



FOR SALE | LAND

JUPITER WATERFRONT DEVELOPMENT SITE

18265 & 18275 Highway A1A | Jupiter, FL 33477



PRESENTED BY:

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PROPERTY HIGHLIGHTS

- One of a Kind, Irreplaceable Waterfront Development Opportunity
- Located in Unincorporated Palm Beach County, Not Jupiter
- The last remaining waterfront parcels available on A1A
- Located in Jupiter Inlet Village, a.k.a. "the funky fishing village"
- Zoning permits multiple uses: Marina/Dry Stack, Retail, Office, Restaurant, Mixed Use*
- Newer cap and seawall



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1 | PROPERTY INFORMATION



Executive Summary



SALE OVERVIEW

SALE PRICE:	\$4,950,000
LOT SIZE:	1.44± Acres
APN #:	00-43-40-31-00-006-0030 & 0040
ZONING:	Marine Waterfront Commercial Overlay/Future Land Use CH [Commercial High] With Underlying MR-5
CROSS STREETS:	U.S. Highway One

PROPERTY DESCRIPTION

Two parcels with 250+/- feet along the water and 300+/- feet along A1A. Formerly the Pa-Ja Motel and Henley Marine, this property is cleared, leveled and ready for development. There are a total of 11± finger piers, 17± boat slips, plus a newer cap and seawall. These parcels may be developed for a boutique hotel, marina/dry stack, retail, office, restaurant, as well as mixed use*. Easy access to the Intracoastal Waterway, which is seconds away, plus the Atlantic Ocean, which is minutes away via the Jupiter Inlet.

Directly across the street, and currently under construction, is the new retail/office development known as Love Street. When complete, the development will include two waterfront restaurants, 5,000± SF of retail space, and 2,000± SF of office space.

Located less than one mile from the property is Harbourside Place, the \$150 million project located on the intracoastal waterway. Harbourside Place is east Jupiter's main destination for shopping, dining and entertainment. In addition, the Holtec Center is located directly to the west. This Class "A" office building is the tallest office building in the Jupiter/Tequesta area.

* Call Palm Beach County Planning, Zoning and Building Department for information on these parcels



