



18947 SE Federal Hwy

18947 SE Federal Highway, Jupiter (Unincorporated), FL 33469



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SECTION 1

Property Information



Property Description

Rare waterfront redevelopment opportunity at 18947 SE Federal Highway in Jupiter, Florida. This approximately 0.77-acre property offers ±220 feet of waterfront, ±225 feet of prominent U.S. Highway 1 frontage, and an existing ±186-foot dock with two 50-foot boat slips. The property carries a Marine Waterfront Commercial Future Land Use designation with current R-3A zoning, creating potential for multiple redevelopment concepts including waterfront restaurant/hospitality, boutique hotel/resort, multifamily/townhomes, or residential development. Existing waterfront infrastructure and exceptional visibility make this a unique opportunity for investors and developers. All redevelopment concepts are subject to applicable zoning, environmental, subdivision and governmental approvals.

- Rare Jupiter Waterfront Redevelopment Opportunity
- Approximately 0.77 Acres
- Approximately 220 Feet of Waterfront

OFFERING SUMMARY

Sale Price:	\$17,750,000
Number of Units:	1
Lot Size:	0.81 Acres
Building Size:	1,024 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	35	383	1,848
Total Population	79	799	3,918
Average HH Income	\$279,469	\$157,245	\$143,026



Property Description

Rare Waterfront Redevelopment Opportunity in Jupiter, Florida

An exceptional opportunity to acquire a distinctive waterfront property strategically positioned along U.S. Highway 1 in Jupiter, Florida. Situated on approximately 0.77 acres, the property offers approximately 220 feet of waterfront, 225 feet of high-visibility U.S. 1 frontage, and an existing approximately 186-foot dock with two 50-foot boat slips.

Located in unincorporated Martin County near the Palm Beach County line, the property carries a Marine Waterfront Commercial Future Land Use designation with current R-3A Liberal Multi-Family Residential zoning, creating the potential for several compelling redevelopment concepts.

Potential uses include a waterfront restaurant or hospitality destination, boutique hotel/resort, multi-family or townhome development, or single-family waterfront residences, subject to applicable governmental, environmental, subdivision and regulatory approvals.

Significant due diligence has already been completed to help prospective buyers and developers evaluate the opportunity, including zoning and land-use research, marine and seagrass evaluation, and dock feasibility analysis. The existing dock may offer additional value for a future waterfront commercial concept, while the marine study also identifies potential private-dock opportunities associated with future approved single-family development.

The property's location provides convenient access to Jupiter, Tequesta, Jupiter Island and the Northern Palm Beaches, surrounded by some of South Florida's most desirable coastal communities. Boating, beaches, golf, dining, shopping and other lifestyle amenities are all within easy reach.

With its combination of waterfront frontage, U.S. 1 visibility, existing dock infrastructure, strategic location and multiple potential redevelopment paths, 18947 SE Federal Highway presents a rare opportunity for an investor or developer seeking a significant waterfront presence in the Jupiter market.

All development concepts are conceptual and subject to applicable governmental, environmental, zoning, site-plan, subdivision and regulatory approvals.



Property Highlights

- Rare Jupiter Waterfront Redevelopment Opportunity
- Approximately 0.77 Acres
- Approximately 220 Feet of Waterfront
- Approximately 225 Feet of High-Visibility U.S. Highway 1 Frontage
- Existing approximately 186-Foot Dock with Two 50-Foot Boat Slips
- Marine Waterfront Commercial Future Land Use
- Current R-3A Liberal Multi-Family Residential Zoning
- Multiple Potential Redevelopment Paths
- Potential Waterfront Restaurant / Hospitality Destination
- Potential Boutique Hotel / Resort
- Potential Multi-Family / Townhome Development
- Potential Single-Family Waterfront Development, subject to subdivision approval
- Potential for Individual Private Docks with Up to Two Boat Slips per Future Approved Single-Family Lot, subject to permitting and approvals
- Existing Dock May Offer Significant Value for a Future Waterfront Commercial Concept, subject to regulatory approval
- Extensive Zoning, Land-Use, Marine, Seagrass and Dock Feasibility Due Diligence Completed
- Strategically Located in Martin County Near the Palm Beach County Line
- Convenient to Jupiter, Tequesta, Jupiter Island and the Northern Palm Beaches
- Exceptional Combination of Waterfront, Visibility, Access and Redevelopment Potential

