

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$6,000,000

**LOT SIZE:** 32.0± Acres

**APN #:** 343842000185000108

**ZONING:** GI (General Industrial)  
Martin County

**MARKET:** South Florida

**SUB MARKET:** Martin County

**CROSS STREETS:** SE Federal Highway

## PROPERTY DESCRIPTION

This property is 32.28± acres, and with the exception of a lake, the site is vacant and undeveloped.

Ideal uses for the property include development of a hotel, car club, or car storage facility. There are no hotels currently servicing the area, so the need is there.

Located to the east of the property is Jupiter Island, home to some of the wealthiest people in the country. Many Jupiter Island residents are car enthusiasts. They need safe and secure storage for their cars and motorcycles.

Located to the northwest of the property is the Grove Golf Club development by NBA Legend, Michael Jordan, and designed by Bobby Weed.

## LOCATION OVERVIEW

This parcel is located on the south side of Bridge Road, west of U.S. Highway One and east of I-95. Situated between Jupiter and Stuart, Hobe Sound is the southernmost town along U.S. 1 in Martin County



# Parcel Outline





# Permitted Uses



Hotel - Resort - Spa

leaving the neighborhood, and maybe even (gasp!) moving to Brooklyn, I was as crushed as a Cash For Clunkers Ford Explorer.



Car Storage Facility - Car Club

**DAILEY**  
AND ASSOCIATES, INC.  
SURVEYING & MAPPING  
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# Wetland Map

