

**SALE**

# Jupiter Waterfront Development Site

**18019 HIGHWAY A1A**

Jupiter, FL 33477

**PRESENTED BY:**

**ROBERT HAMMAN**

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## 0.52± ACRES ON HISTORIC A1A | JUPITER INLET DISTRICT

**SALE PRICE:** \$2,400,000

**LOT SIZE:** 0.52± acres

This is a rare opportunity to acquire a 0.52-acre commercial site on Historic A1A in the heart of the Jupiter Inlet District. This high-elevation property offers approximately 74± feet of waterfront frontage and 232± feet of frontage along A1A, creating exceptional visibility, exposure, and potential for a signature development.

The site is cleared and ready for development, with flexible zoning that allows for a variety of commercial and mixed-use possibilities, including townhomes, retail, office, and restaurant uses.

Positioned just moments from the Intracoastal Waterway and only minutes to the Atlantic Ocean via the Jupiter Inlet, the property offers an unmatched combination of accessibility, visibility, and lifestyle appeal.

Located just down from some of Jupiter's most well-known waterfront destinations, including U-Tiki, Jetty's, Pelican Club, Square Grouper, and Charlie & Joe's at Love Street, featuring Beacon, Lucky Shuck, and Topside, and adjacent to the renowned Guanabanas, this site sits in one of the area's most dynamic and desirable corridors.

Jupiter, Florida, has become one of the most sought-after places in the country to live, work, and invest. Its unique combination of luxury real estate, waterfront lifestyle, high-end dining, shopping, and entertainment continues to attract affluent residents, executives, investors, athletes, and celebrities. Combined with beautiful beaches, world-class golf, and a strong sense of community, Jupiter offers a lifestyle and investment environment that few markets can match.

The property also benefits from beautiful views of the water and the preserved natural setting of Burt Reynolds Park, which provides lasting open-space views and the assurance that this backdrop will not be built on.



- 0.52-acre site on Historic A1A
- In the heart of the Jupiter Inlet District
- Approx. 74± feet overlooking the waterfront
- Approx. 232± feet of frontage on A1A
- High-elevation site
- Cleared and ready for development
- Flexible commercial zoning
- Ideal for townhomes, retail, office, restaurant, or mixed-use development
- Seconds to the Intracoastal Waterway
- Minutes to the Atlantic Ocean via Jupiter Inlet
- Surrounded by Jupiter's premier waterfront dining and entertainment destinations

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## 18019 HIGHWAY A1A



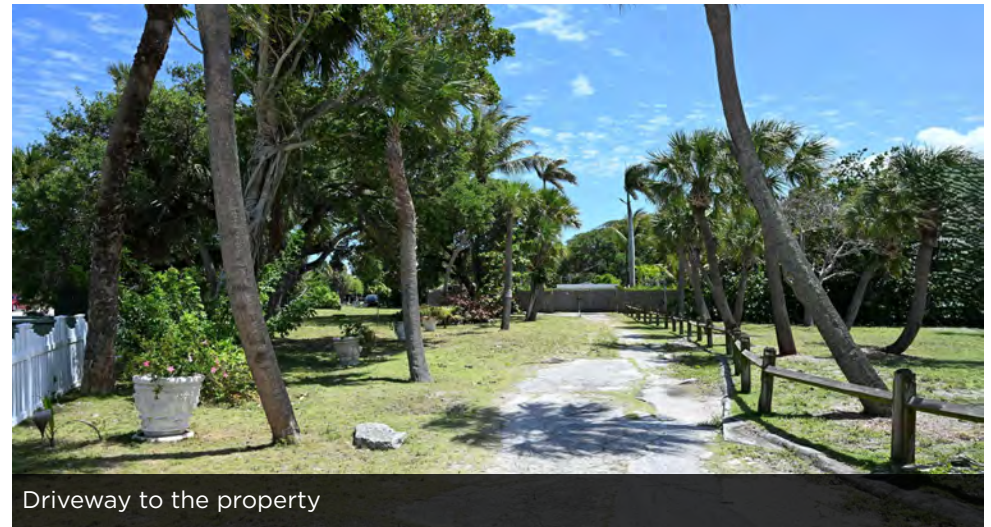
Tiki Hut located on the waterfront property