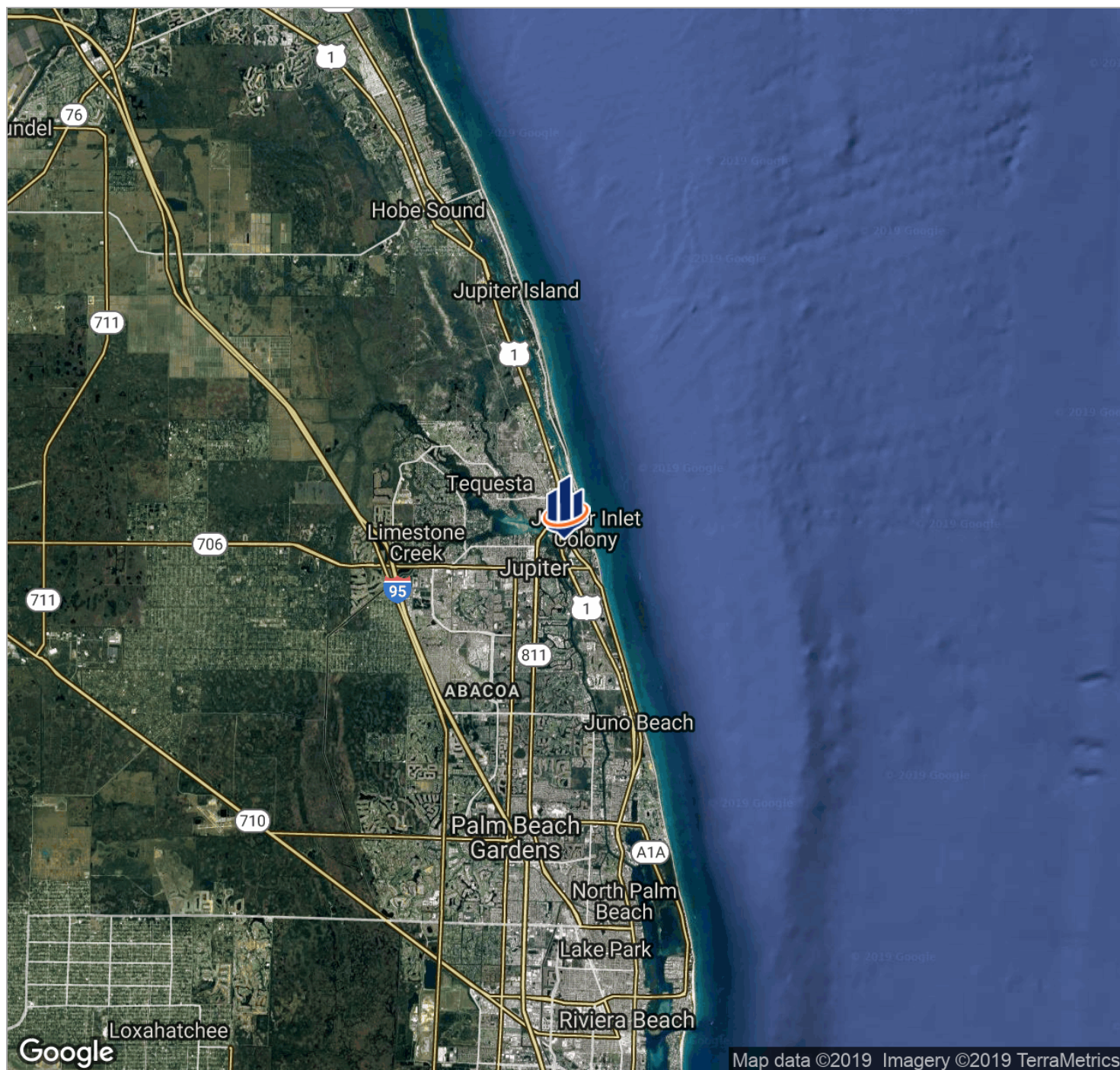
2 | LOCATION INFORMATION



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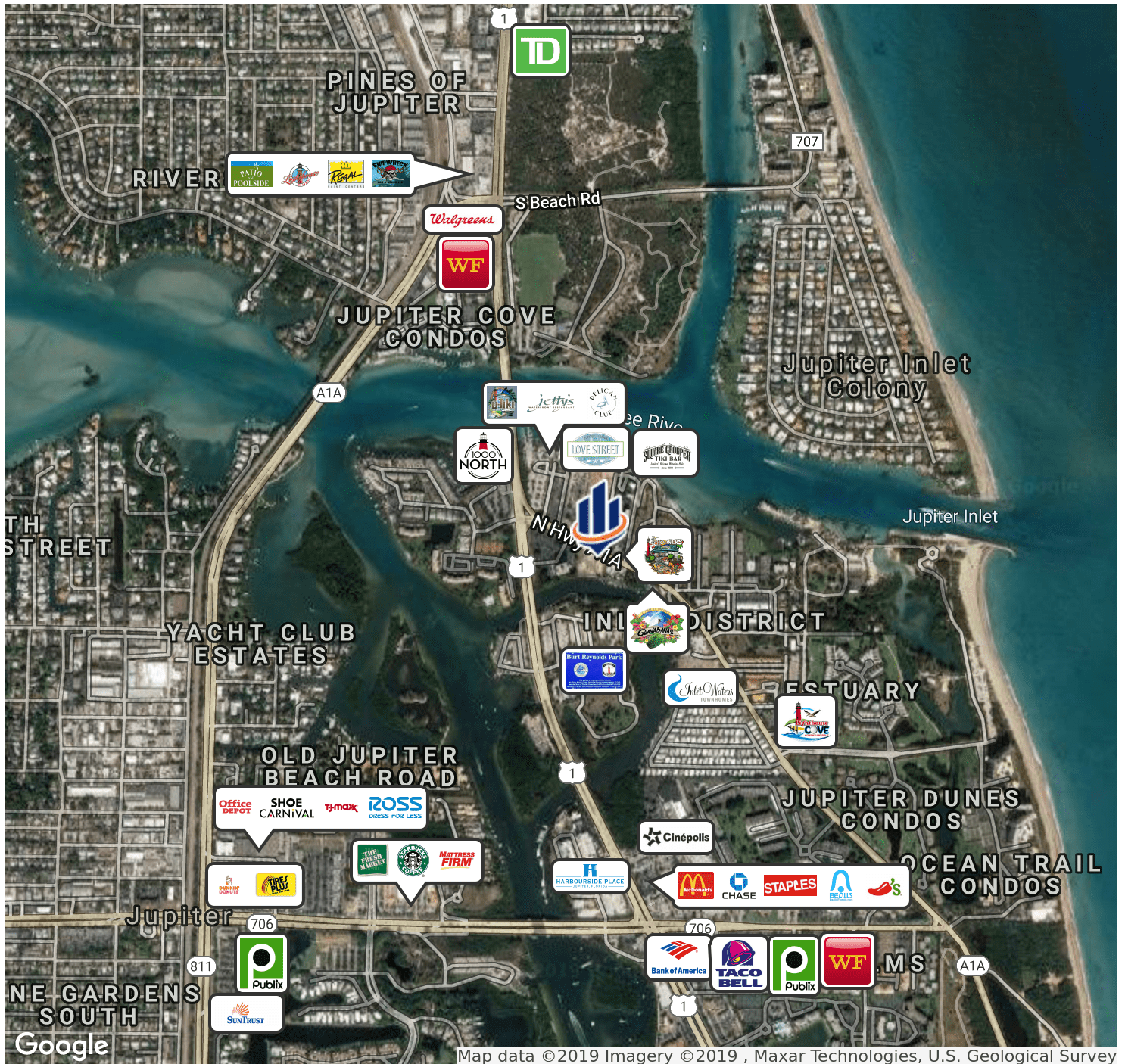


