

±1.09 Acres Limited Commercial Site

Corner of US 1 & Washington Street, Hobe Sound, FL 33455

NAI Southcoast



Presented by

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FOR SALE

\$1,195,000

±1.09 Acres Limited Commercial Site

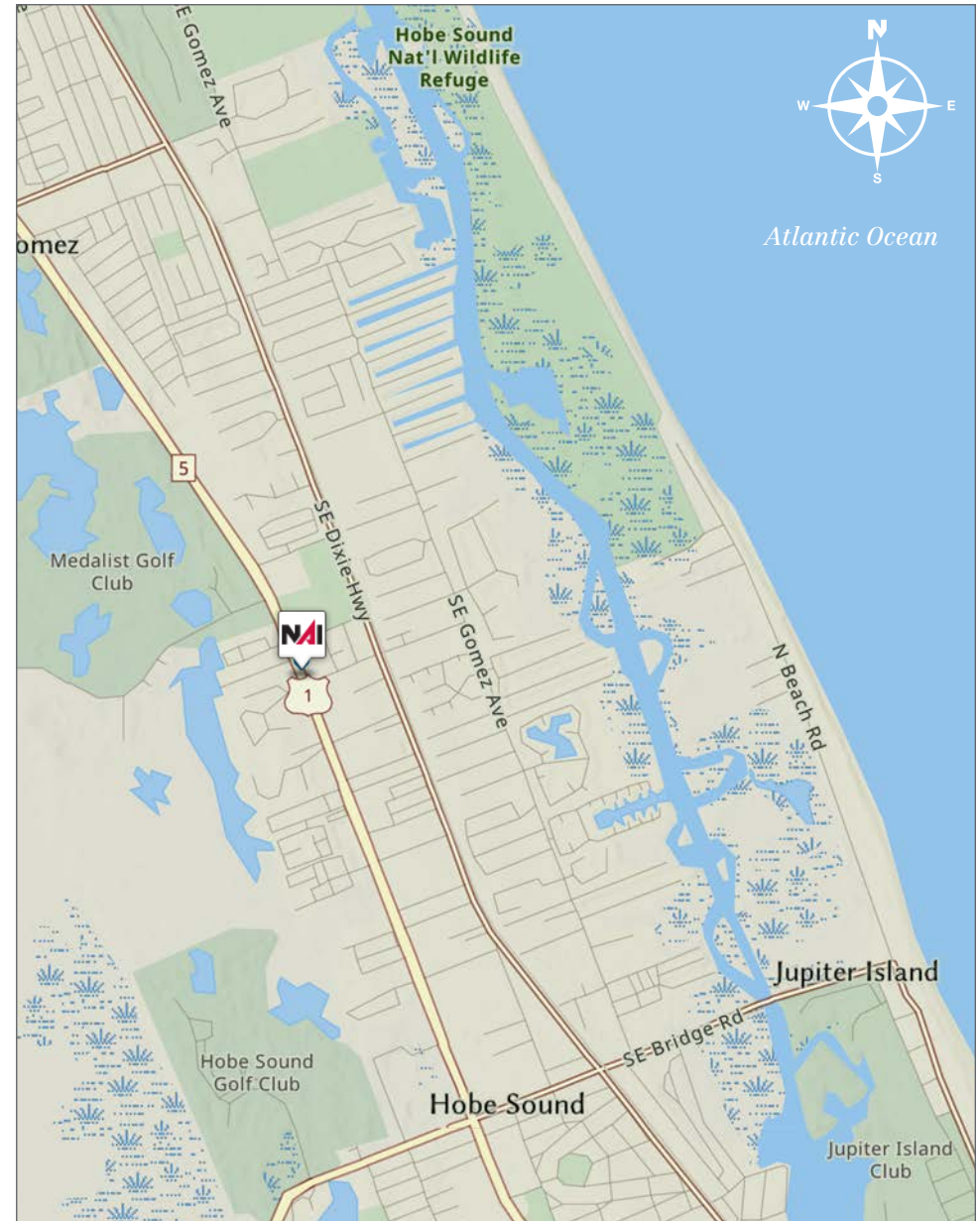
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Property Highlights

