

1.49-AC WAREHOUSE DEVELOPMENT LAND

8280 SE Constitution Blvd. Hobe Sound, FL 33455

FOR SALE | 699,999



Office

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.cmbcommercial.com

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PROPERTY OVERVIEW

- Presenting a RARE opportunity to acquire 1.49 acres of commercial land in the growing community of Hobe Sound, Florida. Located adjacent to a newly developed Dollar General along the US-1 corridor, the property offers excellent accessibility, strong visibility, and a prime location surrounded by established and expanding residential neighborhoods.
- Situated within Martin County's HB-1 and B-1 zoning districts, the property offers exceptional flexibility for a variety of commercial development opportunities.
- Potential uses include storage garages or private auto parking, professional or medical offices, and a diverse range of retail and services subject to applicable approvals.
- As Hobe Sound continues to experience residential growth and commercial investment, this property presents an outstanding opportunity for developers, investors, and owner-users to establish a presence in one of Martin County's most desirable and evolving commercial markets.



PRICE

\$699,999

PERMITTED USES

Storage garages, private auto parking, offices, retail & commercial uses

ACREAGE

1.49 AC

FRONTAGE

188'

TRAFFIC COUNT

31,000 ADT (Federal Highway)

ZONING

HB-1 / B-1

LAND USE

Low Density

PARCEL ID

34-38-42-093-000-00021-0

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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	5,801	23,486	43,422
2024 Population	5,908	24,326	45,245
2029 Population Projection	6,209	25,644	47,747
Annual Growth 2020-2024	0.5%	0.9%	1.1%
Annual Growth 2024-2029	1.0%	1.1%	1.1%

Households			
2020 Households	2,951	11,260	20,240
2024 Households	3,001	11,599	20,996
2029 Household Projection	3,159	12,234	22,173

Households by Income			
Avg Household Income	\$79,213	\$88,594	\$89,417
Median Household Income	\$51,924	\$57,977	\$61,328



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ZONING INFORMATION

Sec. 3.417. B-1 Business District.

3.417.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a **HB-1 Limited Business District**.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. Minimum yards required.

1. Front: 20 feet.
2. Rear: 20 feet.
3. Side: None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
 - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

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



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ZONING INFORMATION

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.
20. Pharmacies and medical marijuana dispensing facilities, provided any medical marijuana dispensing facility shall be located no closer than 500 feet from any public or private school. The distance between school property and licensed premises shall be measured on a straight line connecting the nearest point of the school property to the nearest point of the building of the licensed premises, as documented by a survey prepared by a licensed surveyor.



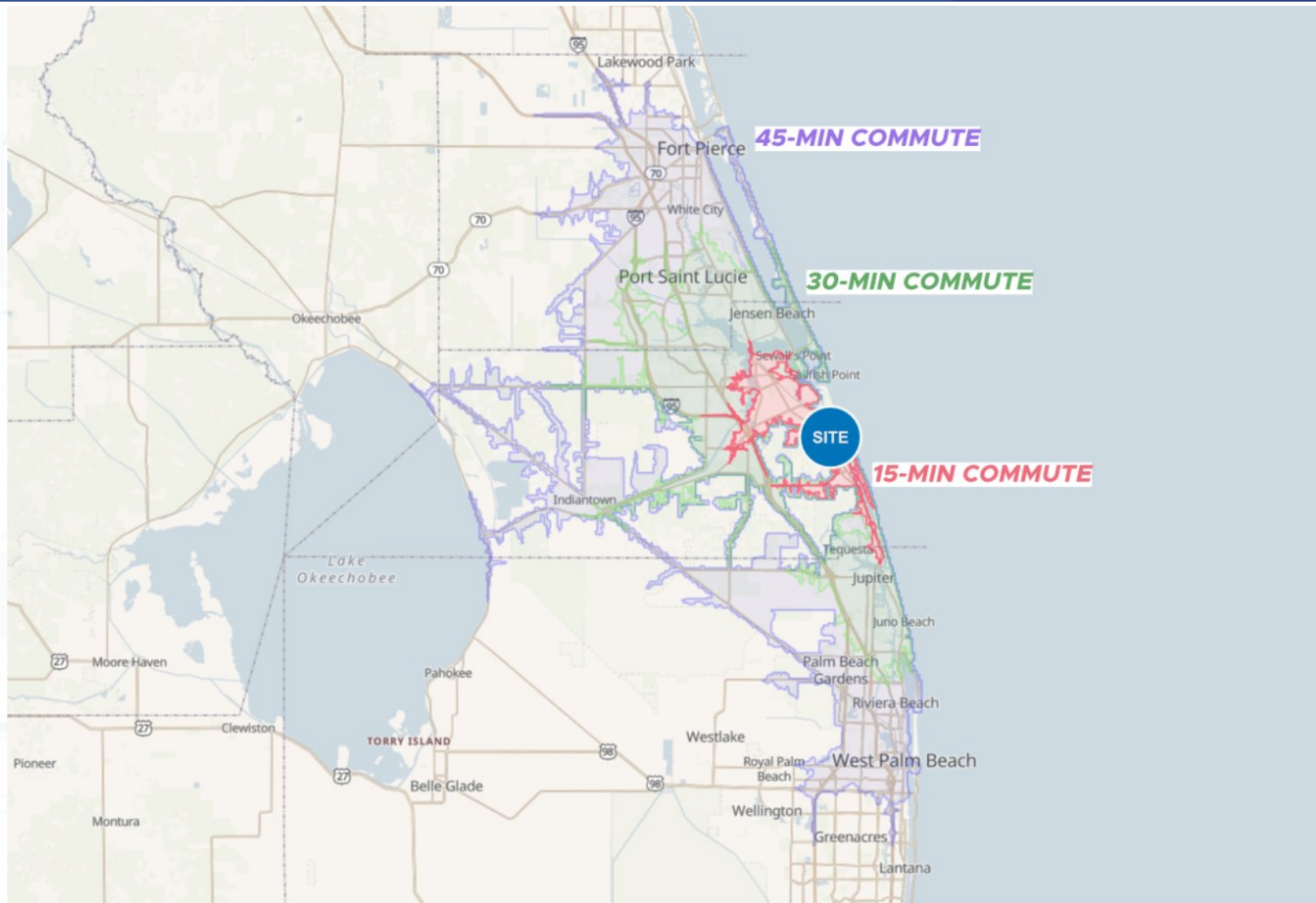
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COMMUTE MAP



CMB CRADY
MACKIN
BELLAND
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TRADE AREA MAP



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