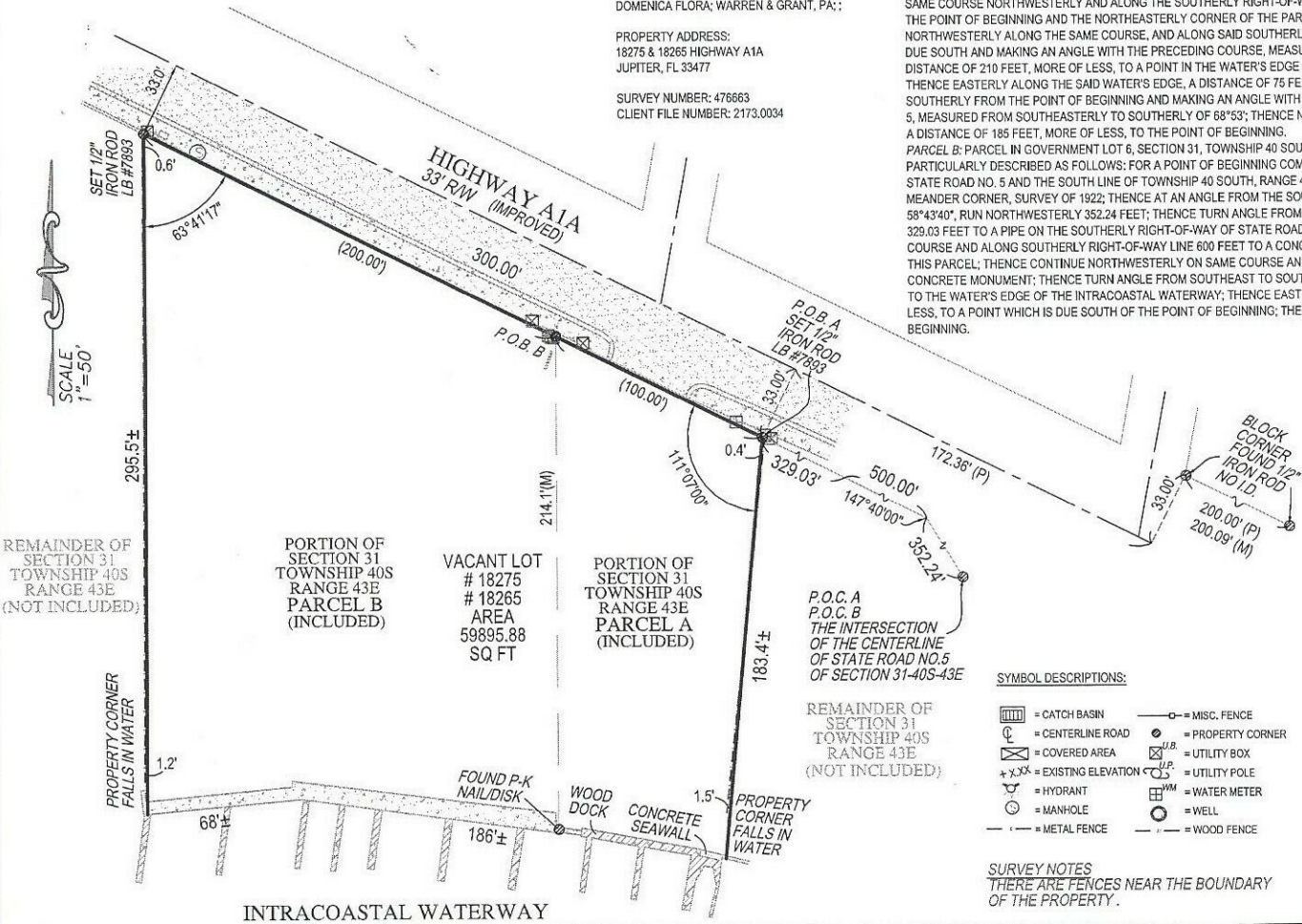
CERTIFIED TO:
DOMENICA FLORA; WARREN & GRANT, PA.;