Location:	Corner of US Highway 1 & Washington Street
Parcel:	343842034000003204 343842034000003106
Land Size:	1.09± Acres (47,539± square feet) comprise of three (3) lots each 15,846± square feet.
Frontage:	384± feet on U.S. Highway 1 123.8± feet on Washington Street
Zoning:	Hobe Sound Redevelopment Zoning District
Price:	\$1,195,000
Utilities:	Available to Site

Property Overview

- One of the last small sites remaining on US Highway 1 in all of Martin County
- Located within the Hobe Sound CRA
- Offerings consists of three lots and owner will consider sub-dividing
- Sewer and water to site
- Deceleration lane in place
- Corner site with almost 400 ft of frontage on US Highway 1



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MEDALIST
GOLF CLUB



SE WASHINGTON ST

±1.09 Acres

US HIGHWAY 1

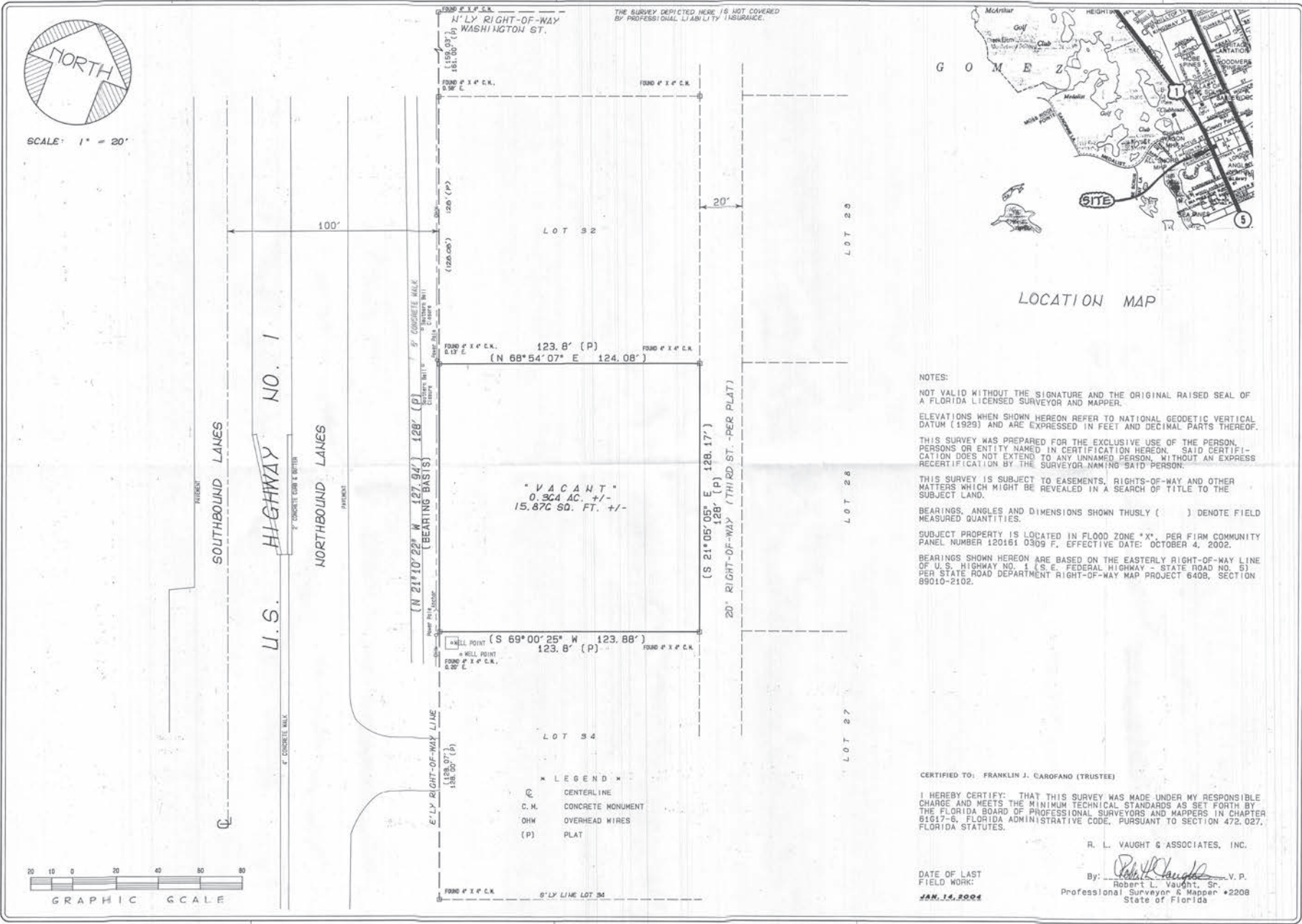
metro
by T Mobile

RaceTrac

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Survey 2



REVISIONS	BY

BOUNDARY SURVEY

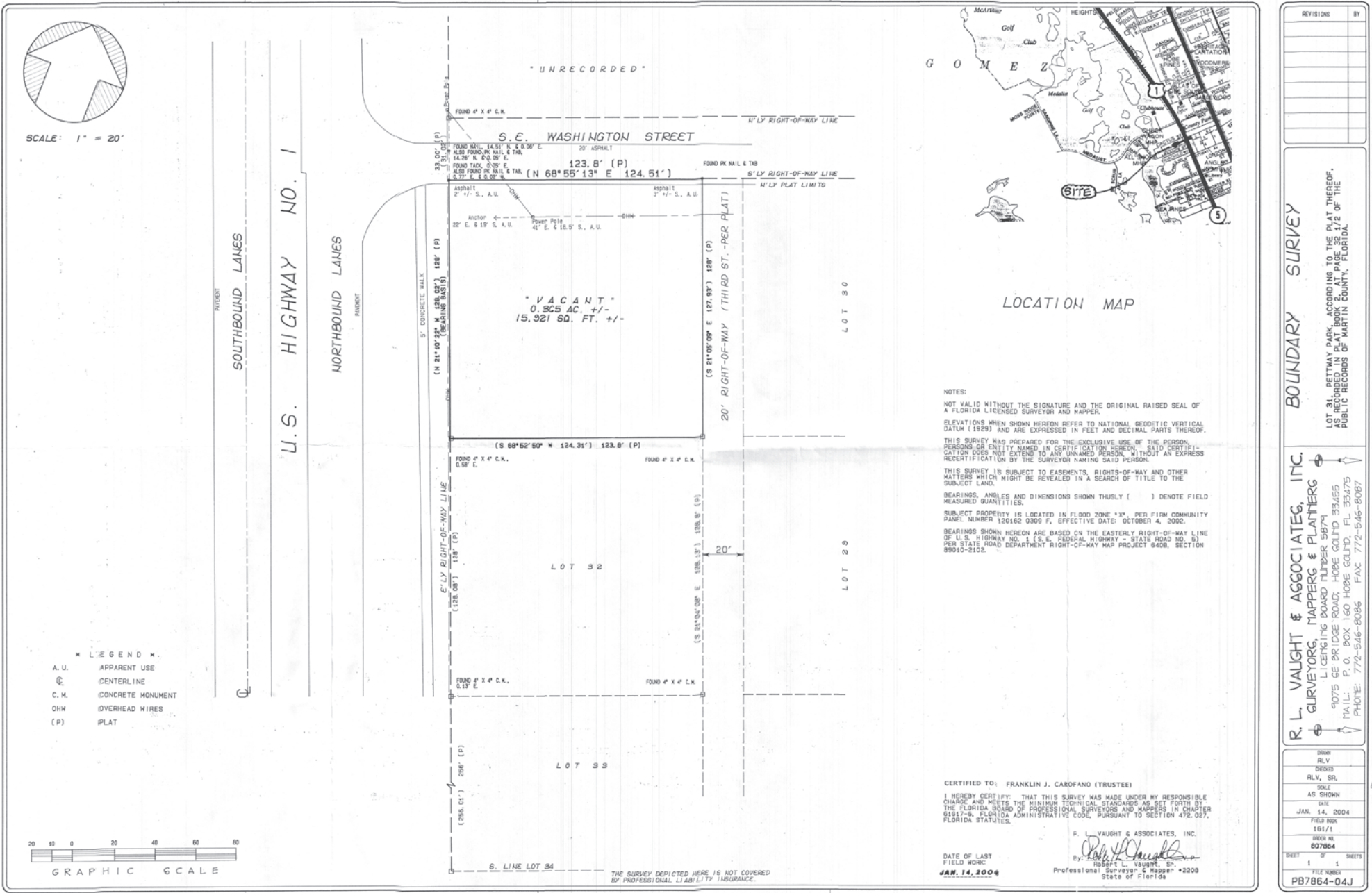
R. L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSING BOARD NUMBER 5879
9075 GEORGE ROAD, HOBE SOUND, FL 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8096 FAX: 772-546-8087

