

18± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY

BRIDGE ROAD & SE FEDERAL HWY
HOBE SOUND, FL 33455

Robert Hamman



Executive Summary

SALE OVERVIEW

SALE PRICE: \$10,000,000

LOT SIZE: 18.0± Acres

ZONING: RM-5, COR-2

SUB MARKET: Martin County

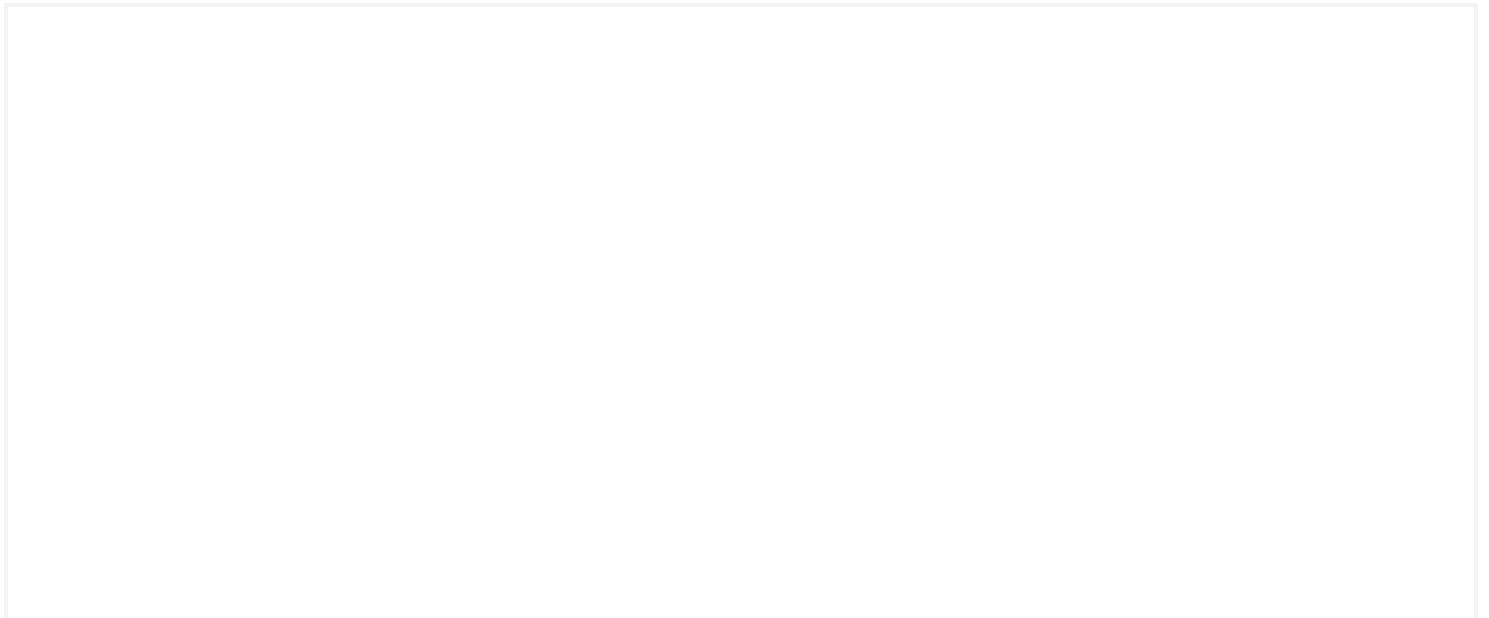
CROSS STREETS: Bridge Road

PROPERTY DESCRIPTION

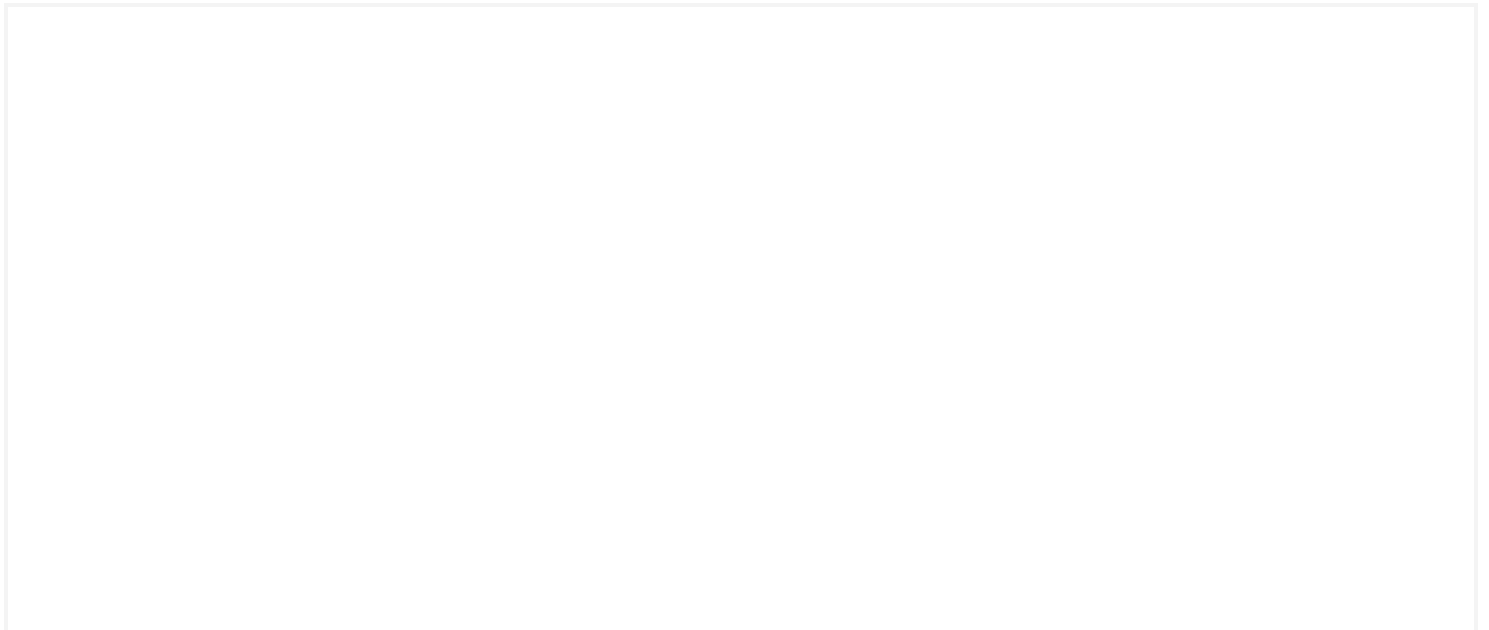
This 18± acre site consists of four parcels. The north parcel is 1.47± acres with frontage along Bridge Road. This parcel is zoned COR-2, Commercial Office/Residential. The middle parcel is 2.14± acres with frontage on SE Mars St and SE Neptune St. This parcel is zoned RM-5, Low Density Residential.

The two southern lots span a total of 14.88± acres and are located along the west side of SE Federal Hwy and abut the Banner Lake community to the west and the Pine School campus to the south. A final site plan has been submitted for a 90 unit townhome project, known as Hobe Sound Village (Phase I). The gross residential density of the project is 6.05 units per acre. Existing zoning for these two southern parcels is COR-2, Commercial Office/Residential and RM-5, Low Density Residential. The 3.61± acres located to the north are known as Phase II of the Hobe Sound Village project. Zoning permits an additional 45 units on these two parcels.

Additional Photos



Intersection of Bridge Rd & SE Federal Hwy facing east (Mobil and CVS on the corners)



Intersection of Bridge Rd & SE Federal Hwy facing west (Harry & the Natives and Bank of America on the corners)