SECTION 2

Complete Zoning &
Redevelopment
Reference Report

18947 SE FEDERAL HIGHWAY

COMPLETE ZONING & REDEVELOPMENT REFERENCE REPORT

Including Marine, Seagrass & Dock Feasibility Findings

Property	18947 SE Federal Highway, Jupiter, FL - unincorporated Martin County
Site Area	Approx. 0.773 acres
Waterfront	Approx. 220 feet
U.S. 1 Frontage	Approx. 225 feet
Existing Dock	Approx. 186 feet with two existing 50-foot boat slips
Current Zoning	R-3A - Liberal Multi-Family Residential
Future Land Use	Marine Waterfront Commercial

1. Executive Summary

The two reports together provide a much clearer picture of the property's redevelopment potential. On the land side, Martin County confirms R-3A zoning and Marine Waterfront Commercial Future Land Use. The County states that where R-3A permitted uses conflict with the Marine Waterfront Commercial future land-use designation, the future land-use designation controls, and rezoning would not be mandatory. On the water side, the marine evaluation confirms extensive seagrass, which substantially limits new commercial and multi-family marina expansion but leaves meaningful waterfront opportunities.

Key conclusion: The seagrass does not eliminate redevelopment value. It changes the most practical development strategy. The strongest concepts are waterfront restaurant/hospitality, boutique hotel/resort, single-family waterfront development with private docks if subdivision is approved, and multi-family/townhomes with more limited docking.

2. County Zoning and Future Land Use

- Current zoning is R-3A - Liberal Multi-Family Residential.
- Future Land Use is Marine Waterfront Commercial.
- Where R-3A permitted uses conflict with the Marine Waterfront Commercial Future Land Use designation, the Future Land Use designation controls.

- The County states rezoning would not be mandatory.
- The County cautions that additional issues may be identified during building-permit/site-plan review.
- The County recommends a pre-application meeting to address splitting, platting and redevelopment.

3. Waterfront Restaurant / Hospitality

General restaurants are identified in the WRC permitted-use table. The Marine Waterfront Commercial policy is oriented toward water-dependent and water-related uses, including resort accommodation, marina and waterfront-related services.

The marine report states that commercial waterfront redevelopment remains a viable consideration. It indicates that the current dock could likely continue serving a commercial waterfront use, subject to agency approval. Minor modifications within the currently unvegetated area may be possible, but no assurance is provided.

- Commercial boat slips cannot extend over existing seagrass.
- A commercial docking facility would require a State of Florida Submerged Land Lease.
- Major dock expansion should not be assumed.

Reference assessment: This is one of the strongest redevelopment concepts because it can capitalize on the waterfront and existing dock without depending on a large new marina.

4. Boutique Hotel / Resort

Hotels, motels, resorts and spas are identified in the WRC permitted-use table. Marine Waterfront Commercial policy describes hotel/motel density not exceeding 20 units per gross acre.

At approximately 0.773 acres, 20 units per gross acre equates mathematically to roughly 15 units. This is only a planning-level calculation and is not an approved hotel unit count.

- Marine Waterfront policy: maximum building coverage of 50%.
- Marine Waterfront policy: minimum open space of 20%.
- The County determination states a 30-foot maximum building height for proposed structures.
- The broader Marine Waterfront policy describes 40 feet for resort/water-related uses; a specific proposal requires County confirmation.
- Hotel/resort docking would remain subject to the same seagrass and regulatory limitations as other commercial waterfront development.

Reference assessment: A boutique hotel/resort remains a compelling concept, especially if designed around the existing waterfront infrastructure rather than extensive new dockage.

5. Single-Family Residential / Possible Subdivision

The marine report identifies individual single-family residential docks as the most favorable waterfront development scenario.

If future subdivision approvals are obtained through Martin County, the marine report concludes that each individual residential lot should be capable of supporting its own private dock with up to two boat slips. Private docks may extend to the -4.0-foot Mean Low Water contour.

