

SE FEDERAL HIGHWAY

SE Federal Highway
Hobe Sound, FL 33455



\$155,000

- Direct Federal Highway frontage
- Multiple Uses
- High Traffic Area
- Located between Hobe Sound and Stuart

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1. Executive Summary

Executive Summary

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List Price \$155,000

Price per Acre \$620,000

Price per S.F. \$14.23

Gross Acres 0.25

Dimensions 110' X 100'

■ Minutes from Prestigious Jupiter Island

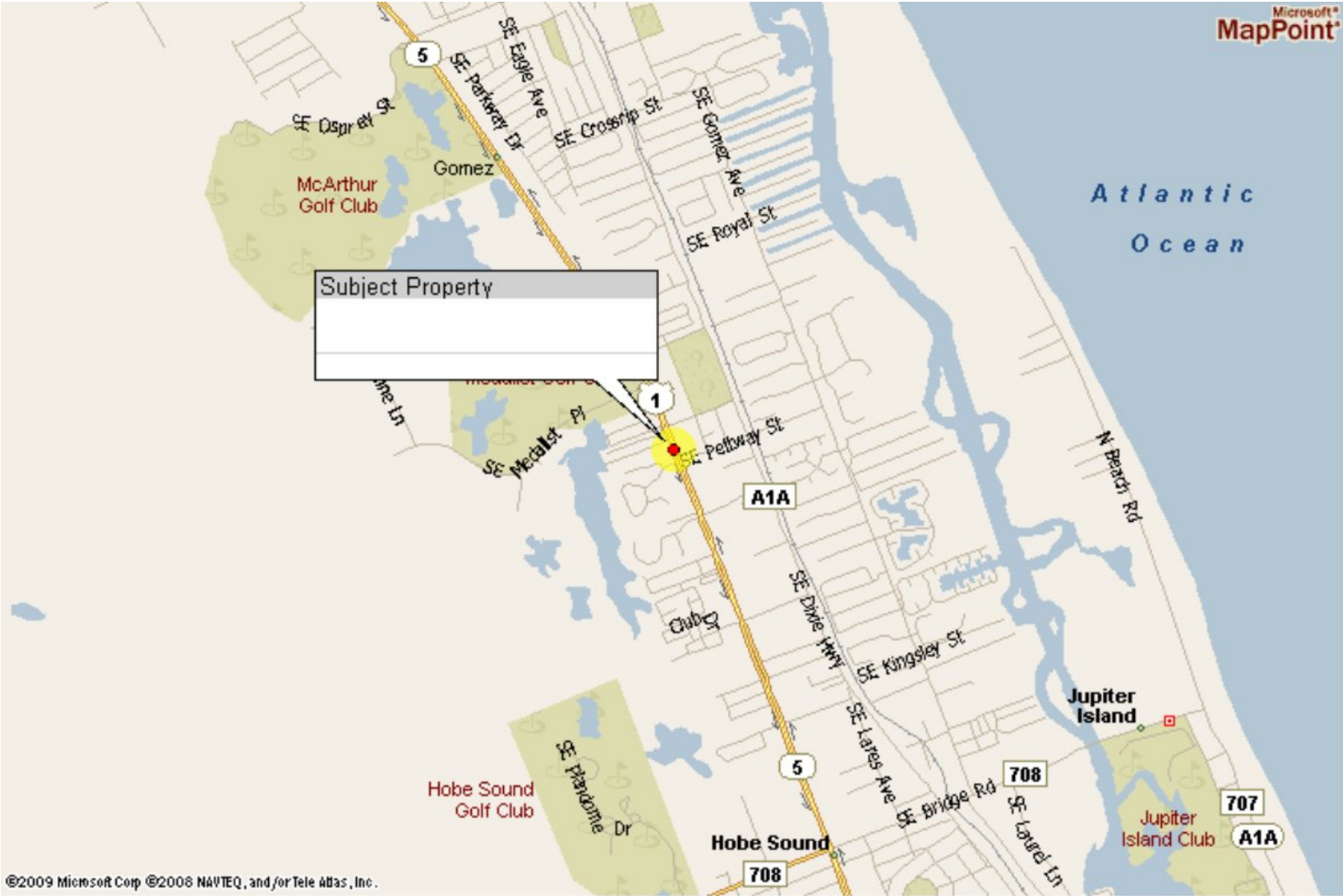
Cross Street		Tax Parcel Number	34-38-42-007-000-00100-3
Market	South Florida	Sub Market	Martin County
Street Frontage	110 feet	Corner	No
Zoning	HB-1		

■ Property Descriptions

Best Use	Restaurant, Professional Offices, Retail
Area	Hobe Sound/Martin County is strategically located with easy access to everything South Florida has to offer. Close proximity to Disney in Orlando, down through the Palm Beaches, Miami and the Keys. Directly to the South is the Prestigious Private Pines School and the Scripps Research Institute and Biotec cluster.
Property	This property consists 110 feet of direct frontage on SE Federal Hwy. The property is located North of Bridge Rd, which is a main access road to prestigious Jupiter Island, the most affluent community according to Forbes Magazine. This property is conveniently located with golf communities within a few miles, including the Medalist Golf Club, Mariner Sands and Loblolly Pines.

