



FOR SALE

■ 8 Building Lots

12360 Southeast Dixie Highway

Hobe Sound, FL 33455

PROPERTY OVERVIEW

Rare 1.03 acre site located in the CRA for "Old Hobe Sound". Potential for 8 single family residential building lots (see concept attached), mixed use for business, multi-family (allows 10 units per acre), restaurant or work-live concept. All utilities available, on street parking, paved road. In the central downtown business district of Hobe Sound. Property has an existing 800 sf office building with parking.

LOCATION OVERVIEW

Nestled in the charming and eclectic community of Hobe Sound, Florida, this site offers a unique opportunity for those looking to embrace the beauty of the Sunshine State.

OFFERING SUMMARY

Lot Size: 1.03 Acres
Land Use: CRA Center
Zoning: Hobe Sound Redevelopment Zoning District



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SALE PRICE

\$3,699,000



SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details & Highlights

12360 SE DIXIE HWY

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Property Address: 12360 Southeast Dixie Highway
Hobe Sound, FL 33455

Property Type: Land

APN: 26-39-42-001-001-00440-0
26-39-42-001-001-00220-0

Lot Size: 1.03 AC

Zoning: Hobe Sound Redevelopment Zoning
Center District

Permitted Uses: Single Family Residences
Mixed Use
Multi-family - 10 Units
Live-Work

[Additional Permitted Uses Link](#)



SALE HIGHLIGHTS

- -Hobe Sound Redevelopment Zoning District
- - Ideal for office or residential development
- - Prime location in Hobe Sound area
- - Proximity to local amenities and services

Conceptual Site Plan

12360 SE DIXIE HWY

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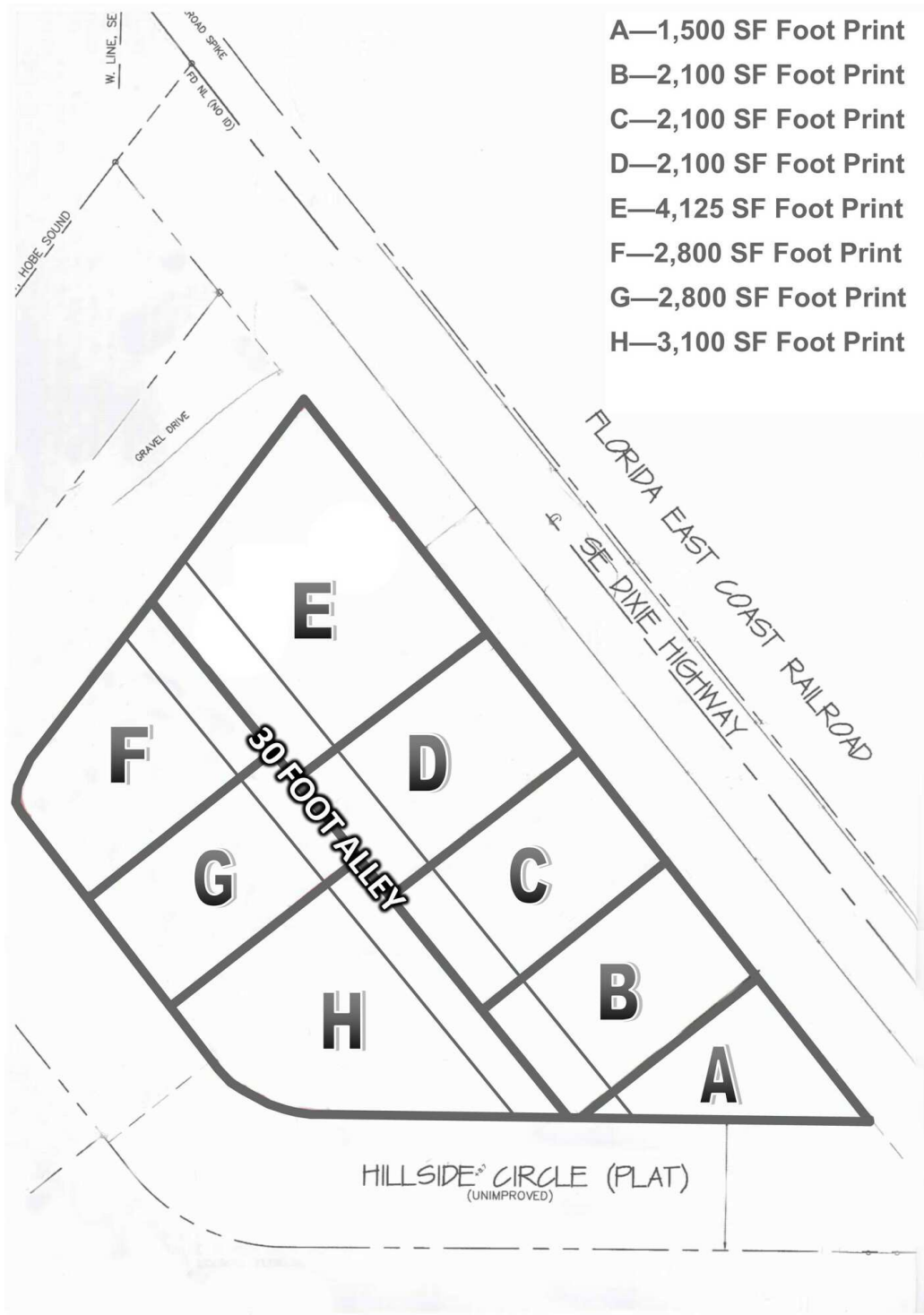