- The marine report includes a conceptual layout depicting three potential residential lots with associated private docks.
- The marine report expressly does not determine whether the property can legally be subdivided.
- The conceptual three-lot layout is not evidence that subdivision approval has been granted.
- Martin County states deed research is needed to determine whether the lot was established prior to September 27, 1977.
- County staff recommends a pre-application meeting concerning splitting, platting and redevelopment.

Reference assessment: The three-home concept is worth presenting as a conceptual development scenario because the private-dock potential is particularly attractive. It must never be represented as an approved three-lot subdivision.

6. Multi-Family / Townhome Development

R-3A permits residential uses including apartment hotels, multi-family dwellings, single-family attached dwellings, townhouses and duplexes, subject to applicable Future Land Use and site-development requirements.

The marine report finds the waterfront component substantially more restrictive for multi-family redevelopment because the submerged lands are extensively covered by seagrass.

- New multi-family marina facilities would likely be limited.
- Current environmental regulations generally prohibit terminal platforms and boat slips over existing seagrass beds.
- A small area around the end of the existing dock contains little or no seagrass, creating a possibility for limited docking; approval is not assured.
- The existing dock may potentially remain in service, but it exceeds the size typically permitted for new multi-family facilities and would require regulatory review.
- Expansion beyond the existing dock footprint would not be anticipated.
- Any future multi-family dock system would require a State of Florida Submerged Land Lease.

Reference assessment: Multi-family remains a viable land-side concept, but it should not be marketed with the expectation of a substantial new marina or extensive private slips.

7. Existing Dock and Seagrass Conditions

The property has approximately 220 feet of waterfront and an approximately 186-foot existing dock with two existing 50-foot boat slips. The environmental evaluation identifies extensive seagrass across the submerged lands.

- Single-family private docks represent the least environmentally constrained waterfront scenario.
- Commercial redevelopment may potentially continue using the existing dock, subject to agency approval.
- Multi-family continued use of the existing dock is possible but requires regulatory review.
- Commercial and multi-family slips cannot be extended over existing seagrass.
- Minor modifications in currently unvegetated areas may be possible, but are not guaranteed.
- A large new marina is not supported as the strongest redevelopment scenario by the marine findings.

8. Existing Structures and Nonconforming Rights

The County identifies the existing general retail store as a nonconforming structure/use. Under the cited nonconforming-structure provisions, reconstruction or redevelopment within the existing horizontal footprint may be possible.

Certain nonconforming primary structures established before March 29, 2002 may also be vertically enlarged notwithstanding certain building setback criteria. Additional square footage or a change of use may require a revised final site plan.

Important: A developer should evaluate the value of the existing grandfathered/nonconforming footprint before demolishing structures. Removal could potentially eliminate useful existing rights.

9. Key Development Standards

R-3A Multi-Family Standards Highlighted by the County

- Front setback: 20 feet for 1 story; 25 feet for 2 stories; 30 feet for 3 stories.
- Side setbacks: 6 feet for 1 story; 10 feet for 2 stories; 15 feet for 3 stories.
- Maximum building coverage: 30%.
- No R-3A setback or yard is required adjacent to water frontage.

Marine Waterfront Commercial Policy Standards

- Minimum lot size: 10,000 square feet.
- Residential density: not exceeding 10 units per gross acre.
- Hotel/motel density: not exceeding 20 units per gross acre.

18947 SE Federal Highway | Complete Zoning & Redevelopment Reference Report

- Maximum building coverage: 50%.
- Minimum open space: 20%.
- Policy language describes 30-foot maximum height for general water-dependent uses and 40 feet for resort/water-related uses; project-specific confirmation is required.

10. Development Opportunities - Reference Ranking

Rank	Concept	Overall Potential	Primary Issue
1	Waterfront restaurant / hospitality	Strong	Work with existing dock; commercial dock approvals required
2	Boutique hotel / resort	Strong conceptual opportunity	Exact density, height, parking and waterfront plan require review
3	Single-family waterfront homes	Very strong waterfront potential	Subdivision has not been approved
4	Multi-family / townhomes	Viable land-side opportunity	New marina/slips substantially constrained by seagrass
5	Large marina	Weakest concept	Extensive seagrass and permitting limitations

11. What Can Safely Be Described as Potential

- Waterfront restaurant / hospitality redevelopment.
- Boutique hotel / resort redevelopment.
- Multi-family / townhome redevelopment.
- Possible multiple single-family waterfront homesites, subject to subdivision approval.
- Potential private docks for future approved single-family lots.
- Potential continued commercial use of the existing dock, subject to agency approval.
- Potential continued multi-family use of the existing dock, subject to regulatory review.
- Potential redevelopment/reuse of existing nonconforming structures.

