

1.49-AC COMMERCIAL DEVELOPMENT LAND

8280 SE Constitution Blvd. Hobe Sound, FL 33455



FOR SALE | \$699,000

CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

Office

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
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Matt Crady

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PROPERTY OVERVIEW

- Presenting a valuable 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

\$699,000

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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COMMUTE MAP



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TRADE AREA MAP



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