PROPERTY ADDRESS:
18275 & 18265 HIGHWAY A1A
JUPITER, FL 33477

SURVEY NUMBER: 476663
CLIENT FILE NUMBER: 2173.0034

LEGAL DESCRIPTION:
PARCEL A: A PARCEL OF LAND IN GOVERNMENT LOT 6, SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE ROAD NO. 5 WITH THE SOUTH LINE OF SAID TOWNSHIP 40 SOUTH, RANGE 43 EAST, SAID POINT BEING 314.2 FEET EAST OF A STANDARD UNITED STATES GENERAL LAND OFFICE MEANDER CORNER OF SURVEY 1922; THENCE NORTHWESTERLY, MAKING AN ANGLE WITH SAID TOWNSHIP LINE, MEASURED FROM WEST TO NORTHWESTERLY OF 58°43'40" A DISTANCE OF 352.24 FEET; THENCE NORTHWESTERLY, MAKING AN ANGLE OF DEFLECTION TO THE WEST FROM THE PRECEDING COURSE, OF 32°20' A DISTANCE OF 329.03 FEET TO A THREE INCH IRON PIPE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5; THENCE CONTINUE ALONG THE SAME COURSE NORTHWESTERLY AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD NO. 5, A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING AND THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTHWESTERLY ALONG THE SAME COURSE, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET; THENCE DUE SOUTH AND MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM SOUTHEASTERLY TO SOUTH OF 63°41'17", A DISTANCE OF 210 FEET, MORE OR LESS, TO A POINT IN THE WATER'S EDGE OF THE LOXHATCHEE RIVER (INTRACOASTAL WATERWAY); THENCE EASTERLY ALONG THE SAID WATER'S EDGE, A DISTANCE OF 75 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING AND MAKING AN ANGLE WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, MEASURED FROM SOUTHEASTERLY TO SOUTHERLY OF 68°53'; THENCE NORTHERLY ALONG SAID NORTHERLY AND SOUTHERLY LINE, A DISTANCE OF 185 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B: PARCEL IN GOVERNMENT LOT 6, SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF STATE ROAD NO. 5 AND THE SOUTH LINE OF TOWNSHIP 40 SOUTH, RANGE 43 EAST, WHICH POINT IS 314.2 FEET EAST OF U.S.G.L.O. MEANDER CORNER, SURVEY OF 1922; THENCE AT AN ANGLE FROM THE SOUTH LINE OF THE TOWNSHIP FROM WEST TO NORTHWEST 58°43'40", RUN NORTHWESTERLY 352.24 FEET; THENCE TURN ANGLE FROM SOUTHEAST THROUGH WEST TO NORTHWEST 147°40', RUN 329.03 FEET TO A PIPE ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 5; THENCE CONTINUE ON SAME NORTHWESTERLY COURSE AND ALONG SOUTHERLY RIGHT-OF-WAY LINE 600 FEET TO A CONCRETE MONUMENT, WHICH IS THE POINT OF BEGINNING OF THIS PARCEL; THENCE CONTINUE NORTHWESTERLY ON SAME COURSE AND ALONG SOUTHERLY RIGHT-OF-WAY LINE 200 FEET TO A CONCRETE MONUMENT; THENCE TURN ANGLE FROM SOUTHEAST TO SOUTH 63°41'17" AND RUN DUE SOUTH 280 FEET, MORE OR LESS, TO THE WATER'S EDGE OF THE INTRACOASTAL WATERWAY; THENCE EASTERLY, ALONG THE WATER'S EDGE 187.68 FEET, MORE OR LESS, TO A POINT WHICH IS DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 240 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