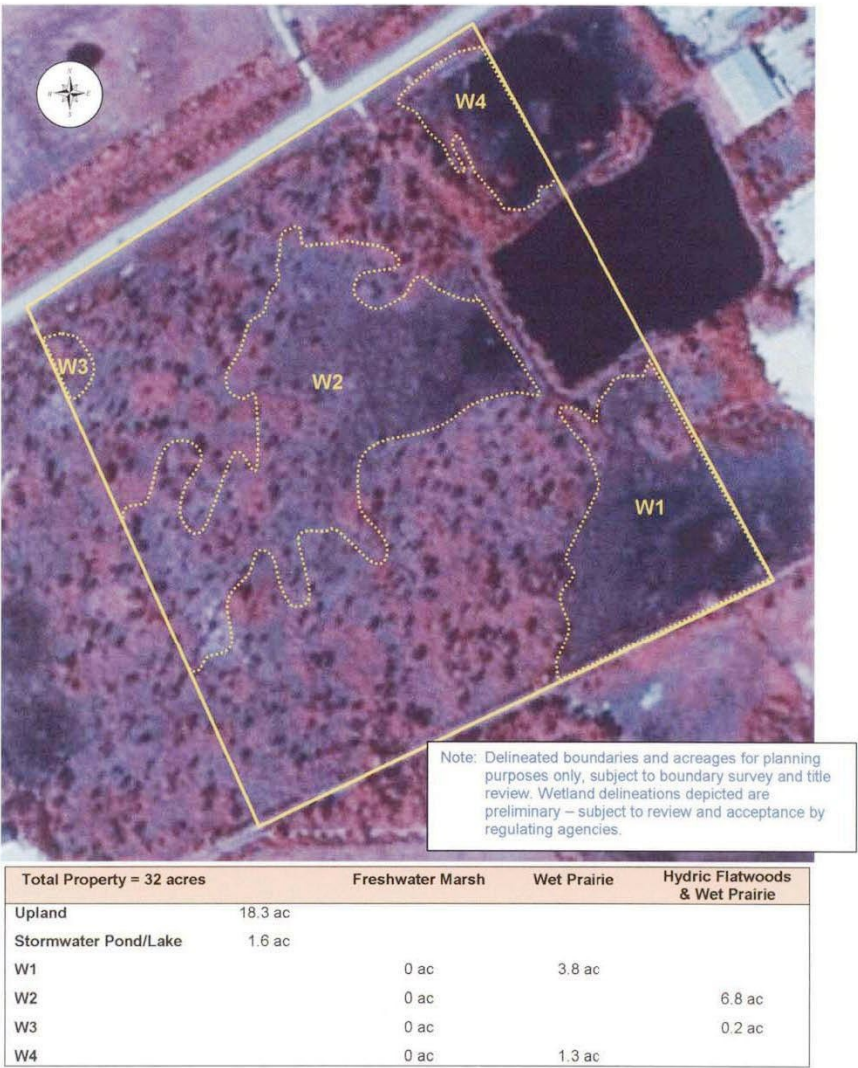
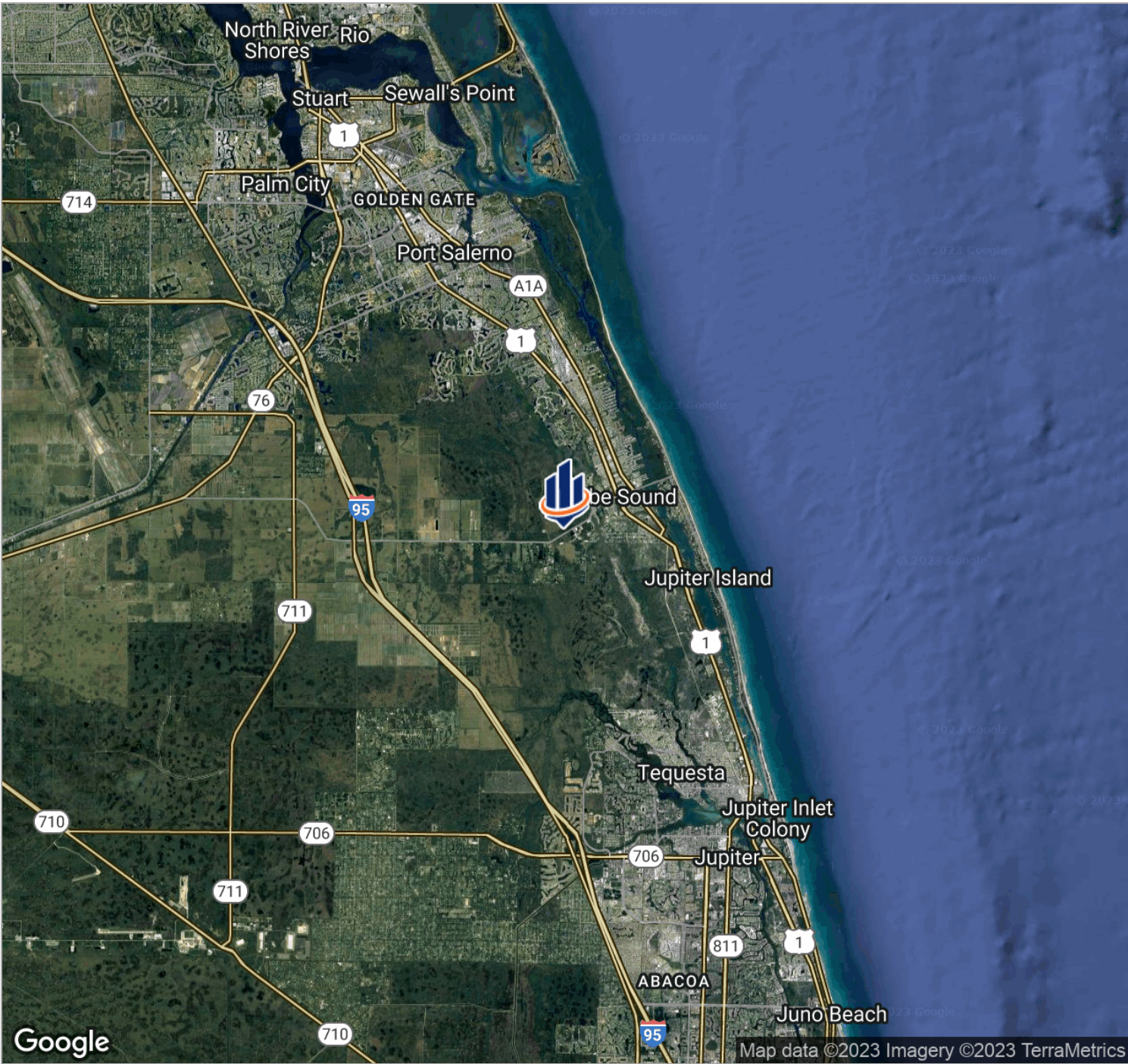


Figure 10. Preliminary Wetland Delineation.

