



FOR SALE

Fully Approved Jupiter Waterfront Mixed-Use Development Opportunity

18011 N HIGHWAY A1A

Jupiter, FL 33477

PRESENTED BY:

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Rendering

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,500,000
LOT SIZE:	0.76± Acres
WATERFRONT FRONTAGE:	100± Feet
A1A FRONTAGE:	170± Feet
PARCEL CONTROL NUMBER 1:	30-43-40-31-00-007-0100
PARCEL CONTROL NUMBER 2:	30-43-40-31-03-004-0051

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PROPERTY DESCRIPTION

Introducing an exceptional Jupiter waterfront development opportunity in the very heart of Jupiter Inlet Village. 18011 N A1A offers one of the rarest pieces of waterfront land available on the market today - 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.

The offering includes development plans for three luxury townhomes and designs by the renowned Decorators Unlimited, complete with architectural drawings, floor plans, furniture plans, electrical plans, and more. Developers can move forward with the existing vision or bring their own concept to life at this irreplaceable site. Conveniently located with ocean access in the heart of one of South Florida’s most desirable coastal hubs, this property presents an extremely rare chance to create a landmark project in Jupiter surrounded by waterfront dining, entertainment, boating, and top-tier lifestyle amenities.

This high-elevation property offers approximately 100± feet of waterfront frontage and 170± feet of frontage along A1A, creating exceptional visibility, exposure, and potential for 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, and office.

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.

COMPLETE HIGHLIGHTS



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DESIGN PACKAGE INCLUDES:

ARCHITECTURAL DRAWINGS

DETAILED FLOOR PLANS

FURNITURE LAYOUTS

ELECTRICAL PLANS

INTERIOR DESIGN CONCEPTS

CONSTRUCTION & DESIGN DOCS

PROPERTY HIGHLIGHTS

- Fully approved waterfront development site in the highly desirable Jupiter Inlet District
- Includes three luxury townhome designs created by the nationally recognized Decorators Unlimited
- Approx. 100± feet overlooking the waterfront
- Approx. 170± 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
- Views overlooking water and Burt Reynolds Park preserve

