

FOR SALE

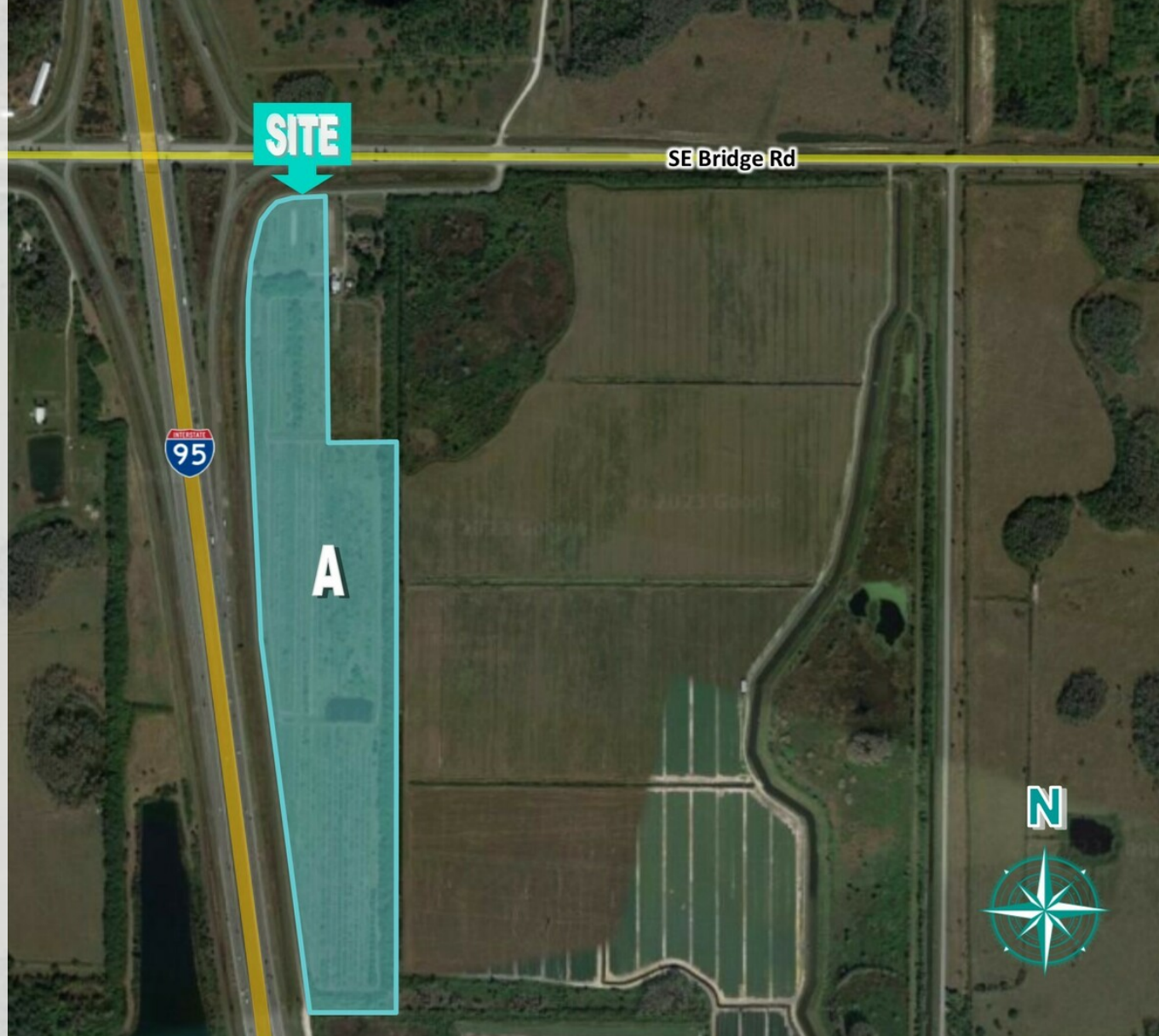
SE BRIDGE RD

SE BRIDGE RD, Hobe Sound, FL 33455

SITE A: 48.5 +/- Acres

SALE PRICE

\$17,500,000



SLC Commercial
Realty & Development

slccommercial.com
772.220.4096



DREW POSTON
VICE PRESIDENT/BROKER
Mobile 772.528.6057
dposton@slccommercial.com

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details & Highlights

48.5 +/- ACRES

FOR SALE

Property Type	Land
APN	31-39-42-000-001-00001-2
Lot Size A:	48.5 +/- Acres

Just East of I95 (exit 60) on the South side of Bridge Rd (Sr 708) you will find the 48.5 +/- Acres of the Pagoda Groves land. Pagoda Groves has been a family farm specializing in pomelos, Indian River citrus: honey bells, grapefruit, tangerines; tomatoes, vegetables, herbs, orange blossom honey, starfruit, pink and white guavas, watermelon, Florida mangoes, orange marmalades and more since 1998.