DRWN	RLV
CHKD	RLV, SR
SCALE	AS SHOWN
DATE	JAN. 14, 2004
FIELD BOOK	161/1
ORDER NO.	807866
SHEET	1 OF 1 SHEETS
FILE NUMBER	PB7866-04J

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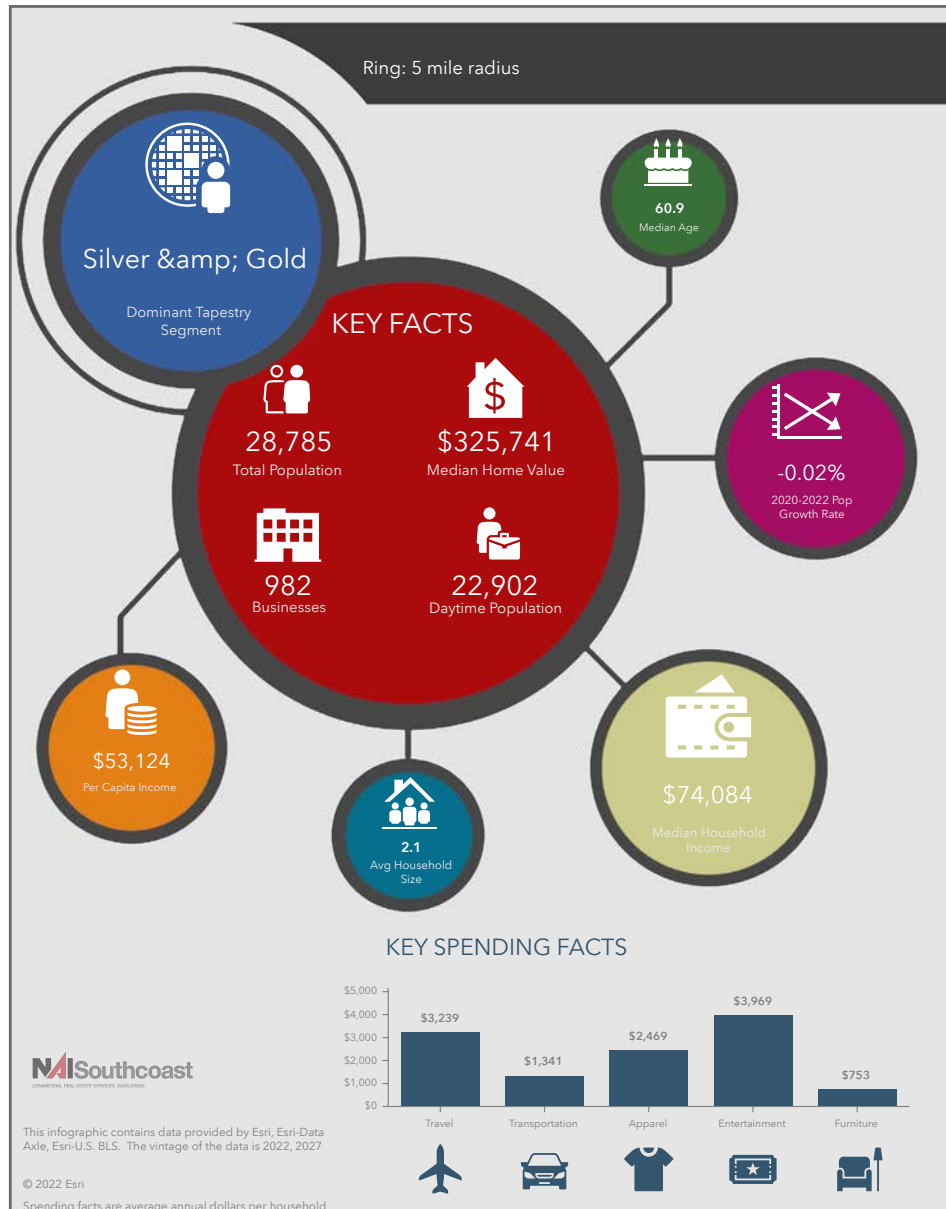
Survey 3