0.76 ACRES ON A1A | JUPITER INLET DISTRICT



Rendering



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PARCEL OUTLINE

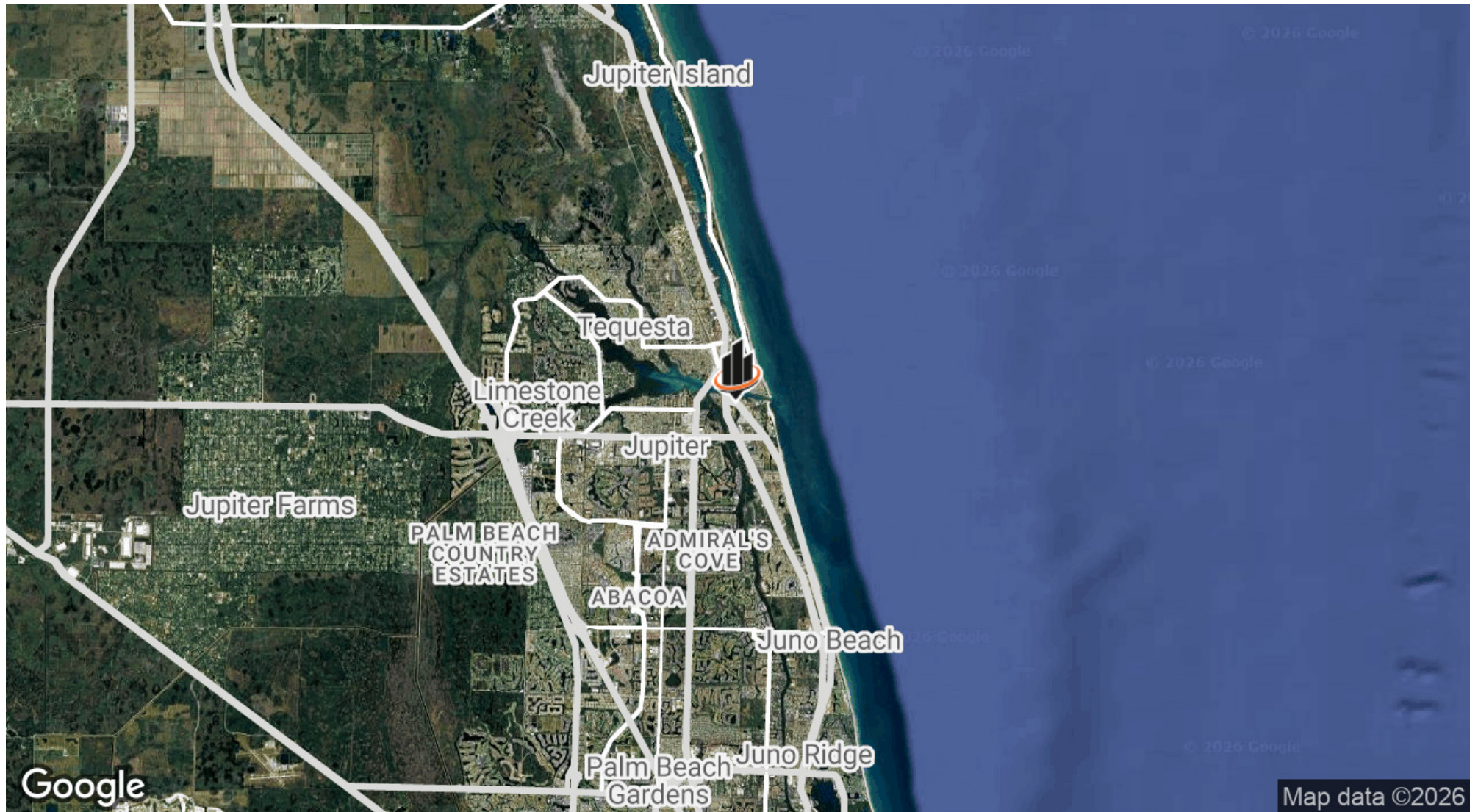


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LOCATION MAP



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RETAILER MAP



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WHY PALM BEACH COUNTY?



No County/City Income Tax



Current Population: 1,546,215 (2024)



#4 in the World for Fastest-Growing Wealth Hubs



#1 for Growth in Florida



Average wage increased from \$71,304 in 2022 to \$74,801 in 2023



Home to: 68 Billionaires & 71,000 Millionaires



#1 location that young, wealthy employees are moving to



Median family income increased by \$10,379 in one year



2,895 Hedge Fund, Private Equity and Wealth Management Firms



2M 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

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.



DEMOGRAPHICS MAP & REPORT

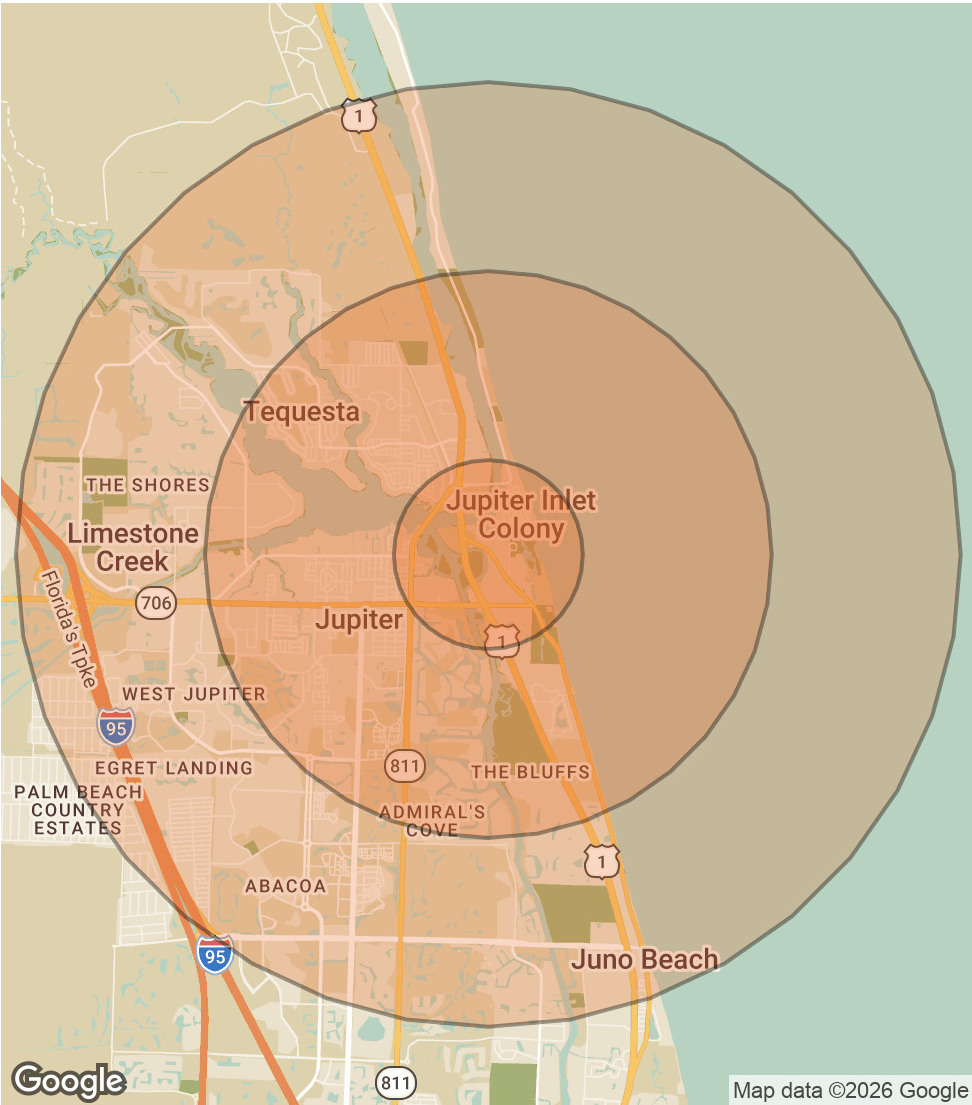
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,857	41,277	90,667
AVERAGE AGE	63.1	49.2	48.8
AVERAGE AGE (MALE)	62.9	47.7	47.3
AVERAGE AGE (FEMALE)	62.5	51.1	49.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,656	17,901	38,129
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$151,140	\$158,018	\$177,249
AVERAGE HOUSE VALUE	\$913,200	\$828,317	\$766,530

2023 American Community Survey (ACS)



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