Location Maps



Zoning Map



Illustrative Site Plan



Elevations And Floor Plans

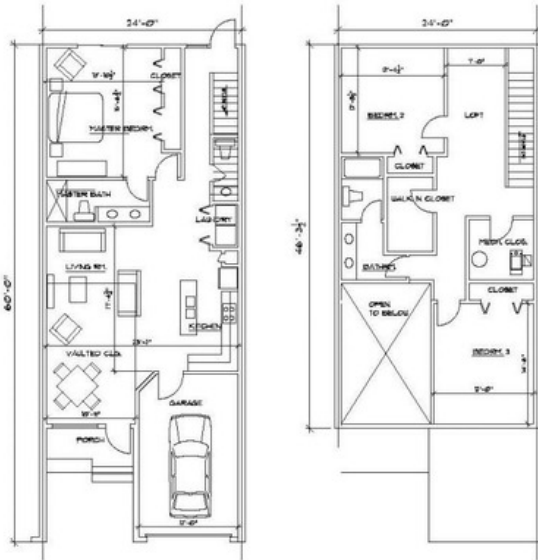
Hobe Sound Village
Martin County
Florida

Schematic Architectural Design Drawings
proposed 14.9+/- acre townhome development

9/23/2015 SCALE: 3/16"=1'-0"



FRONT LOAD GARAGE TOWNHOUSE UNITS:



FIRST FLR. PLAN

SECOND FLR. PLAN



FRONT ELEVATION OF 4 UNIT TOWNHOUSE CLUSTER

Elevations And Floor Plans

FRONT LOAD GARAGE TOWNHOUSE UNITS:

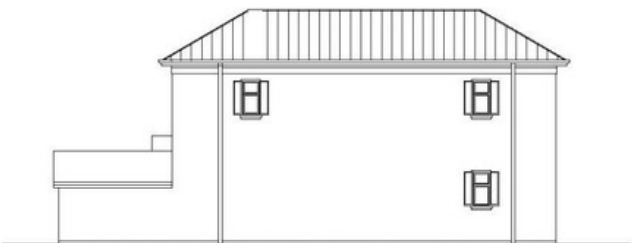
Hobe Sound Village
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Florida

Schematic Architectural Design Drawings
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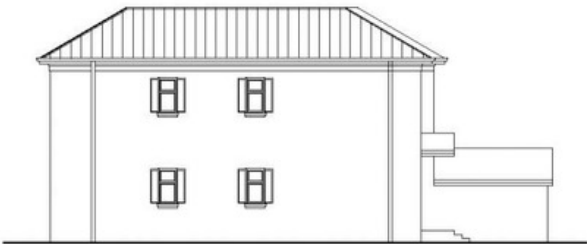
9/23/2015 SCALE: 3/16"=1'-0"



REAR ELEVATION OF 4 UNIT TOWNHOUSE CLUSTER



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

Elevations And Floor Plans

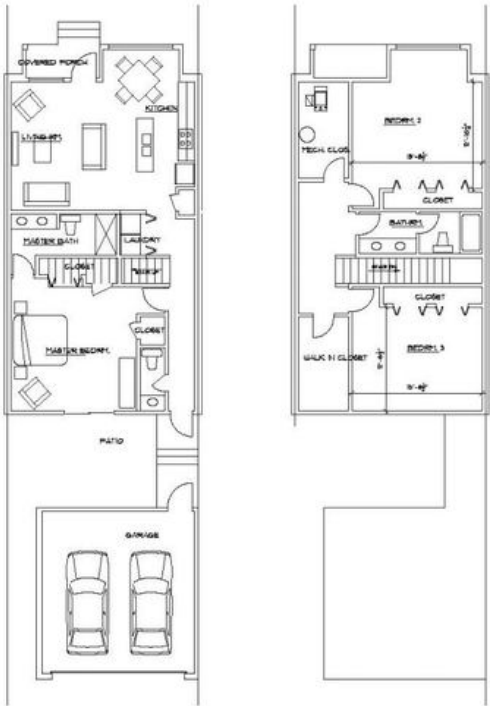
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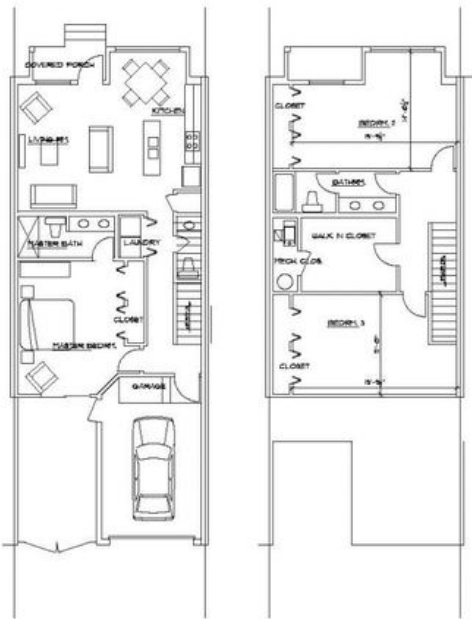
9/23/2015 SCALE: 3/16"=1'-0"

