

VACANT RESIDENTIAL LAND

SE Dixie Hwy Hobe Sound, FL 33455

An aerial photograph of a residential property. A red callout box with white text '0.18 ACRES' is positioned over a portion of the property. Below the callout box is a red rectangular area with a white dashed line, likely representing a specific lot or boundary. The property is surrounded by trees and has several buildings, including a large white house and a smaller purple building. A road is visible in the foreground.

0.18 ACRES

FOR SALE | \$199,999

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PROPERTY OVERVIEW

- 2 parcels of vacant residential land located on Dixie Hwy in Hobe Sound.
- The properties total 0.18 ac and are located in the Hobe Sound Redevelopment District allowing for a variety of development opportunities
- The parcels are positioned less than a half mile from US1 and only a short drive to area marinas.
- Surrounding real estate includes residential properties and national & local retailers.



| | |
|----------------------|--|
| PRICE | \$199,999 |
| ACREAGE | 0.18 |
| FRONTAGE | 50' |
| TRAFFIC COUNT | 8,700 ADT |
| ZONING | Hobe Sound Redevelopment District |
| LAND USE | CRA Neighborhood |
| PARCEL ID | 34-38-42-032-000-00050-2 34-38-42-032-000-00051-1 |

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DEMOGRAPHICS

| 2022 Population Estimate | | 2022 Average Household Income | | Average Age | |
|--------------------------|--------|-------------------------------|----------|-------------|-------|
| 1 Mile | 5,979 | 1 Mile | \$69,622 | 1 Mile | 45.80 |
| 3 Mile | 14,577 | 3 Mile | \$96,088 | 3 Mile | 47.20 |
| 5 Mile | 24,118 | 5 Mile | \$97,650 | 5 Mile | 47.00 |

| 2027 Population Projection | | 2022 Median Household Income | | Median Age | |
|----------------------------|--------|------------------------------|----------|------------|----|
| 1 Mile | 6,183 | 1 Mile | \$44,687 | 1 Mile | 50 |
| 3 Mile | 14,931 | 3 Mile | \$63,461 | 3 Mile | 52 |
| 5 Mile | 24,816 | 5 Mile | \$65,137 | 5 Mile | 50 |

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ZONING INFORMATION

Sec. 12.5.03. Permitted uses.

Table HS-4 identifies permitted uses in the HS (Hobe Sound) Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table HS-4 are described in Section 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.
 - a. "P" in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.
 - b. If "P" is not shown in a row, the use group is not permitted in that Subdistrict.
3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.

Please refer to the table on page 6. See https://library.municode.com/fl/martin_county/codes/land_development_regulation for additional information

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TRADE AREA MAP



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