View from Highway A1A



Driveway to property off Highway A1A



Driveway to the property

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## 18019 HIGHWAY A1A



Driveway from the property with Guanabana's in the background



View of property facing north along Highway A1A towards Guanabana's



View of property facing south along Highway A1A



View of the Town of Jupiter Park and Public Docks

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# 18019 HIGHWAY A1A



View of the Town of Jupiter Park and Public Docks



View of the Town of Jupiter Public Docks facing north towards Guanabana's



View of the Jupiter River facing south from the Property

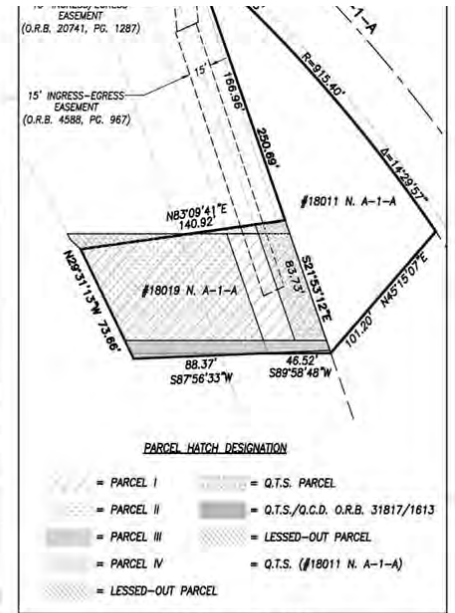
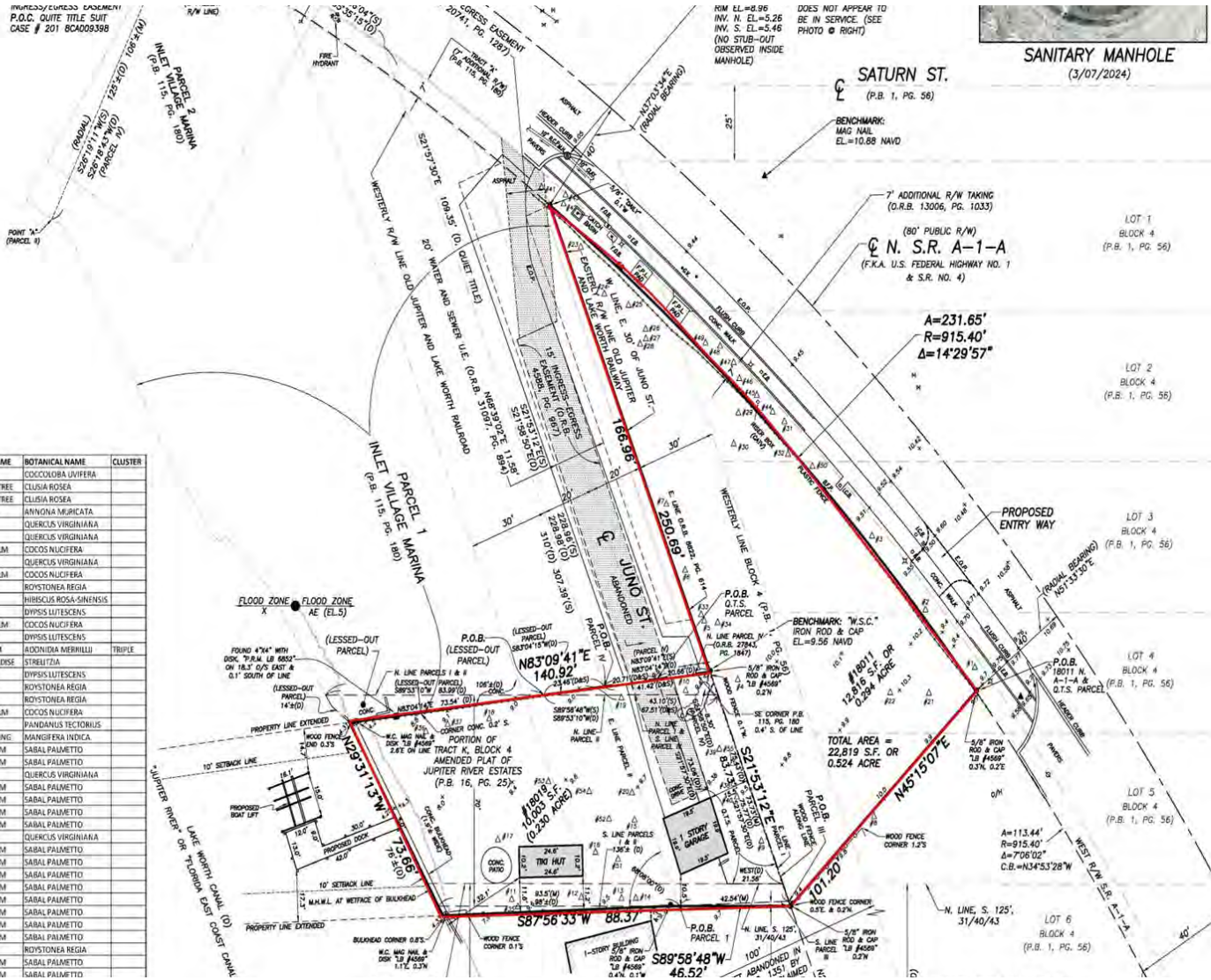