Location Map





Retailer Map





3 | ADDITIONAL INFORMATION



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Property Photos



Prior to demolition of Pa-Ja Motel and Henley Marine



Prior to demolition of Pa-Ja Motel and Henley Marine



Property Photos



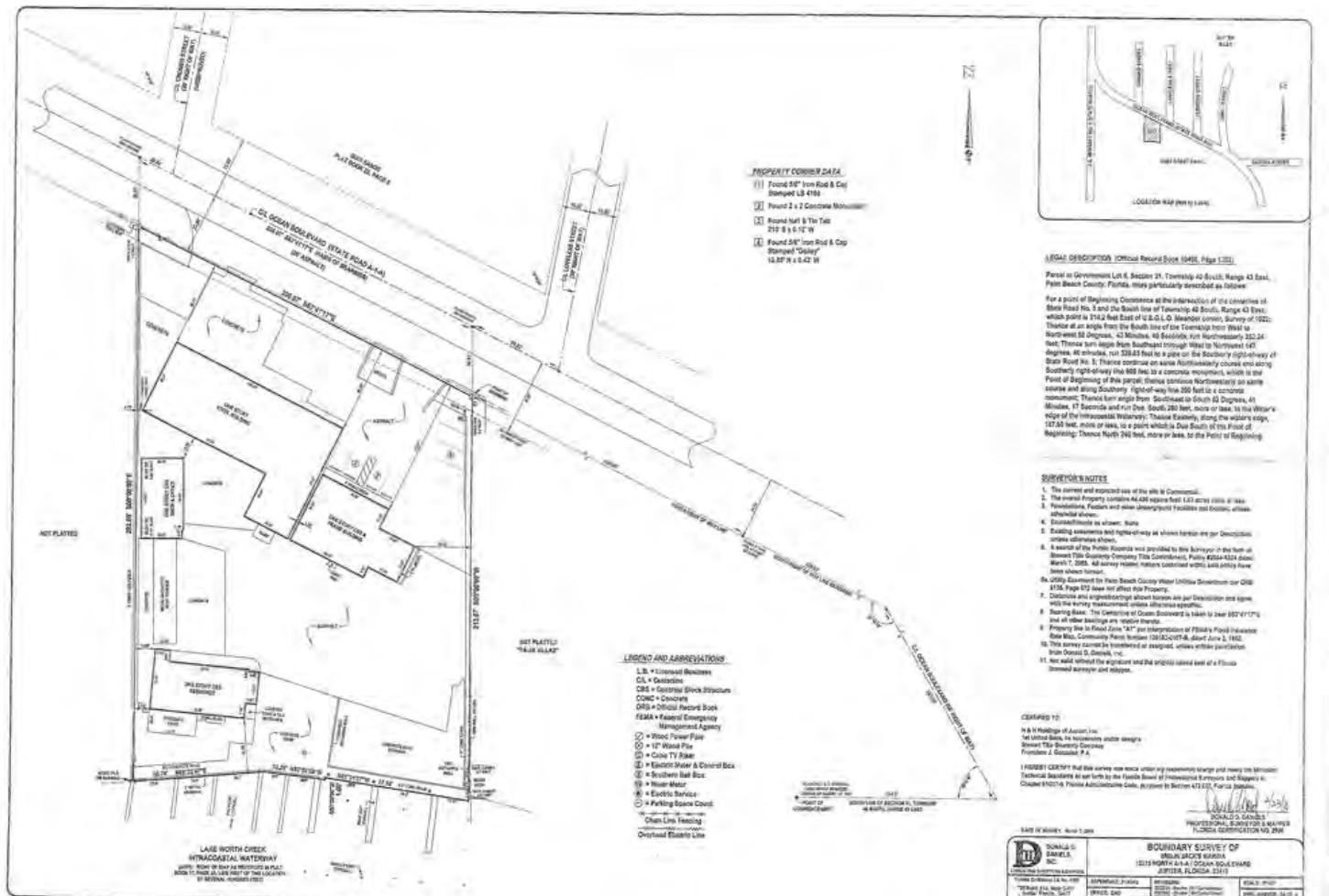


Property Photos

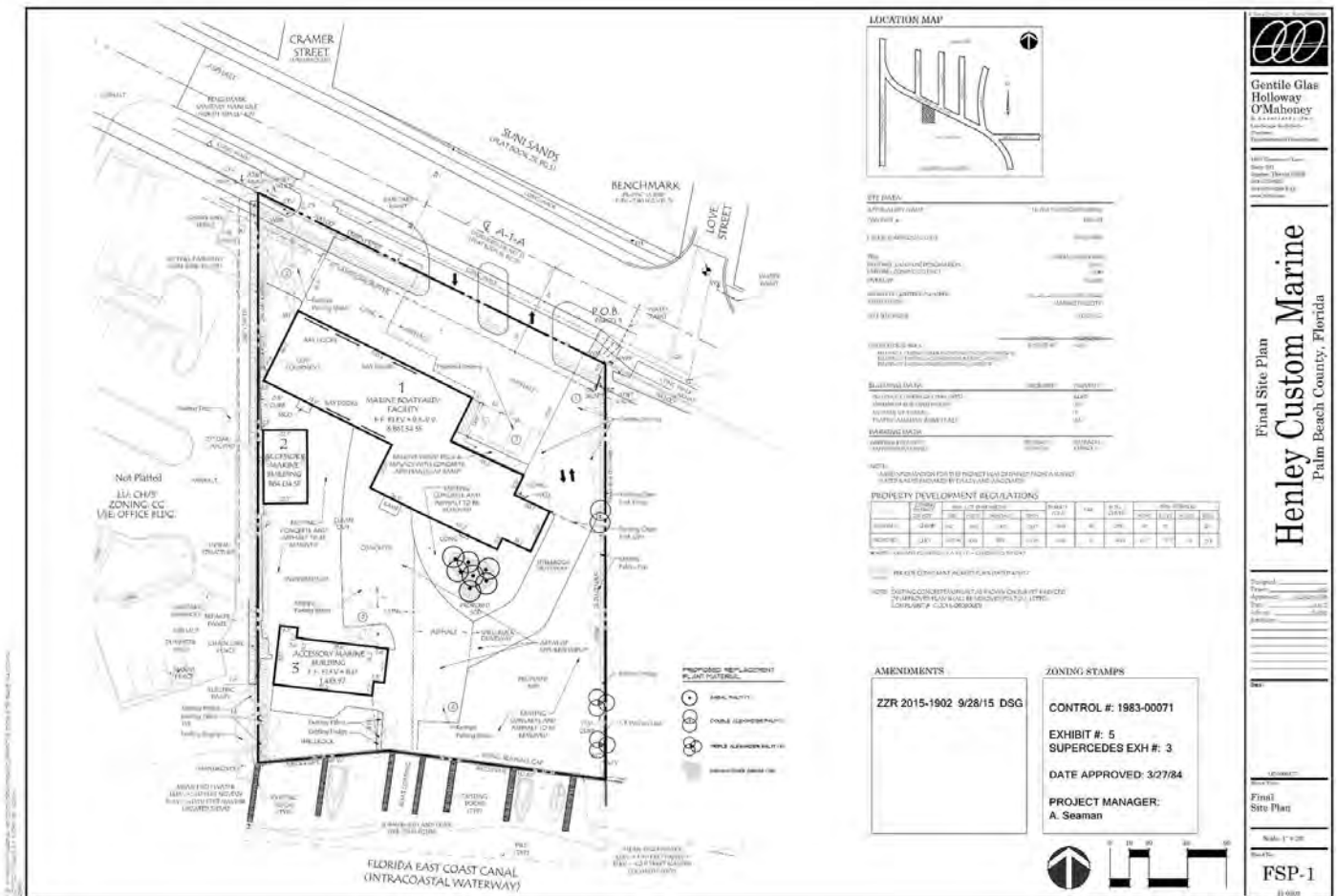




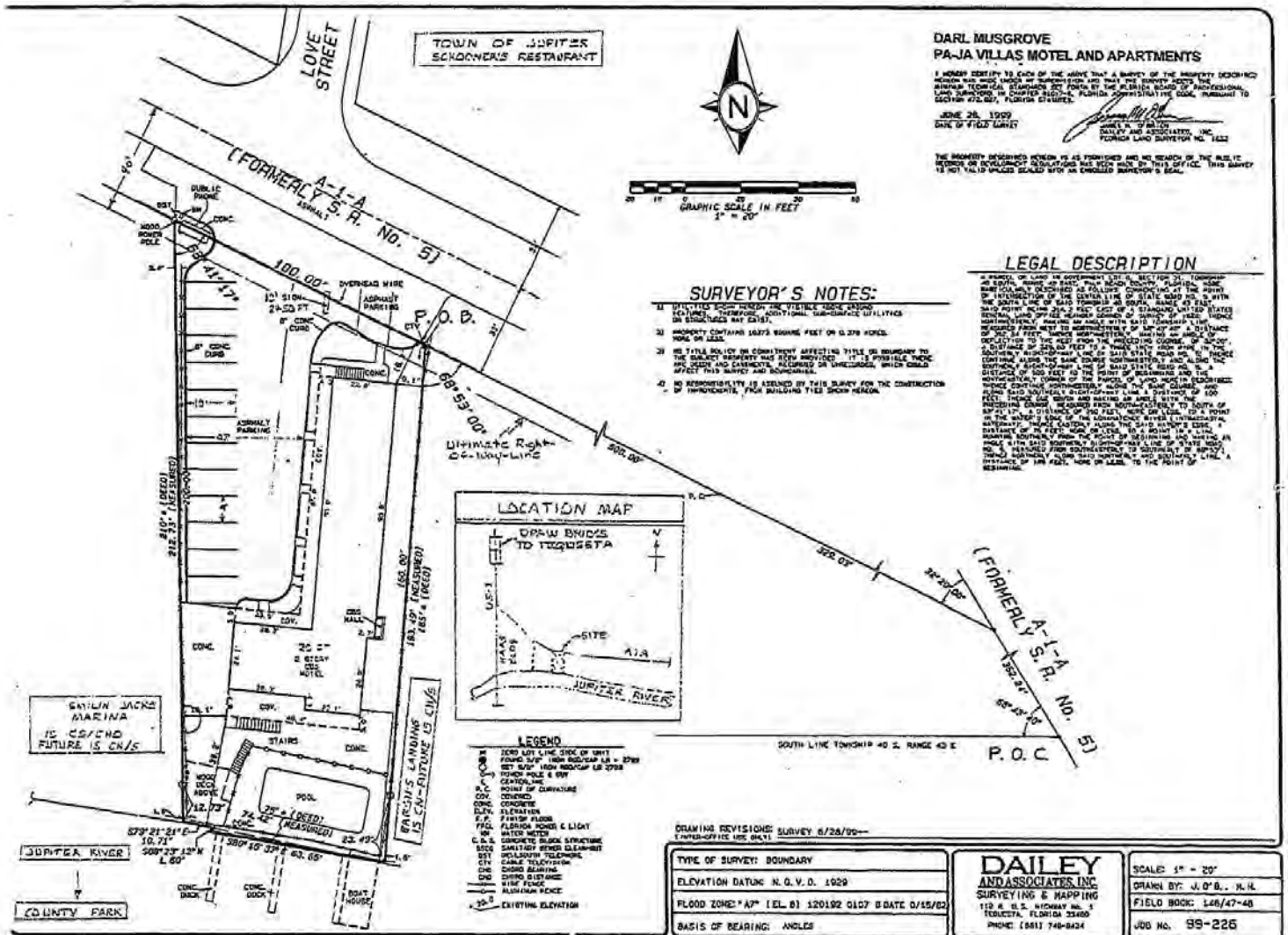
Marina Survey



Marina Site Plan



Hotel Site Plan

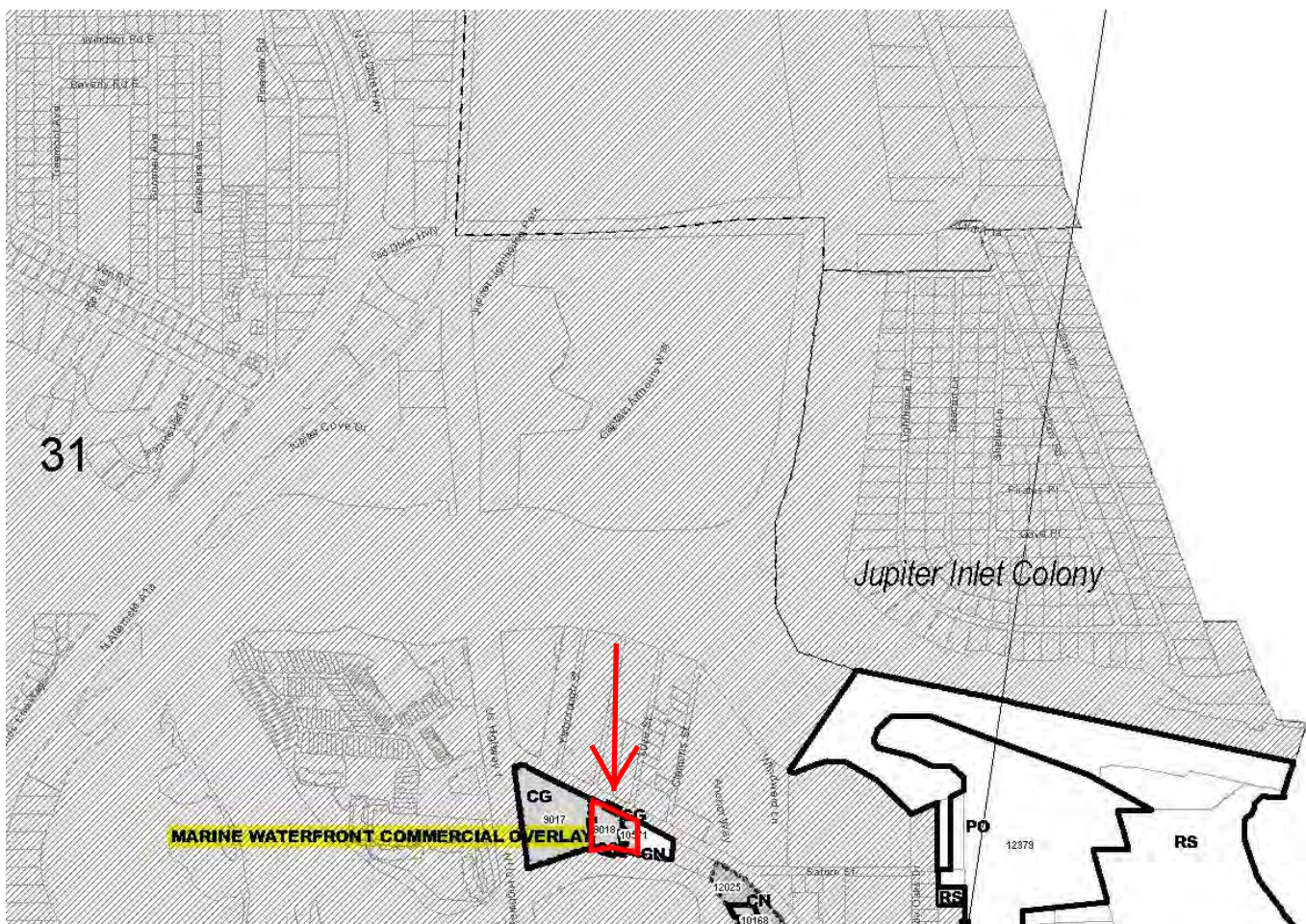


SUB-OBJECTIVE 1.2.6 Marine Waterfront Commercial Overlay (MWCO)

The purpose of the Marine Waterfront Commercial Overlay (MWCO) area is to protect recreational and commercial working waterfronts, as defined by the Introduction and Administration Element, within Unincorporated Palm Beach County.

Policy 1.2.6-a: Within the Marine Waterfront Commercial Overlay as depicted on Map LU 3.1, the County shall ensure a ‘no net loss’ of recreational and commercial working waterfronts by not approving an amendment or development order for any site that would reduce the amount of recreational and commercial working waterfront uses unless:

- the County determines that the subject site has limited redevelopment potential for recreational and commercial working waterfront uses due to changed circumstances, including but not limited to, changes in the surrounding area or government regulations; or
- the proposal includes the transfer and/or expansion of recreational and commercial working waterfront uses off site.
- denial of the amendment or development order would result in a taking of private property or would inordinately burden an existing use or a vested right to a specific use pursuant to the Bert J. Harris Jr., Private Rights Protection Act.



RIVERWALK POINTS OF INTEREST



① OCEAN WAY

The bike and pedestrian paths along Ocean Way connect the beautiful Atlantic beaches to the southern end of Jupiter's Riverwalk. Free public parking is available along A1A.

② JUPITER RIDGE NATURAL AREA

At the southern end of Jupiter's Riverwalk, this section runs parallel to one of Florida's best examples of coastal scrub habitat. Educational kiosks are on-site describing the wildlife and habitat. Free public parking is available (from sunrise to sunset) at the park, and there is now a walkway to the Riverwalk from the parking lot. This 267-acre natural area is operated by Palm Beach County, and is a bird watcher's paradise. It is located on US Highway 1, approximately 3 miles north of Donald Ross Road in Jupiter.

③ MANGROVE BAY

The Riverwalk meanders along the western edge of this delightful tropical community, overlooking mangroves rich with local wildlife.

④ LAGOON BRIDGE

This pedestrian and bicycle bridge connects the Riverwalk behind the Best Western Hotel to the southern tip of the Jupiter Yacht Club marina. Enjoy views of the tranquil lagoon, fish and the occasional manatee. Free public parking is available at the Jupiter Yacht Club.

⑤ JUPITER YACHT CLUB

Enjoy shopping and dining as you stroll northward through this 89-slip marina. Public slips are available for visitors arriving by boat. Free public parking is also available.

⑥ THE PLAZA DOWN UNDER ON THE RIVERWALK

A perfect location for community events, festivals, markets and entertainment, the Plaza is tucked under the east span of the Indiantown Road Bridge. Free public parking.

⑦ RIVERWALK ENTERTAINMENT DISTRICT

Harbourside Place offers a unique waterside community gathering spot for shopping, dining, entertainment, and events, and includes the Wyndam Hotel and marina.

⑧ BURT REYNOLDS PARK

Nestled between the Intracoastal and the "Oxbow" waterway, this park offers boat access to Jupiter's waterways. A future extension of the Riverwalk will wander through the park.

⑨ INLET VILLAGE

Future plans for this seaside village will be inspired by the history and character of its once active fishing industry. With the historic Jupiter Lighthouse as a backdrop, views from the planned shopping promenade will be hard to match.

⑩ INLET VILLAGE MARINA

Public slips are available for visitors arriving by boat for water access to Inlet Village.