Figure HS-5.10 - Cottage



HOBE SOUND CRA DESIGN REGULATIONS:

PARKING STANDARDS (PER SECTION 12.1.07)
 PARKING REQUIRED: 6 SPACES (2 PER DWELLING UNIT)
 PARKING PROVIDED: 6 SPACES

DEVELOPMENT STANDARDS (PER SECTION 12.5.04)
 MIN. LOT AREA: 2,500 SF
 MIN. LOT WIDTH: 25
 MAX. UNITS PER ACRE: 5

MAX. BUILDING COVERAGE: 50%
 MIN. OPEN SPACE: 30%

LOT A BUILDING COVERAGE: 47%
 LOT A OPEN SPACE: 45%
 LOT B BUILDING COVERAGE: 47%
 LOT B OPEN SPACE: 45%
 LOT C BUILDING COVERAGE: 40%
 LOT C OPEN SPACE: 53%

MAX. BUILDING HEIGHT: 30' / 2 STORIES

NOTE: COTTAGES SHALL NOT EXCEED A FOOTPRINT OF 2,000 SF.

BUILDING TYPE & FRONTAGE STANDARDS (PER SECTION 12.5.05)

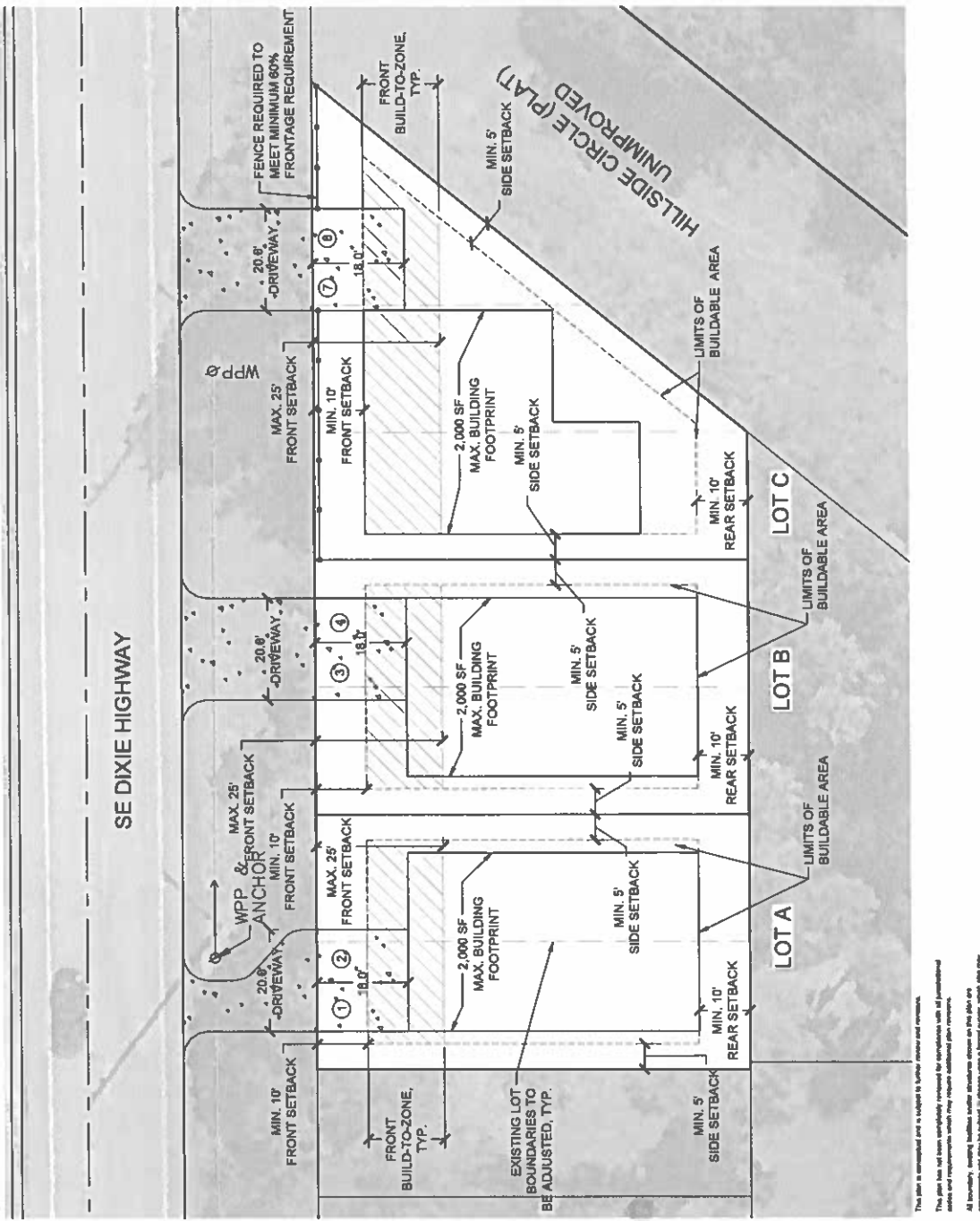
MIN. FRONTAGE: 60%
 LOT A FRONTAGE: 70%
 LOT B FRONTAGE: 70%
 LOT C FRONTAGE: 76%

NOTE: FOR THIS BUILDING TYPE, THE FRONTAGE REQUIREMENT MAY BE MET WITH THE PROVISION OF A CONTINUOUS WALL OR FENCE ALONG THE LOT FRONTAGE.

SOUTH

Hobe Sound, FL

Cottage House Zoning Exhibit



This plan is unimproved and is subject to future record and remarks.
 The plan has not been completely reviewed for compliance with all jurisdictional codes and requirements with the relevant subdivision plan records.
 All boundary, existing building and other structures shown on this plan are approximate and may be subject to change when a formal survey, made under any valid property, is prepared in accordance with the plan.