0 2 5 10 15'



FIRST FLR. PLAN

SECOND FLR. PLAN



FIRST FLR. PLAN

SECOND FLR. PLAN

William Barry, AIA
Architect
312-952-6907

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Elevations And Floor Plans

REAR LOAD GARAGE TOWNHOUSE UNITS:

Hobe Sound Village
Martin County
Florida

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9/23/2015 SCALE: 3/16"=1'-0"
0 2 5 10 15



FRONT ELEVATION OF 6 UNIT TOWNHOUSE CLUSTER



FRONT ELEVATION OF 4 UNIT TOWNHOUSE CLUSTER



FRONT ELEVATION OF 3 UNIT TOWNHOUSE CLUSTER

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Architect
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Elevations And Floor Plans

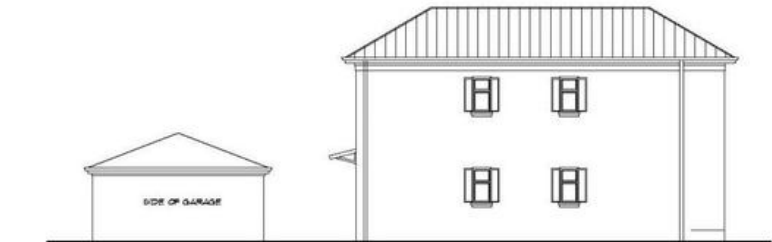
REAR LOAD GARAGE TOWNHOUSE UNITS:



REAR ELEVATION OF 4 UNIT TOWNHOUSE CLUSTER
W/ DETACHED GARAGES



REAR ELEVATION OF 4 UNIT TOWNHOUSE CLUSTER
W/ REAR ATTACHED GARAGES

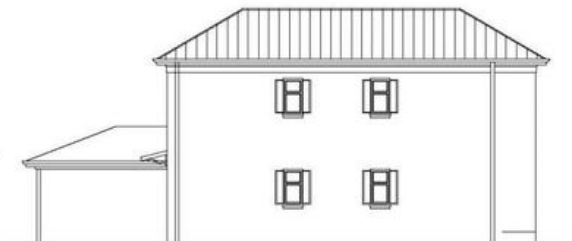


SIDE ELEVATION
W/ DETACHED GARAGES

Hobe Sound Village
Martin County
Florida

Schematic Architectural Design Drawings
proposed 14.9+/- acre townhome development

9/23/2015 SCALE: 3/16"=1'-0"
0 2' 5' 10' 15'



SIDE ELEVATION
W/ REAR ATTACHED GARAGES

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Architect
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Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	1,190	5,673	11,019
Total persons per hh	2.5	2.4	2.3
Average hh income	\$79,602	\$83,214	\$85,811
Average house value	\$371,324	\$362,243	\$301,123