2. Additional Information

Location Map



Sec. 3.416. **HB-1 Limited Business District.**

3.416.A. **Uses permitted** In this district, buildings, structures, land or water shall be used only for the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Appliance stores including radio and television service.
2. Art and antique shops.
3. Banks or drive-in banks.
4. Bakeries.
5. Barber and beauty shops.
6. Book, stationery, camera or photographic supplies.
7. Cafes or restaurants, but excluding drive-in restaurants.
8. Clothing, shoes, millineries, dry goods and notions.
9. Furniture and home furnishings, including office furniture and equipment.
10. Florists, nurseries or gift shops.
11. Gasoline stations, subject to the approval of the planning and zoning board and the County commission after public hearing, as not creating traffic or safety hazards and as being in accordance with the spirit and purpose of this chapter.
12. Groceries, fruit, vegetables, meat markets, delicatessens, catering and supermarkets.
13. Hardware and paints.
14. Jewelry stores.
15. Laundry and dry cleaning pickup stations and self-service laundries.
16. Professional Offices; medical, dental; real estate; lawyer; engineer, architect; tax consultant; veterinary clinics, provided no animals are boarded or kept overnight. No animals shall be permitted outside of the walls of the main structure.
17. Shoe repair shops.
18. Storage garages or private automobile parking.
19. Theatres, but excluding drive-in theatres.

3.416.B. **Building height regulations.**

No building or structure shall exceed 35 feet in height.

3.416.C. **Building site area regulations.**

No structure erected for business or service shall have a floor area of less than 1,000 square feet.

3.416.D. **Front, rear and side yard regulations.**

1. A minimum front yard, measured from the road or street right-of-way line to the main wall of structure, of 20 feet.
2. A rear yard, measured from the rear lot line to the rear wall of the structure, of not less than 20 feet.
3. A side yard shall not be required, except where a HB-1 Limited Business District abuts a residential district, then a side yard of ten feet shall be provided.

(Ord. No. 608, pt. 1, 3-19-2002)

Demographics Report

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	1.00 Mile Ring	3.00 Mile Ring	5.00 Mile Ring
POPULATION			
1990 Population	4,520	13,502	20,390
2000 Population	4,718	14,623	25,781
% Population Change 1990-2000	4.38 %	8.30 %	26.44 %
2008 Total Population	4,709	14,927	28,420
2013 Total Population	4,589	14,718	29,415
% Population Change 2000-2008	-0.19 %	2.08 %	10.24 %
% Population Change 2008-2013	-2.55 %	-1.40 %	3.50 %
2008 Total Households	2,266	7,393	14,363
2013 Total Households	2,391	7,870	15,807
% Households Change 2000-2008	9.95 %	12.20 %	21.27 %
% Households Change 2008-2013	5.52 %	6.45 %	10.05 %
2008 White Population	4,359	13,448	25,484
2008 Black Population	157	877	1,683
2008 American Indian/Alaska Native	18	40	65
2008 Asian/Hawaiian/Pacific Islander	56	128	294
2008 Other Population (Incl 2+ Races)	119	434	894
2008 Hispanic Population	143	525	1,172
2008 Non-Hispanic Population	4,566	14,402	27,247
2008 Per Capita Income	\$30,292	\$39,114	\$42,349
2008 Median Household Income	\$38,405	\$39,953	\$43,143
2008 Average Household Income	\$62,951	\$78,975	\$83,795
2008 Household Income < \$10,000	102	346	601
2008 Household Income \$10,000-\$14,999	161	519	829
2008 Household Income \$15,000-\$19,999	242	779	1,150
2008 Household Income \$20,000-\$24,999	204	570	1,006
2008 Household Income \$25,000-\$29,999	133	453	956
2008 Household Income \$30,000-\$34,999	197	542	1,072
2008 Household Income \$35,000-\$39,999	138	492	939
2008 Household Income \$40,000-\$44,999	196	561	1,001
2008 Household Income \$45,000-\$49,999	101	310	768
2008 Household Income \$50,000-\$59,999	168	533	1,214
2008 Household Income \$60,000-\$74,999	167	632	1,587
2008 Household Income \$75,000-\$99,999	304	1,048	1,797
2008 Household Income \$100,000-\$124,999	93	318	635
2008 Household Income \$125,000-\$149,999	23	92	274

2008 Household Income \$150,000-\$199,999	36	87	196
2008 Household Income \$200,000-\$249,999	0	41	116
2008 Household Income \$250,000-\$499,999	1	58	198
2008 Household Income \$500,000+	0	12	26
2008 Average Household Size	2.00	1.96	1.95
2008 Total Owner Occupied Housing Units	1,796	6,125	12,253
2008 Total Renter Occupied Housing Units	435	1,268	2,067
2008 Total Daytime Population	4,515	16,292	27,294
2008 Total Daytime Work Population	2,128	8,233	12,691
2008 Total Establishments	298	1,111	1,768
HOUSEHOLDS			
1990 Households	1,911	5,777	8,890
2000 Households	2,061	6,589	11,844
% Households Change 1990-2000	7.85 %	14.06 %	33.23 %