Love Street Development

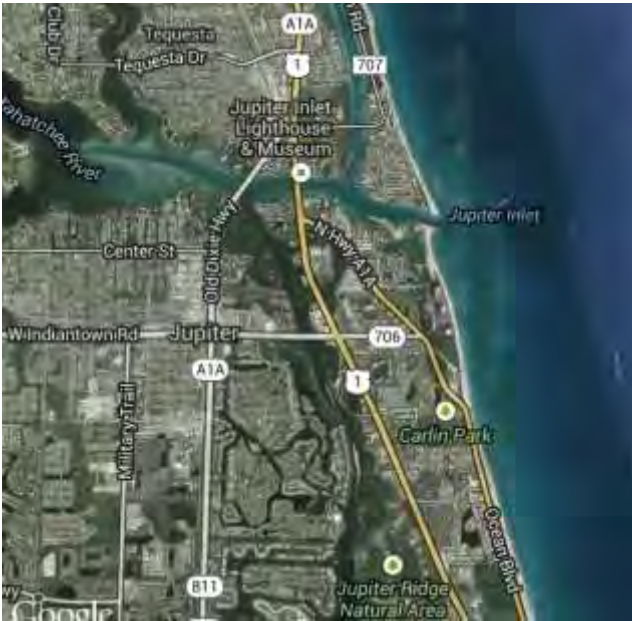


RETAIL	4,949
OFFICE	1,941
RESTAURANT	11,162
PUBLIC RESTROOMS	505
OUTDOOR SEATING IN EXCESS OF 25%	1,781
TOTAL BUILDING AREA (GLA)	18,557





Jupiter Overview



Jupiter is considered the Gateway to South Florida. Located just 20 minutes from the Palm Beach International Airport, Jupiter is at the northern end of Palm Beach County. According to the 2010 census, Jupiter had a total population of 55,156 within the town area of 21.1 square miles. Between 2000-2010, the population of Jupiter was 40.2%.

Jupiter is home to Roger Dean Stadium, which hosts two major league baseball teams for spring training – The Miami Marlins and St. Louis Cardinals.

Also located in Jupiter, is the Scripps Research Institute, a non-profit biomedical research organization. In 2014, the Jupiter campus is expected to have more than 60 faculty and 550 staff.

The German-base Max Planck Society chose Jupiter as its first Institute located in the United States. The Max Planck Florida Institute focuses on brain function and neural circuits.

Jupiter Highlights

- Jupiter was rated as the 9th Happiest Seaside Town in America by Coastal Living in 2012.
- Jupiter is centrally located with easy access to Fort Lauderdale and Miami, which are located to the south.
- Orlando, the theme park, attraction and amusement capital of the world, is located 2 hours to the north.



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Why Palm Beach County?

Palm Beach County is the third most populous county in the state of Florida with a population of 1,345,652 (year round).

Located in Southeast Florida, the 2,000-square-mile region is the largest county southeast of the Mississippi River and is larger than two U.S. states- Rhode Island and Delaware.

Palm Beach County has more golf courses than any other county in the country with more than 160 public and private golf courses – from executive to championship level – designed by the best names in the industry, and with something for golfers of every skill level.

Palm Beach County consists of 38 cities and towns.

The center of the county is approximately 60 miles north of Miami and 150 miles southeast of Orlando.

The Atlantic Ocean touches the eastern half of the county with coastal and beach areas ranging for 47 miles from north to south.

The Northwest part of the county includes Lake Okeechobee, the second largest freshwater lake in the United States.

Palm Beach County contains more 1,000,000 square feet of meeting space and 16,000 rooms in more than 200 hotels – 18 with more than 5,000 square feet of space each.

Western Palm Beach County leads the nation in the production of sugar and sweet corn.

Eighteen percent of all sugar in the United States is produced here. Sugar cane covers some 400,000 acres or about one-third of the county's overall land mass.

Palm Beach County is home to more than 200 theaters, museums, arts centers, indoor and outdoor performance stages, and other cultural venues and is considered among the world's most celebrated cultural destinations.

In addition to its pristine beaches, Palm Beach County has 125 waterways perfectly suited for kayaking, boating, paddleboarding and every other imaginable water sport; Direct access to The Florida Everglades and its unique exploration via airboat tours and the best bass fishing in the 730 square miles of Lake Okeechobee.

Palm Beach International Airport was voted the third best airport in the U.S. and sixth best in the world by Conde Nast Traveler readers. CheapFlights.com also recognized the airport on the 2011 list of "Top 101 Affordable U.S. Airports."

The Port of Palm Beach is the 4th busiest container port of Florida's 15 deep water ports, and it is the 20th busiest container port in the United States. It is also the only South Florida port with on-dock rail. Five miles of port-owned track that is directly linked to the Florida East Coast Rail Company (FEC) and switches to the CSX and NFS.

As the Winter Equestrian Capital of the World, the Winter Equestrian Festival in Wellington takes place every January through April, while the International Polo Club Palm Beach features high-goal competitions through the January-April.