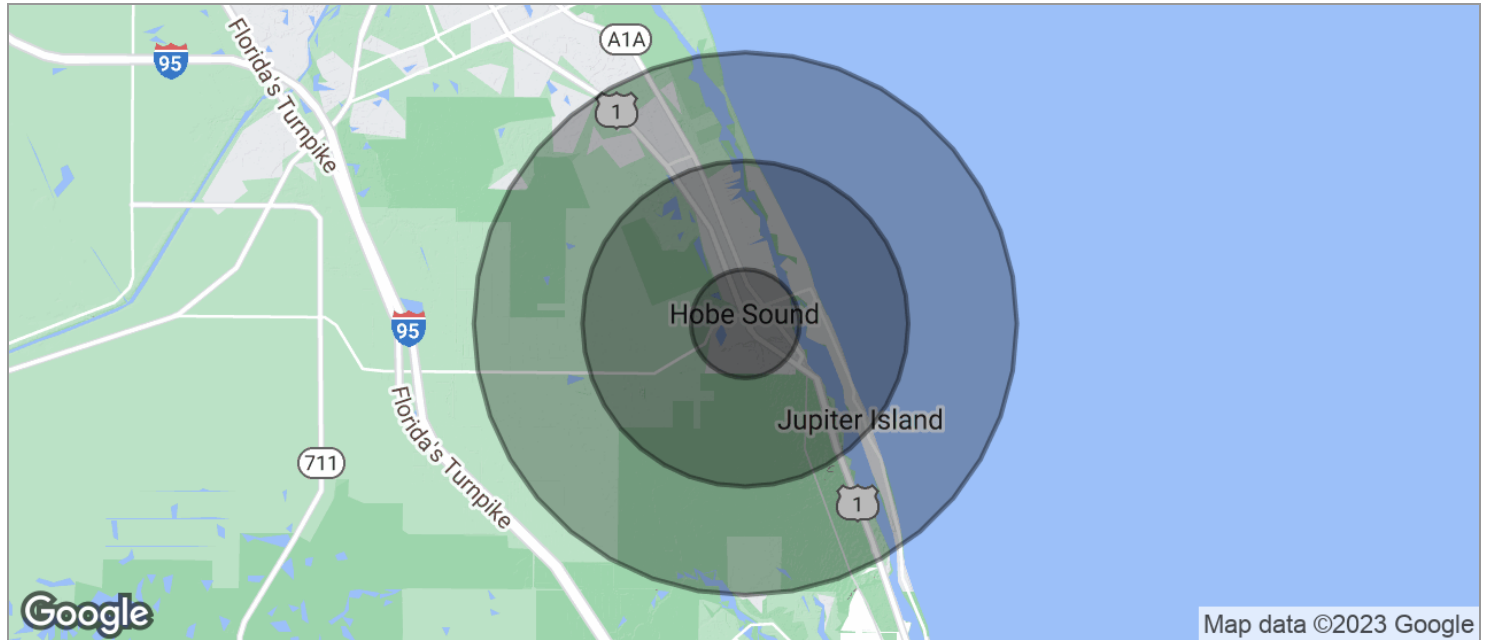
	1 MILE	3 MILES	5 MILES
Total population	2,942	13,753	25,309
Median age	48.9	49.8	54.1
Median age (male)	48.3	49.3	53.2
Median age (female)	50.1	50.7	54.6

	1 MILE	3 MILES	5 MILES
Total population - White	2,772	13,034	23,963
% White	94.2%	94.8%	94.7%
Total population - Black	131	530	864
% Black	4.5%	3.9%	3.4%
Total population - Asian	3	29	101
% Asian	0.1%	0.2%	0.4%
Total population - Hawaiian	0	1	5
% Hawaiian	0.0%	0.0%	0.0%
Total population - Indian	2	22	87
% Indian	0.1%	0.2%	0.3%
Total population - Other	9	34	85
% Other	0.3%	0.2%	0.3%

	1 MILE	3 MILES	5 MILES
Total population - Hispanic	148	733	1,119
% Hispanic	5.0%	5.3%	4.4%

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,942	13,753	25,309
MEDIAN AGE	48.9	49.8	54.1
MEDIAN AGE (MALE)	48.3	49.3	53.2
MEDIAN AGE (FEMALE)	50.1	50.7	54.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,190	5,673	11,019
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$79,602	\$83,214	\$85,811
AVERAGE HOUSE VALUE	\$371,324	\$362,243	\$301,123
RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.2%	94.8%	94.7%
% BLACK	4.5%	3.9%	3.4%
% ASIAN	0.1%	0.2%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.3%
% OTHER	0.3%	0.2%	0.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.0%	5.3%	4.4%

* Demographic data derived from 2020 ACS - US Census