Parcel Outline

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# SURVEY

PROFESSIONAL ENGINEER  
P.O.C. QUITE TITLE SUIT  
CASE # 201 8C4009398



TREE#	DBH	COMMON NAME	BOTANICAL NAME	CLUSTER
1	9"	SEA GRAPE	COCOCOBIUA UVIFERA	
2	10"	AUTOGRAPH TREE	CLUSIA ROSEA	
3	9"	AUTOGRAPH TREE	CLUSIA ROSEA	
4	8"	GUANABANA	ANNONA MURICATA	
5	20"	LIVE OAK	QUERCUS VIRGINIANA	
6	16"	LIVE OAK	QUERCUS VIRGINIANA	
7	10"	COCONUT PALM	COCOS NUCFERA	
8	23"	LIVE OAK	QUERCUS VIRGINIANA	
9	10"	COCONUT PALM	COCOS NUCFERA	
10	17"	ROYAL PALM	ROYSTONIA REGIA	
11	6"	HIBISCUS	HIBISCUS ROSA-SINENSIS	
12	24" DIA	ARECA PALM	DYOPSIS LUTESCENS	
13	17"	COCONUT PALM	COCOS NUCFERA	
14	24" DIA	ARECA PALM	DYOPSIS LUTESCENS	
15	6"	MANILA PALM	AODONDA MERILLII	TRIPLE
16	24" DIA	BIRD OF PARADISE	STRELIZIA	
17	12"	ARECA PALM	DYOPSIS LUTESCENS	
18	17"	ROYAL PALM	ROYSTONIA REGIA	
19	15"	ROYAL PALM	ROYSTONIA REGIA	
20	9"	COCONUT PALM	COCOS NUCFERA	
21	17"	SCREEN PINE	PANDANUS TECTONIUS	
22		MANGO SAPLING	MANGIFERA INDICA	
23	19"	CABBAGE PALM	SABAL PALMETTO	
24	19"	CABBAGE PALM	SABAL PALMETTO	
25	20"	LIVE OAK	QUERCUS VIRGINIANA	
26	12"	CABBAGE PALM	SABAL PALMETTO	
27	12"	CABBAGE PALM	SABAL PALMETTO	
28	12"	CABBAGE PALM	SABAL PALMETTO	
29	11"	CABBAGE PALM	SABAL PALMETTO	
30	28"	LIVE OAK	QUERCUS VIRGINIANA	
31	13"	CABBAGE PALM	SABAL PALMETTO	
32	17"	CABBAGE PALM	SABAL PALMETTO	
33	10"	CABBAGE PALM	SABAL PALMETTO	
34	13"	CABBAGE PALM	SABAL PALMETTO	
35	13"	CABBAGE PALM	SABAL PALMETTO	
36	14"	CABBAGE PALM	SABAL PALMETTO	
37	14"	CABBAGE PALM	SABAL PALMETTO	
38	13"	CABBAGE PALM	SABAL PALMETTO	
39	13"	ROYAL PALM	ROYSTONIA REGIA	
40	16"	CABBAGE PALM	SABAL PALMETTO	
41	10"	CABBAGE PALM	SABAL PALMETTO	