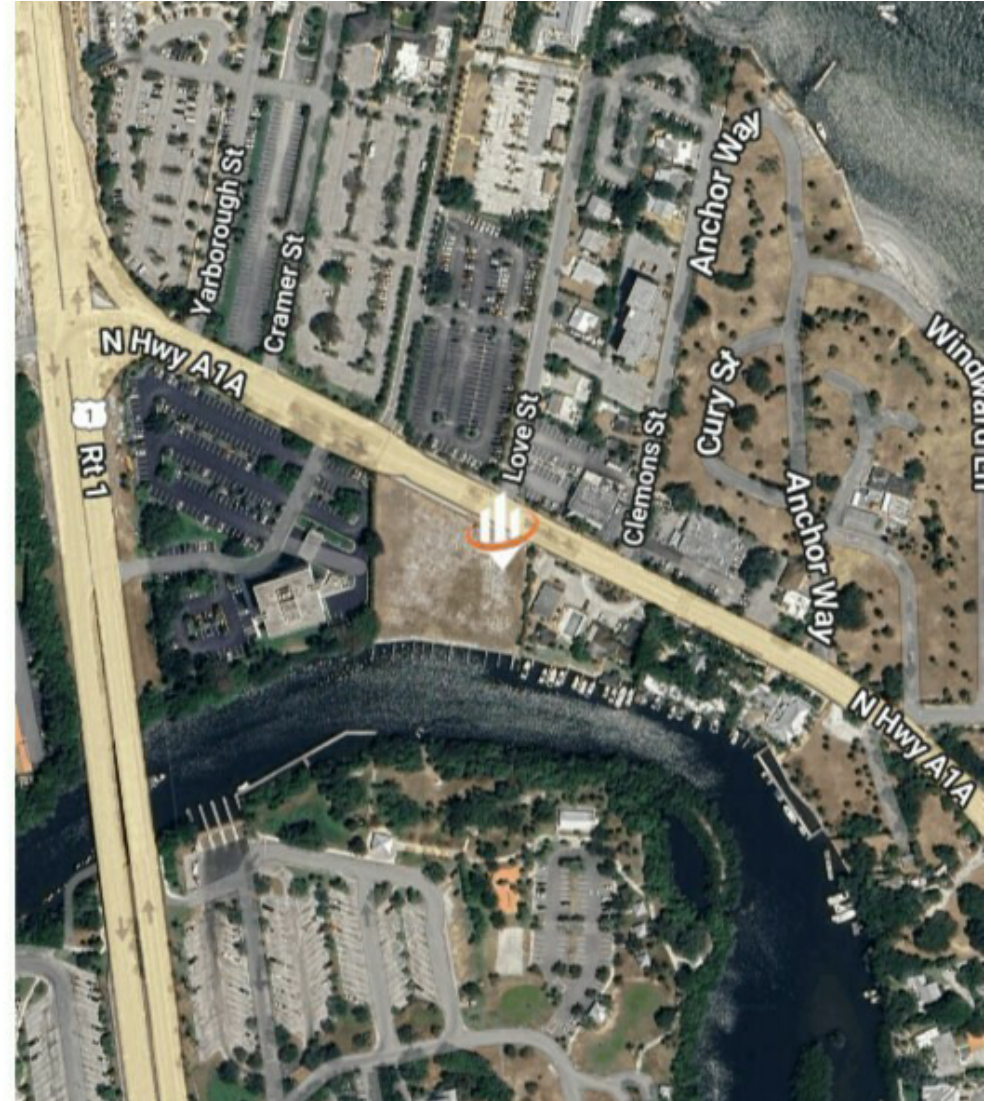
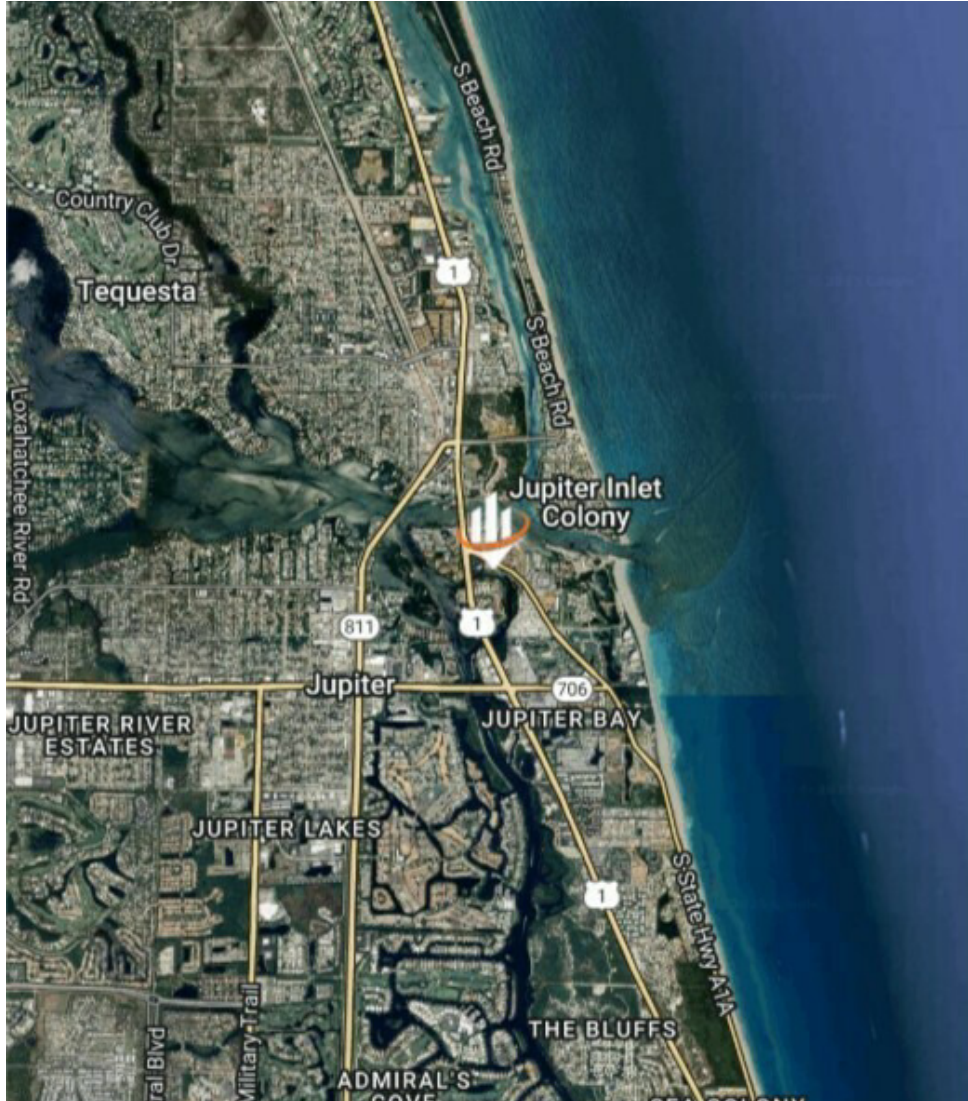
SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.H.	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