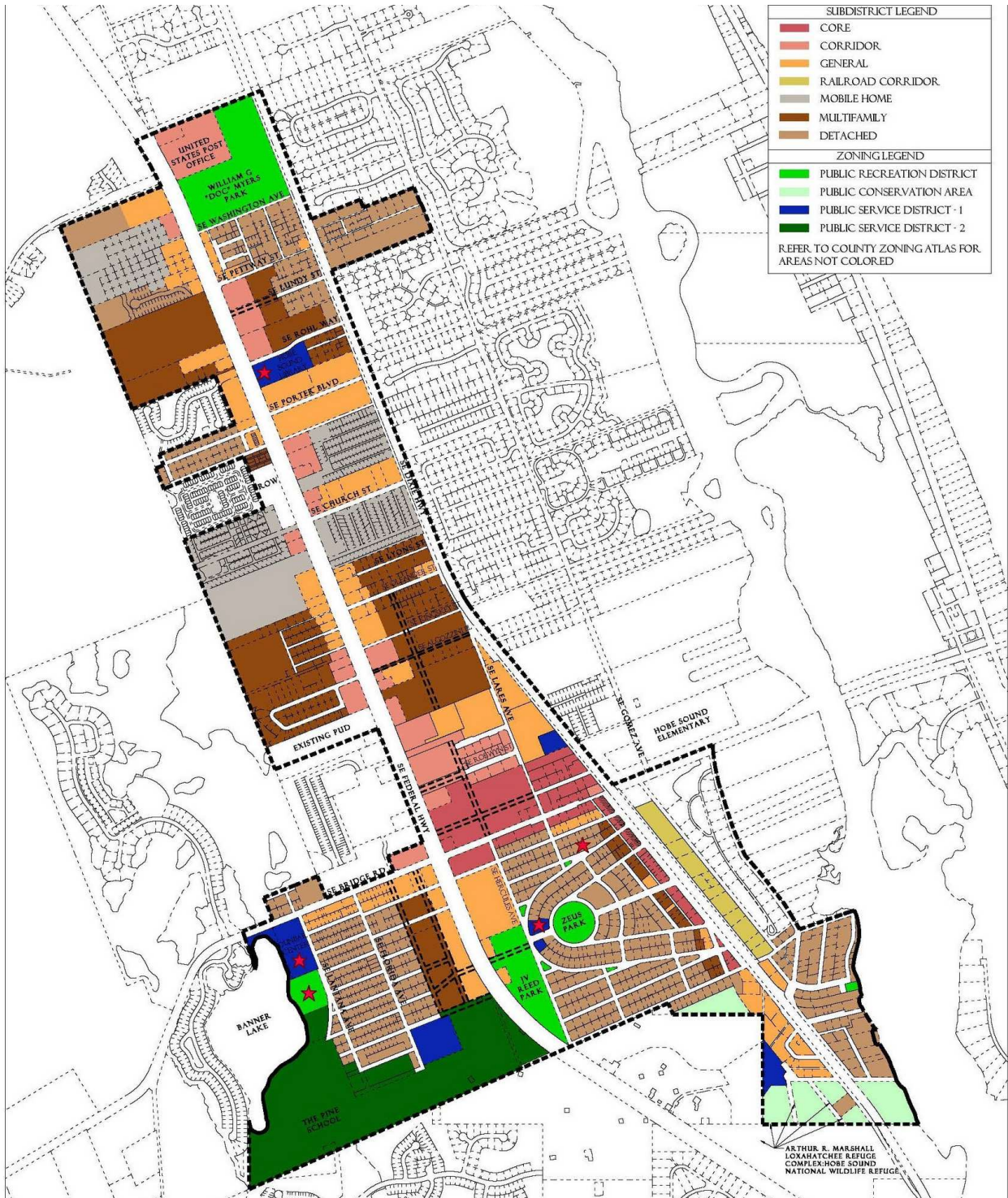


02.25.2021

CRA Area Map

12360 SE DIXIE HWY

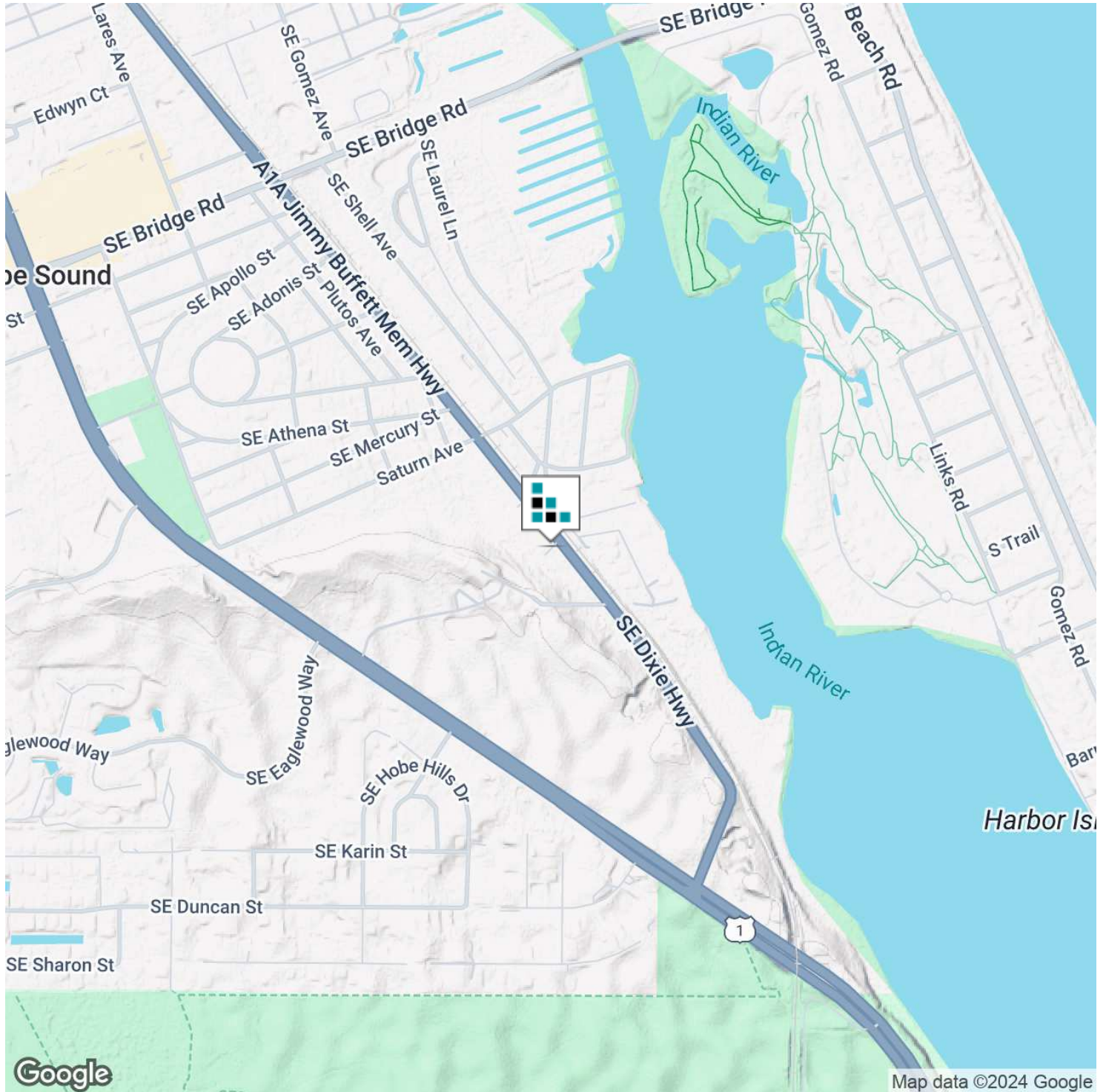
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Location Map

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Area Analytics

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,974	15,414	37,962
Average Age	51	53	52
Average Age (Male)	51	52	51
Average Age (Female)	52	54	52

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,191	7,318	17,565
Persons per HH	2.3	2.1	2.2
Average HH Income	\$112,167	\$103,172	\$104,097
Average House Value	\$666,782	\$551,647	\$524,898
Per Capita Income	\$48,768	\$49,129	\$47,316

Map and demographics data derived from AlphaMap

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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