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# RETAILER MAP



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# LOCATION MAP



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# PARCEL OUTLINE



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## TOWN OF JUPITER

Jupiter has rapidly emerged as one of the most sought-after coastal markets in the United States—driven by a powerful combination of lifestyle, wealth migration, and limited supply of Class A commercial product. The area’s appeal is anchored by its luxury waterfront lifestyle, world-class golf courses, and a vibrant mix of dining, retail, and entertainment destinations such as Harbourside Place.

An increasing concentration of high-net-worth individuals, executives, professional athletes, and institutional capital continues to fuel demand across both residential and commercial sectors. This migration trend has elevated Jupiter into a premier destination for businesses seeking a balance between prestige, lifestyle, and accessibility. Its strategic proximity to West Palm Beach, Fort Lauderdale, and Miami further enhances its positioning—offering connectivity to major metropolitan centers while preserving the exclusivity and character of a coastal enclave.

Constructed in 1860, the iconic Jupiter Inlet Lighthouse stands as the oldest structure in Palm Beach County and one of South Florida’s most recognizable landmarks. Rising 108 feet above sea level, the lighthouse offers a visibility range of approximately 24 miles and showcases sweeping views of four major waterways—the Atlantic Ocean, Indian River, Loxahatchee River, and the Jupiter Inlet.











Jupiter is also home to Roger Dean Stadium, a premier spring training destination hosting two Major League Baseball teams—the Miami Marlins and the St. Louis Cardinals. The stadium is uniquely positioned as the only facility in the United States to host four Minor League Baseball teams, reinforcing its role as a year-round sports and entertainment hub.

The town’s reputation extends beyond lifestyle and recreation into innovation and science. Scripps Research Institute operates a world-class, 350,000-square-foot campus in Jupiter, employing more than 600 professionals across scientific, technical, and administrative disciplines. This cutting-edge institution contributes significantly to the region’s growing intellectual capital and economic strength.

Adjacent to Scripps, the Max Planck Florida Institute for Neuroscience—the first U.S.-based institute of the renowned German organization—hosts over 140 scientists and researchers dedicated to advancing the understanding of the human brain. Their work focuses on groundbreaking discoveries with the potential to transform treatments for autism, Alzheimer’s disease, and other neurological 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

# An Economic Update

## New Palm Beach County Data Unlocked

Palm Beach County is thriving across diverse sectors, achieving new heights in economic growth and talent development. Here are some recent highlights.

### New Palm Beach County Rankings:

- **#1** for highest average salary in the state of Florida; Palm Beach County's is **\$74,551**
- **Top 5 fastest-growing** wealth hubs in the world with the number of millionaires increased by 112% over the past decade.
- **4th fastest-growing** metros (West Palm Beach / Fort Lauderdale / Miami)

### Industries by the Numbers:

- **570** corporate headquarters employing 10,163 people
- **1,960** aviation / aerospace / engineering companies employing 21,524 people
- **2,211** technology firms employing 13,329 people
- **6,072** healthcare facilities employing 71,745 people
- **702** life science companies employing 7,729 people
- **729** distribution / logistics companies employing 5,788 people
- **1,597** manufacturing operations employing 21,545 people
- **19,894** financial services and business firms employing 120,791 people
- **625** agribusiness operations employing 11,120 people

### Florida Rankings:

- **#1** for economy
- **#1** in economic growth
- **#1** for workforce and talent development
- **#1** for higher education
- **#2** state for business
- **#3** largest workforce at 10 million and growing
- **#1** tax climate in the Southeast U.S.