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LOCATION MAP



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TOWN OF JUPITER

Jupiter is considered the Gateway to South Florida. It is located about 15-20 miles north of West Palm Beach, Florida, about 160 miles south of Orlando, and 80 miles north of the city of Miami. Jupiter has a total population of 61,348 within the town area of 21.1 square miles.

Constructed in 1860, the Jupiter Lighthouse is the oldest building in Palm Beach County. It stands 108 feet tall with a range of 24 miles. Four bodies of water can be seen from the lighthouse including the Atlantic Ocean, Indian River, Loxahatchee River and the Jupiter Inlet.

Jupiter is home to Roger Dean Stadium, which hosts two major league baseball teams for spring training – The Miami Marlins and St. Louis Cardinals.

In addition, the stadium is the only one in the country to host four minor league teams

Scripps Research Institute, a non-profit biomedical research organization, is also located in Jupiter. More than 600 full-time faculty members, scientific, technical, and administrative staff work at the 350,000-square-foot campus, which is comprised of three state-of-the-art research buildings.

Adjacent to Scripps, is the German-based Max Planck Florida Institute for Neuroscience. Jupiter is the first Institute located in the United States, with 140 scientists, researchers and other workers. Max Planck studies the brain, with the hope that its discoveries lead to treatments for autism, Alzheimer's disease and other disorders.



WHY PALM BEACH COUNTY?



No County/City Income Tax



Current Population: \$1,532,718



539 Corporate Headquarters



Between 2021 and 2022 our population had a 0.916% increase



Average wage increased from \$71,304 in 2022 to \$74,801 in 2023



Home to: 59 Billionaires & 71,000 Millionaires



#1 location that young, wealthy employees are moving to



Median family income increased by \$10,379 in one year



2,602 Hedge Fund, Private Equity and Wealth Management Firms



5M Square Feet of New Commercial and Industrial Space in the Pipeline

“

The way you have transformed this economy, almost every location would trade places with you.”