12. What Should NOT Be Represented as Approved

- A three-lot subdivision.
- Three guaranteed private docks or any guaranteed number of boat slips.
- A 15-unit hotel.
- A 40-foot building.
- A new multi-family marina.
- A new commercial marina or major expansion of the existing dock.
- Unrestricted commercial development or freestanding retail.
- Any specific development concept before site-plan, environmental and other required approvals.

13. Recommended Due-Diligence / Next Steps

- Hold the County-recommended pre-application meeting for subdivision, platting and redevelopment.
- Have a land planner/civil engineer test concept plans for restaurant/hospitality, boutique hotel/resort, possible single-family subdivision, and multi-family/townhomes.
- For commercial and multi-family concepts, design around the existing dock and unvegetated area rather than assuming dock expansion.
- Obtain project-specific County confirmation of density, height, setbacks, parking, access and site-plan requirements.
- Coordinate waterfront design with applicable state/environmental agencies and submerged-land requirements.
- Evaluate nonconforming/grandfathered building rights before demolition.

14. Overall Reference Conclusion

The completed zoning and marine information supports marketing the property as a flexible waterfront redevelopment opportunity. The Marine Waterfront Commercial Future Land Use designation is a significant land-side asset, while the marine study defines how the waterfront can realistically be used.

The environmental findings do not eliminate the property's redevelopment potential. Instead, they favor concepts that work with the existing dock or, in an approved single-family subdivision scenario, individual private residential docks. The strongest overall story is commercial waterfront redevelopment - particularly restaurant/hospitality or boutique resort/hotel - combined with alternative residential development scenarios.

Bottom line: Do not position the property as a future large-marina site. Position it as a rare Commercial Waterfront redevelopment opportunity with multiple land-use paths, valuable existing waterfront infrastructure, and particularly favorable private-dock potential if a single-family subdivision is approved.

15. Source Documents

1. Martin County Board of County Commissioners - Zoning Inquiry Letter dated August 13, 2026, with enclosed Land Development Regulations, Comprehensive Plan excerpts and supporting property materials.
2. Development & Waterfront Dock Feasibility Summary - environmental/seagrass and dock feasibility findings for the property.

Reference disclaimer: This report is a plain-English reference summary of the supplied documents. It is not a legal opinion, development order, permit, engineering certification, environmental approval or guarantee of development rights.

