HOBE SOUND, MARTIN COUNTY, FLORIDA RESIDENTIAL LAND FOR SALE 2 PARCELS | 36 TOTAL ACRES **TOMMY'S POINT** Stigliano Commercial Real Estate 954-562-3430 Reese@ReeseOnRealEstate.com www.ReeseOnRealEstate.com REESE STIGLIANO, SIOR

EXECUTIVE SUMMARY

Two residential parcels of land totaling +/- 36 acres, 23 net developable acres located in Hobe Sound, FL. Both parcels are located on SE Gomez Ave, east of US Highway 1 and west of the Intracoastal Waterway. The property is broken into two parcels. The northern parcel (Corset Estates) is adjacent to Jimmy Graham Park. Corset Estates is a total of 22.68 acres with 17 developable acres consisting of sixteen (16) .5 acre single family home lots. Proposed PUD zoning site plan should yield 24 Lots, 80' wide, +/-11,000 SF.

The second, southern parcel (Tommy's Point) consist of approximately 13 acres of which 6 acres are developable into seven (7) .5 acre single family home lots. Proposed PUD zoning site plan should yield 11 Lots, 80' wide, +/-11,000 SF Current zoning allows a total of 23 lots on both parcels. Proposed PUD zoning will yield a total of 35 lots on both parcels.

ASKING PRICE FOR BOTH PARCELS: \$2,200,000

ASKING PRICE - CORSET ESTATES: \$1,320,000 | ASKING PRICE - TOMMY'S POINT: \$880,000

ZONING 🖑

Zoning:	RE-1/2A (Unincorporated Martin County)
Minimum Lot Size:	21,780 SF
Minimum Lot Width:	100'
Setbacks:	Front: 25' Side: 15' Rear: 15'
Max Building Height:	30'





Address

8755 SE Gomez Ave Hobe Sound, FL 33455



Lots

16, 1/2 acre lots



Parcel

343842000026000006



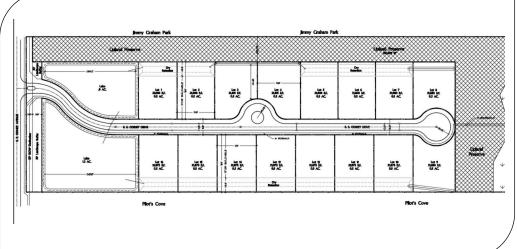
Land

22.68 Total Acres / 17 Developable acres



2019 Taxes

\$7,331





Asking Price

\$1,320,000



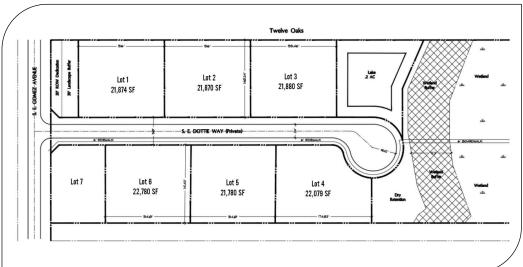








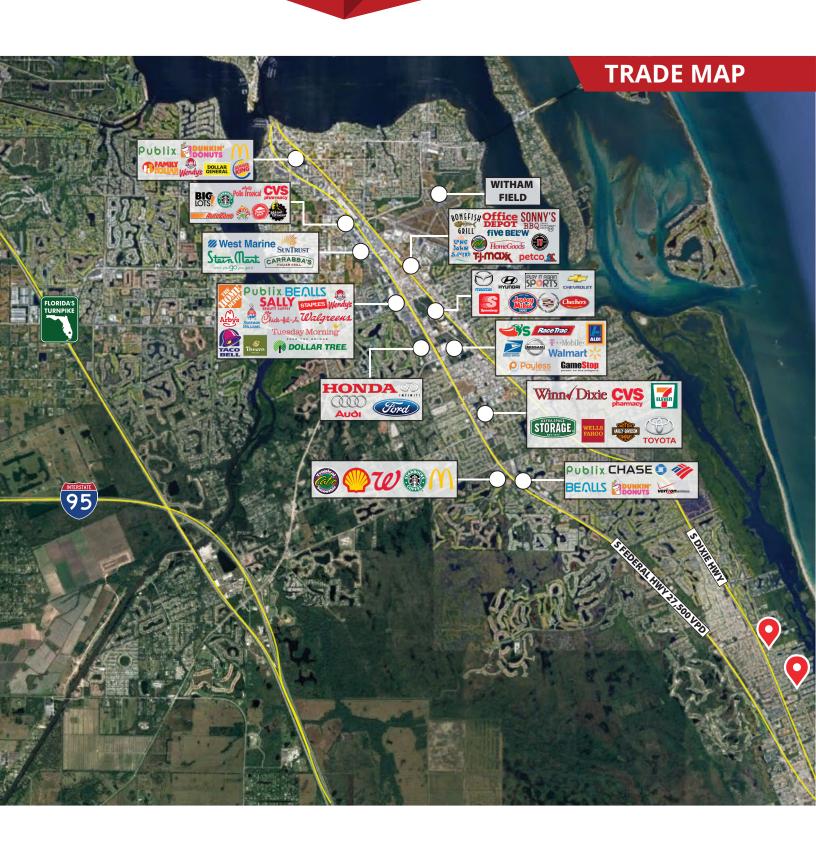






Asking Price

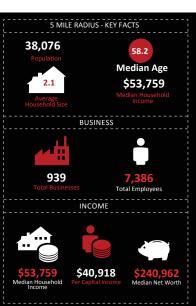
\$880,000



HOBE SOUND







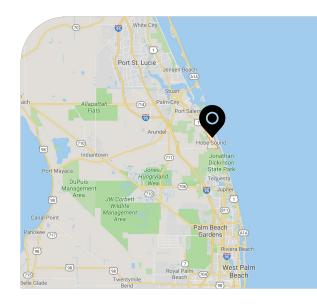
HOBE SOUND

Unique in so many ways, Hobe Sound sits in the most environmentally sensitive area of southeastern Martin County. Here you can discover an understated elegance. With its collection of antique shops, funky eateries, art galleries, and nature parks, Hobe Sound embodies the definition of small beach town charm.

Centrally located between Jupiter and Stuart along Florida's Atlantic coast, Hobe Sound is home to some of the most beautiful nature spots in the state. Travelers from all around the world enjoy the pristine beaches, unspoiled parks and championship golf courses of Hobe Sound. Explore nearby Jonathan Dickinson State Park for camping and canoeing or Blowing Rocks Preserve to view the limestone-studded beach. At high tide, particularly in winter and after storms, water is forced through the holes in the rocks as high as 50 feet in the air. Snorkelers are fond of the preserve's limestone formations, the largest on the nation's east coast, found right in Hobe Sound.









NEAREST AIRPORT

Witham Field Airport
Palm Beach International Airport



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