SLC Commercial presents 48.5 +/- acres of premier development opportunity with nearly 3,800 feet of direct frontage along I-95 right at the SE Bridge Rd exit in Martin County with exposure and visibility to over 77,400 vehicles per day along the interstate. The corner property benefits from immediate access to I-95 on and off-ramps just 30 miles from West Palm and approximately 1 hour and a half Fort. Lauderdale, and only 8 miles to Hobe Beach pristine beaches. With A-1 zoning, The property is surrounded by several major development projects set to bring thousands of new homes and attractions to the area including Michael Jordan's private golf club, Grove XXIII, Atlantic Fields luxury golf community, and a current proposal underway for Harmony Ranch on 420 acres proposing to bring approximately 2,400 new homes directly across I-95 and Florida's Turnpike from the subject property.



Property Summary

48.5 +/- ACRES

FOR SALE



SALE PRICE

CALL AGENT FOR PRICING

OFFERING SUMMARY

Lot Size:	48.5 +/- Acres
Zoning	A-1
Market	South Florida
Submarket	Hobe Sound
Traffic Count From Bridge Rd	11,000 AADT
Traffic Count From I-95	77,000 AADT

PROPERTY DESCRIPTION

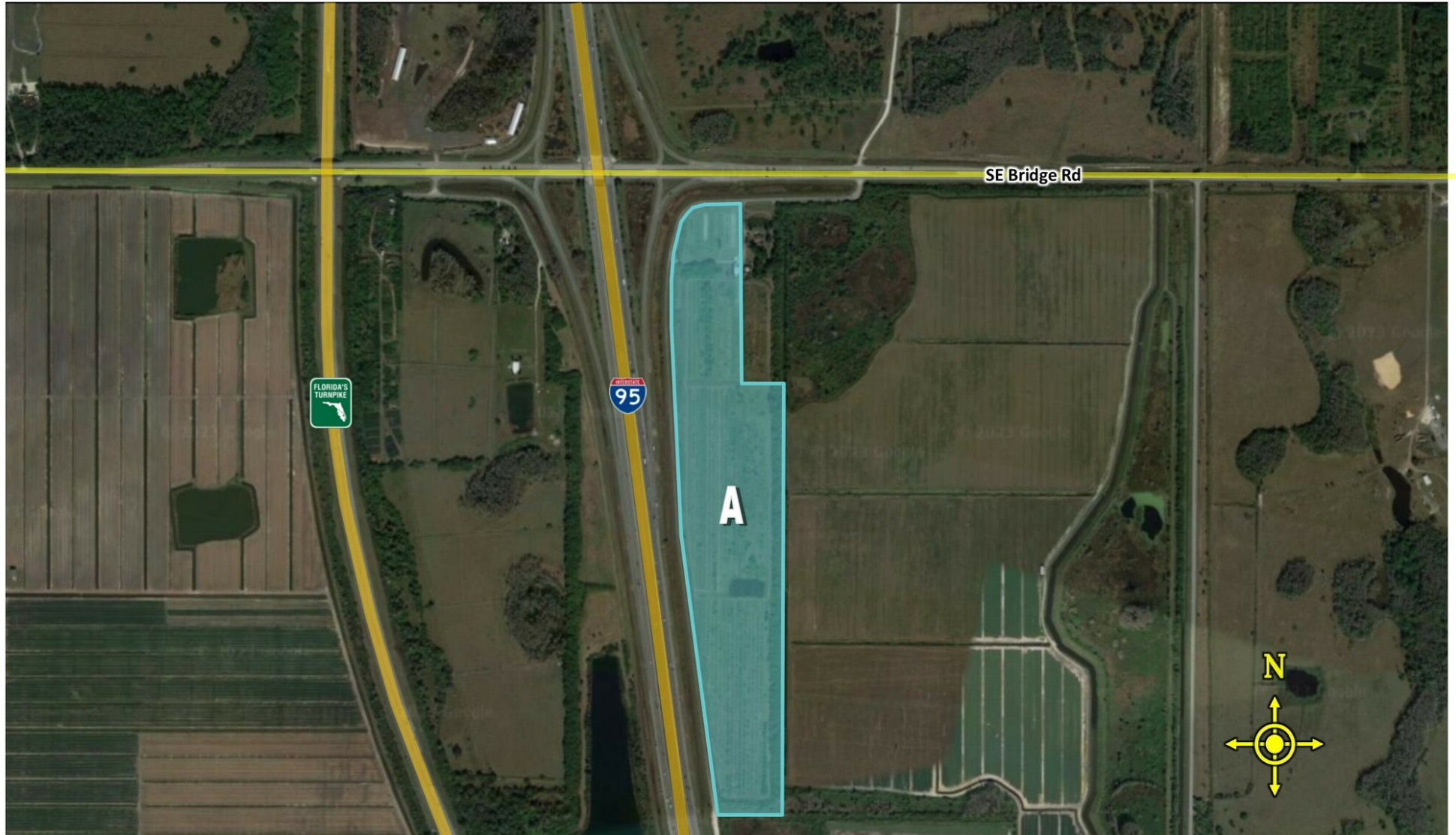
Just East of I95 (exit 60) on the South side of Bridge Rd (Sr 708) you will find the 48.5 +/- Acres of the Pagoda Groves land. Pagoda Groves has been a family farm specializing in pomelos, Indian River citrus: honey bells, grapefruit, tangerines; tomatoes, vegetables, herbs, orange blossom honey, starfruit, pink and white guavas, watermelon, Florida mangoes, orange marmalades and more since 1998.