# DEMOGRAPHICS MAP & REPORT

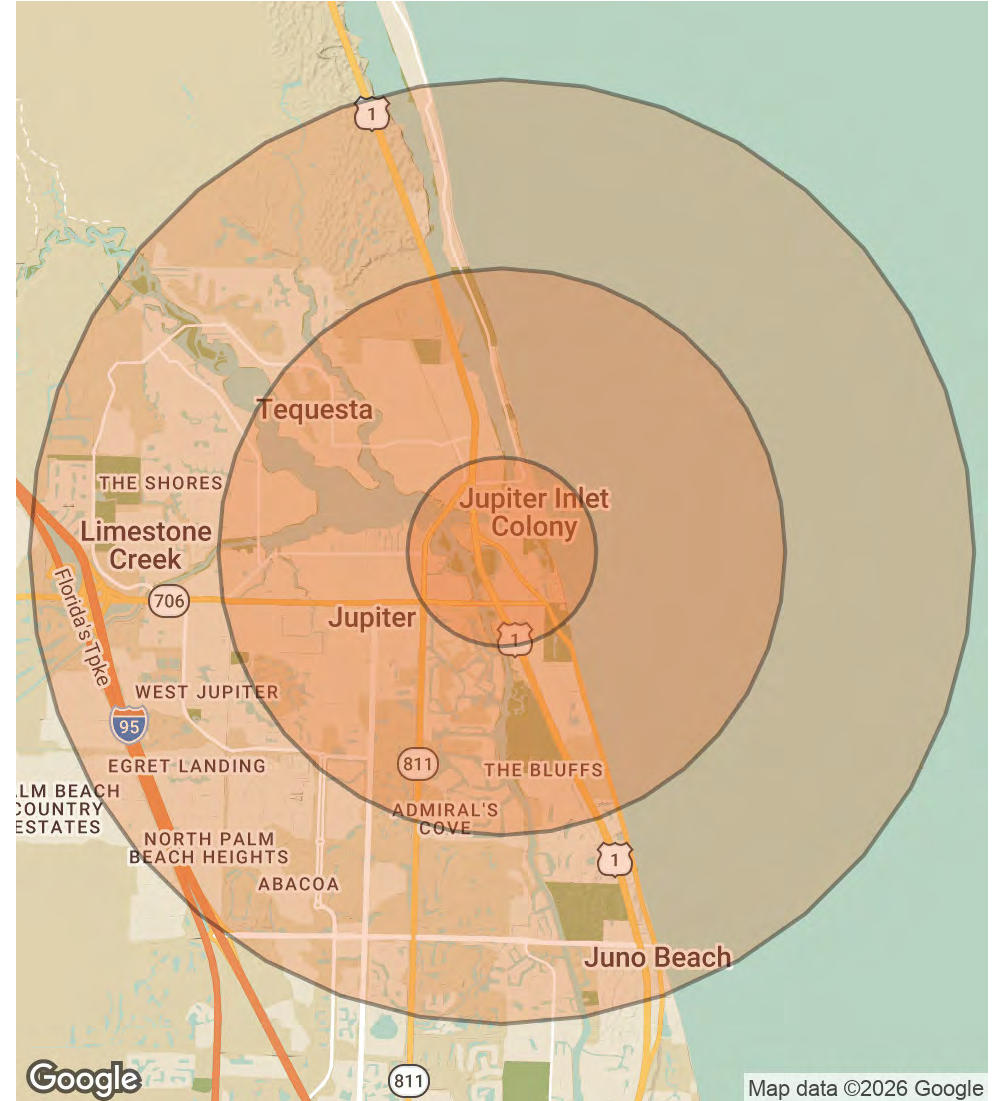
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,829	41,128	90,535
AVERAGE AGE	63.2	49.2	48.8
AVERAGE AGE (MALE)	63.0	47.7	47.3
AVERAGE AGE (FEMALE)	62.6	51.1	49.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,642	17,842	38,074
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$151,471	\$157,882	\$177,137
AVERAGE HOUSE VALUE	\$914,099	\$828,750	\$766,461

2023 American Community Survey (ACS)



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