4 | DEMOGRAPHICS



Demographics Report

	1 MILE	5 MILES	10 MILES
Total households	2,201	34,664	80,538
Total persons per hh	2.0	2.4	2.3
Average hh income	\$111,563	\$105,215	\$104,682
Average house value	\$408,211	\$447,002	\$433,980

	1 MILE	5 MILES	10 MILES
Total population	4,430	83,758	189,256
Median age	55.4	44.5	45.6
Median age (male)	56.4	44.4	45.6
Median age (female)	54.6	44.6	45.6

	1 MILE	5 MILES	10 MILES
Total population - White	4,063	75,743	165,973
% White	91.7%	90.4%	87.7%
Total population - Black	72	1,877	10,837
% Black	1.6%	2.2%	5.7%
Total population - Asian	44	1,669	4,049
% Asian	1.0%	2.0%	2.1%
Total population - Hawaiian	0	0	50
% Hawaiian	0.0%	0.0%	0.0%
Total population - Indian	2	139	387
% Indian	0.0%	0.2%	0.2%
Total population - Other	190	3,194	5,370
% Other	4.3%	3.8%	2.8%

	1 MILE	5 MILES	10 MILES
Total population - Hispanic	473	10,498	20,115
% Hispanic	10.7%	12.5%	10.6%

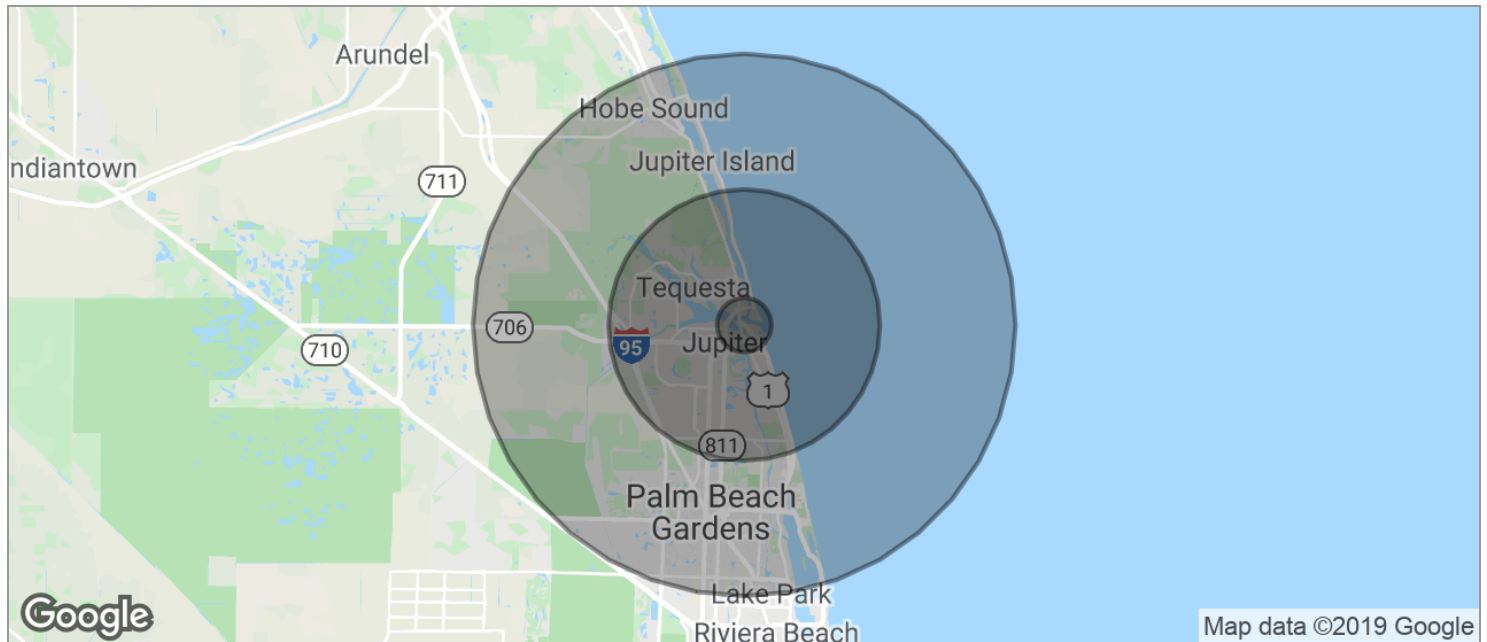
* Demographic data derived from 2010 US Census



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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,430	83,758	189,256
MEDIAN AGE	55.4	44.5	45.6
MEDIAN AGE (MALE)	56.4	44.4	45.6
MEDIAN AGE (FEMALE)	54.6	44.6	45.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,201	34,664	80,538
# OF PERSONS PER HH	2.0	2.4	2.3
AVERAGE HH INCOME	\$111,563	\$105,215	\$104,682
AVERAGE HOUSE VALUE	\$408,211	\$447,002	\$433,980
RACE	1 MILE	5 MILES	10 MILES
% WHITE	91.7%	90.4%	87.7%
% BLACK	1.6%	2.2%	5.7%
% ASIAN	1.0%	2.0%	2.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	4.3%	3.8%	2.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	10.7%	12.5%	10.6%

* Demographic data derived from 2010 US Census



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