SLC Commercial presents 48.5 +/- acres of premier development opportunity with nearly 3,800 feet of direct frontage along I-95 right at the SE Bridge Rd exit in Martin County with exposure and visibility to over 77,400 vehicles per day along the interstate. The corner property benefits from immediate access to I-95 on and off-ramps just 30 miles from West Palm and approximately 1 hour and a half Fort. Lauderdale, and only 8 miles to Hobe Beach pristine beaches. With A-1 zoning, The property is surrounded by several major development projects set to bring thousands of new homes and attractions to the area including Michael Jordan's private golf club, Grove XXIII, Atlantic Fields luxury golf community, and a current proposal underway for Harmony Ranch on 420 acres proposing

SITE A

48.5 +/- ACRES

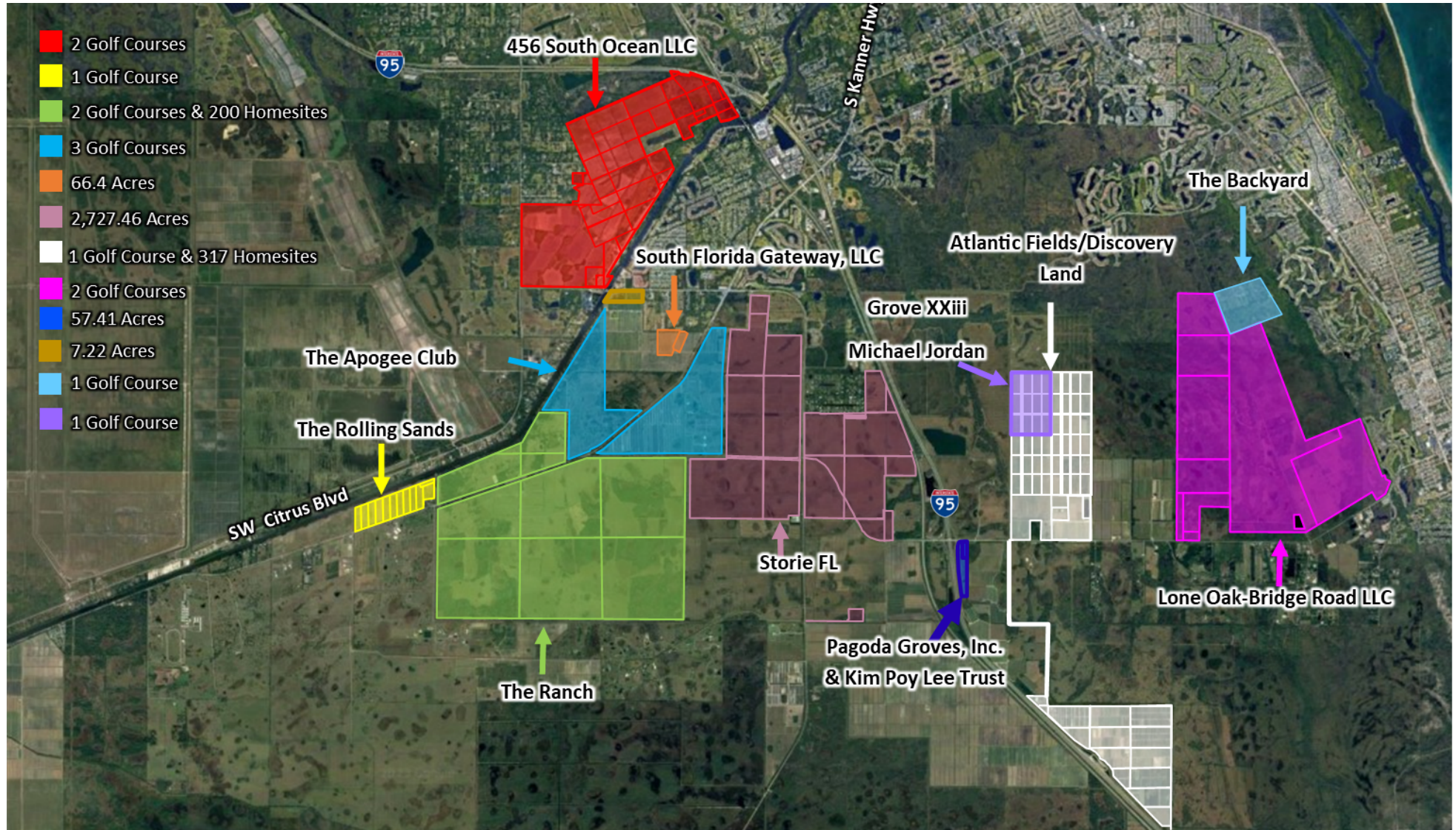
FOR SALE



Location Information

48.5 +/- ACRES

FOR SALE



Atlantic Fields Nearby Development

48.5 +/- ACRES

FOR SALE



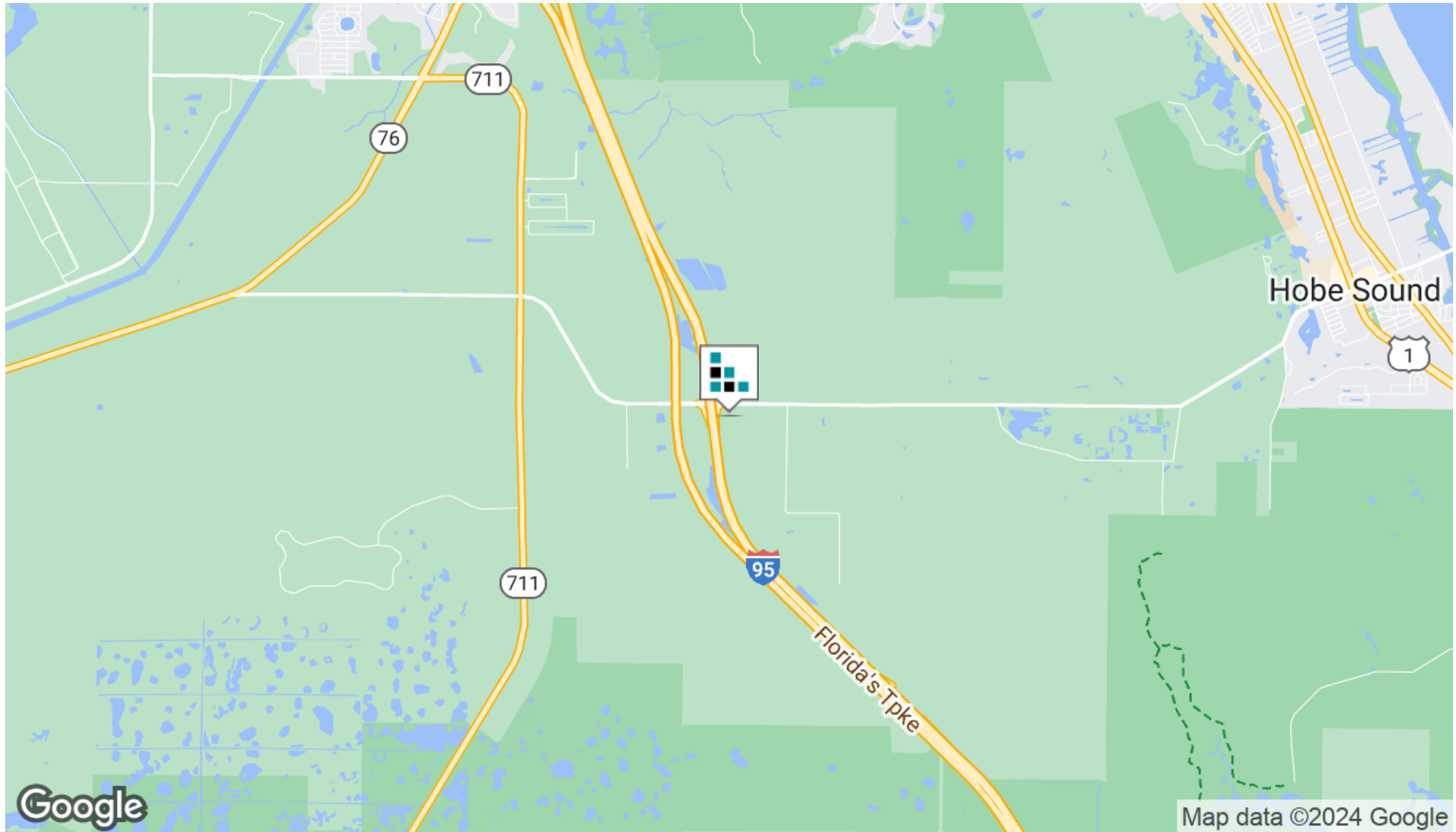
NEW LUXURY COMMUNITY ON BRIDGE ROAD IN HOBE SOUND WOULD BE WORTH OVER \$1.5 BILLION

- Private Community – Development of Atlantic Fields, an exceptional private club and community with Discovery Land Company, consisting of just 317 homes and producing approximately \$20 million per year in tax revenue for Hobe Sound
- Private Club – Golf course designed by world-renowned architect Tom Fazio will include a carefully chosen palette of native Florida vegetation to enhance and preserve the natural setting
- Maximum Open Space – By limiting development to just 420 acres out of more than 1,500 acres comprising the total site
- Agricultural Preservation – Placing 800 acres of operational agricultural land, the current Becker Tree Farm, into a permanent agricultural easement
- Wetland Protection – Restoring approximately 125 acres of wetland and native habitats to improve the area's hydrological function and drainage
- Equestrian Facility – Donating a world-class equestrian facility, valued at nearly \$1 million, to the Atlantic Ridge State Park to provide public access to the park
- Enhanced Access – Creating new access point to the Atlantic Ridge State Park's 5,800 acres of wetlands, uplands and wildlife habitat for public horseback riders, hikers and mountain bikers
- Train Station—Donating the historic Hobe Sound Train station to Martin county for relocation to the Hobe sound community Redevelopment Area

Location Map

48.5 +/- ACRES

FOR SALE



Disclaimer

48.5 +/- ACRES

FOR SALE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.



772.220.4096
slccommercial.com

DREW POSTON
VICE PRESIDENT/BROKER
Mobile 772.528.6057
dposton@slccommercial.com