– Dr. Jerry Parrish,
chief economist

KNOWN AS:



Wall Street South



Equestrian Capital of the World®



Golf Capital of the World®



Banker's Row



Corporate Headquarter Hotspot

DEMOGRAPHICS MAP & REPORT

POPULATION

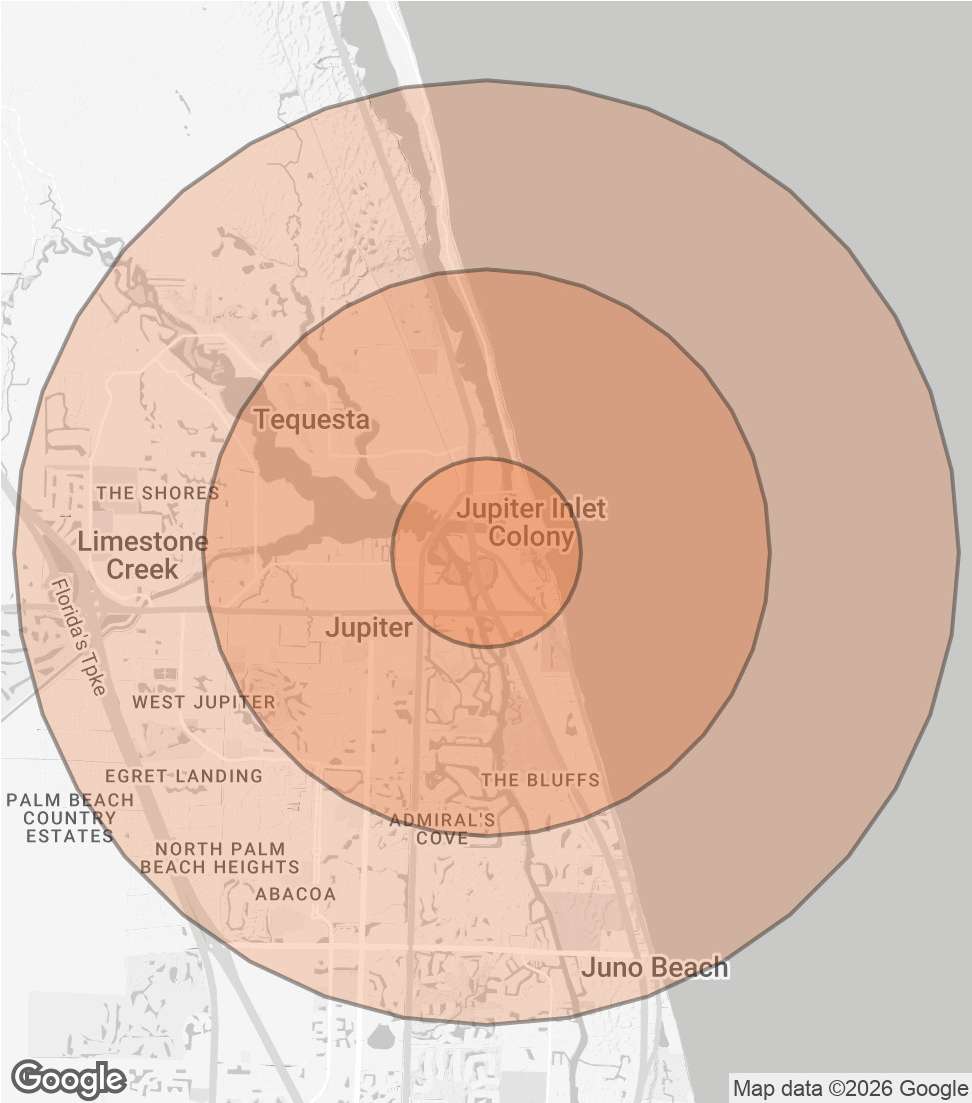
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,526	41,930	93,217
AVERAGE AGE	60	49	48
AVERAGE AGE (MALE)	60	49	47
AVERAGE AGE (FEMALE)	61	50	48

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,414	18,431	39,806
# OF PERSONS PER HH	1.9	2.3	2.3
AVERAGE HH INCOME	\$142,405	\$141,468	\$158,308
AVERAGE HOUSE VALUE	\$827,614	\$751,674	\$754,136

2020 American Community Survey (ACS)



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