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2022 Demographics



Population

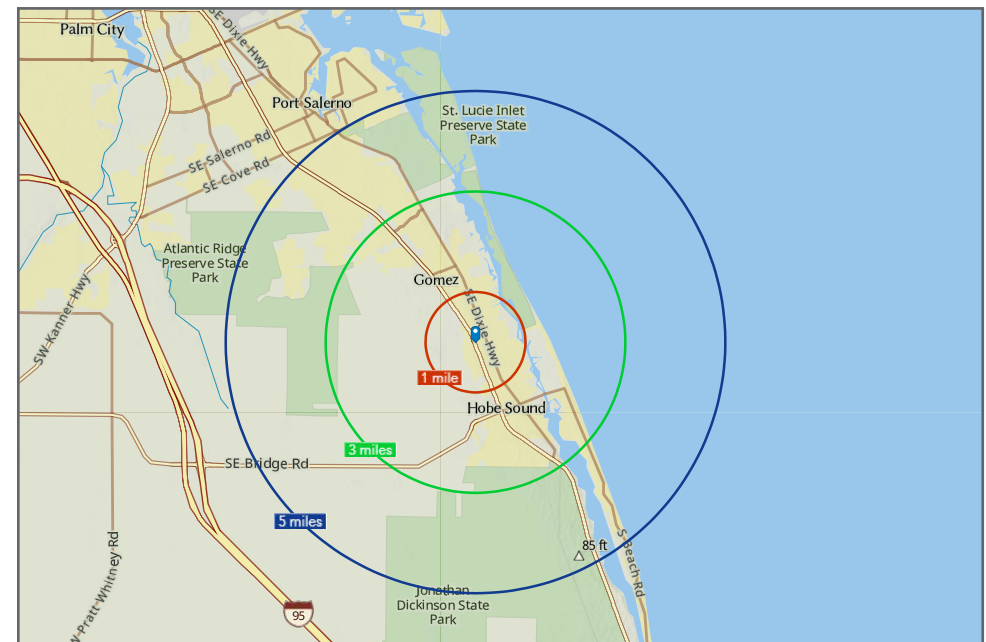
- 1 Mile 5,977
- 3 Mile: 16,619
- 5 Mile: 28,785

Average Household Income

- 1 Mile \$115,367
- 3 Mile: \$112,321
- 5 Mile: \$111,822

Median Age

- 1 Mile 53.5
- 3 Mile: 59.0
- 5 Mile: 60.9



County Overview

Martin County, Florida

The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are some of the many events taking place throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent exhibits including Model A Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!





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