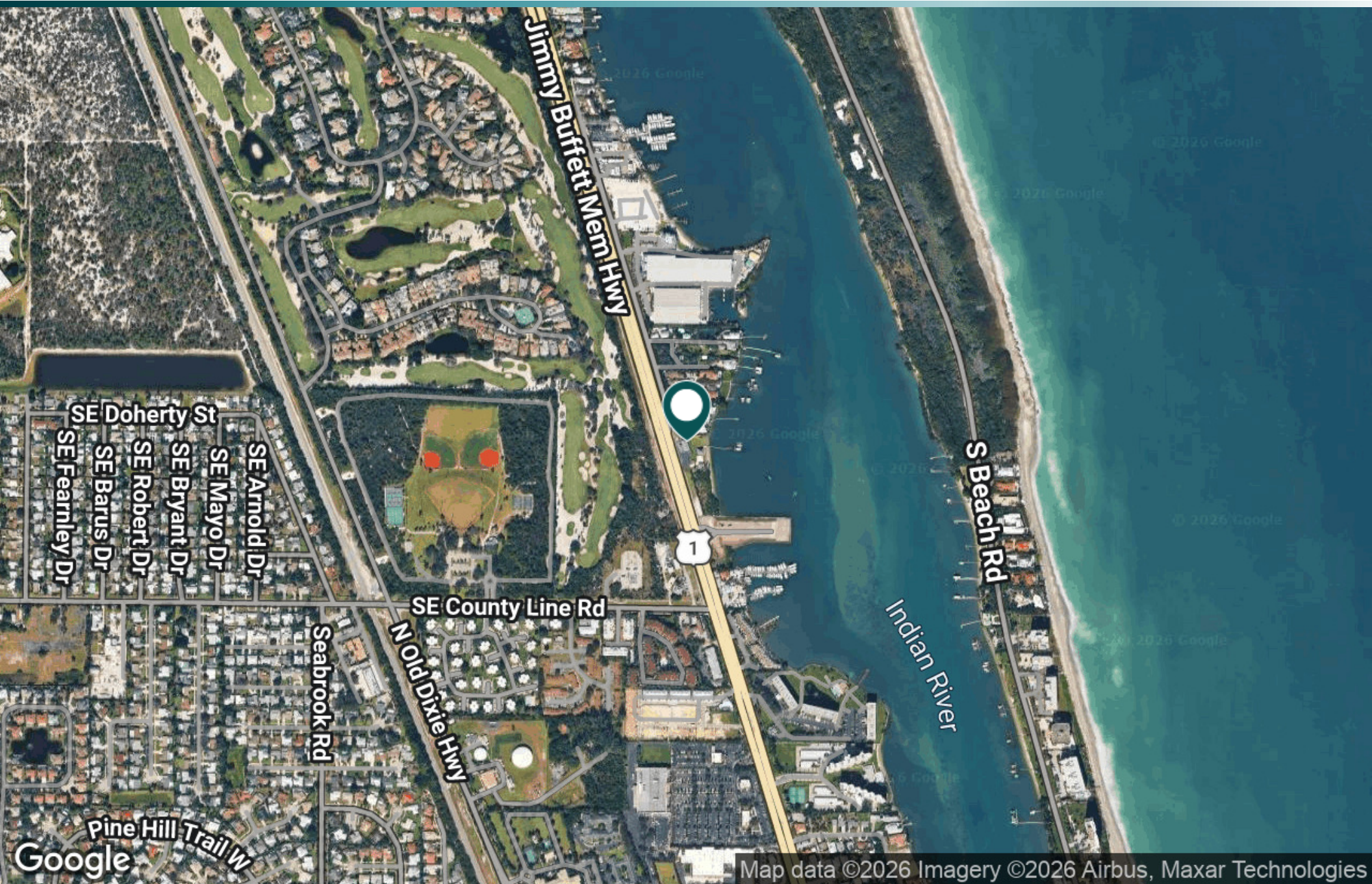
ADDITIONAL PHOTOS

ILLUSTRATED
COMMERCIAL



SECTION 3

Location Information



SECTION 4

Advisor Bios

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Professional Background**Luxury & Waterfront Real Estate Advisor | Illustrated Properties**

Sarah Chapman is a South Florida real estate professional specializing in **luxury, waterfront, and distinctive properties throughout the Jupiter, Palm Beach, and Martin County markets**. A longtime local with more than 40 years of experience in the area, Sarah brings an exceptional understanding of the communities, waterfront lifestyle, property values, and opportunities that define this highly sought-after coastal market.

Her approach extends well beyond traditional real estate marketing. With nearly four decades of experience as the owner of a successful **interior design firm**, Sarah brings a unique ability to recognize a property's potential, understand how it can be positioned, and present that opportunity strategically to buyers, investors, and developers.

Sarah has established a strong record in the luxury market, including the **listing and \$7.5 million cash sale of 77 N. Beach Road on Jupiter Island** and representing the buyers in the **\$4 million sale of 27 Ocean Drive in Jupiter Inlet Colony**. She currently ranks among the **top 4% of agents within her brokerage** and has closed **11 homes in 2026**.

For complex properties such as 18947 SE Federal Highway, Sarah takes a comprehensive, due-diligence-driven approach—assembling the appropriate professionals and researching **land use, zoning, waterfront feasibility, environmental considerations, dock potential, and redevelopment opportunities** so qualified buyers can better understand the possibilities associated with the property.

Backed by the global reach and luxury marketing resources of **Illustrated Properties**, Sarah combines local knowledge, strategic marketing, strong negotiation skills, and a highly personalized approach to representing exceptional South Florida real estate.

Sarah Chapman

Luxury & Waterfront Real Estate Advisor

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