# Location Map





# Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	485	4,774	11,612
Total persons per hh	2.3	2.4	2.3
Average hh income	\$74,961	\$82,704	\$86,946
Average house value	\$314,416	\$328,816	\$293,358

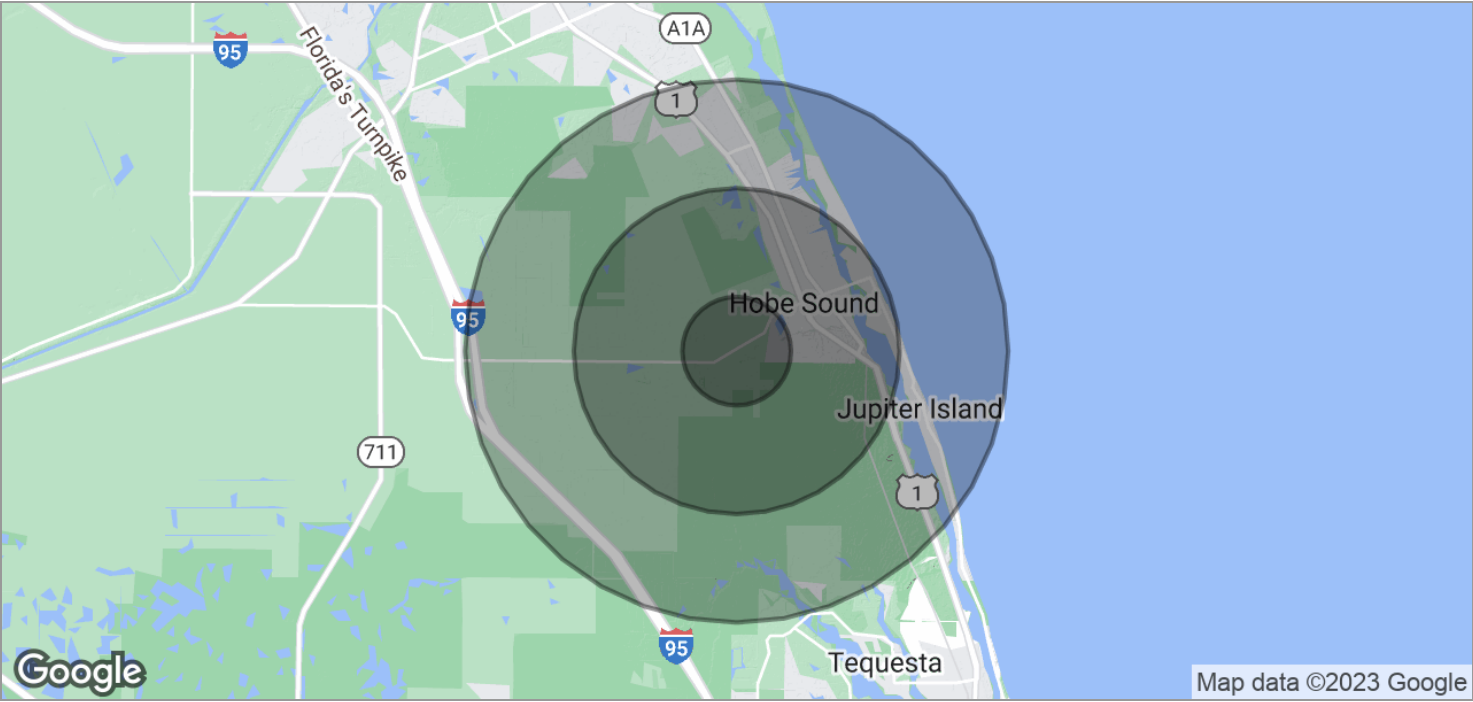
	1 MILE	3 MILES	5 MILES
Total population	1,099	11,518	26,758
Median age	51.7	50.7	54.4
Median age (male)	51.5	50.3	53.8
Median age (female)	51.7	50.9	54.5

	1 MILE	3 MILES	5 MILES
Total population - White	1,052	10,982	25,589
% White	95.7%	95.3%	95.6%
Total population - Black	32	378	724
% Black	2.9%	3.3%	2.7%
Total population - Asian	4	24	99
% Asian	0.4%	0.2%	0.4%
Total population - Hawaiian	0	2	8
% Hawaiian	0.0%	0.0%	0.0%
Total population - Indian	4	28	68
% Indian	0.4%	0.2%	0.3%
Total population - Other	0	21	64
% Other	0.0%	0.2%	0.2%

	1 MILE	3 MILES	5 MILES
Total population - Hispanic	78	626	1,141
% Hispanic	7.1%	5.4%	4.3%

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,099	11,518	26,758
MEDIAN AGE	51.7	50.7	54.4
MEDIAN AGE (MALE)	51.5	50.3	53.8
MEDIAN AGE (FEMALE)	51.7	50.9	54.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	485	4,774	11,612
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$74,961	\$82,704	\$86,946
AVERAGE HOUSE VALUE	\$314,416	\$328,816	\$293,358