



COASTAL LIVING
GROUP

FOR SALE

OFFERING SUMMARY

County:	Martin County, FL
Parcel ID:	36-39-41-000-002-00000-2
Total Acreage:	100±Acres
Agrecultural Use:	~98.7 Acres
Zoning:	Agricultural (Ag / Ranch Use)
Frontage:	Direct frontage on SE Bridge Road (CR-708)
Access:	Minutes to I-95 Exit 110

[Click for Permitted Uses](#)

4350 SE BRIDGE RD
HOBE SOUND, FL 33455

\$35,000,000

INVESTMENT OPPORTUNITY

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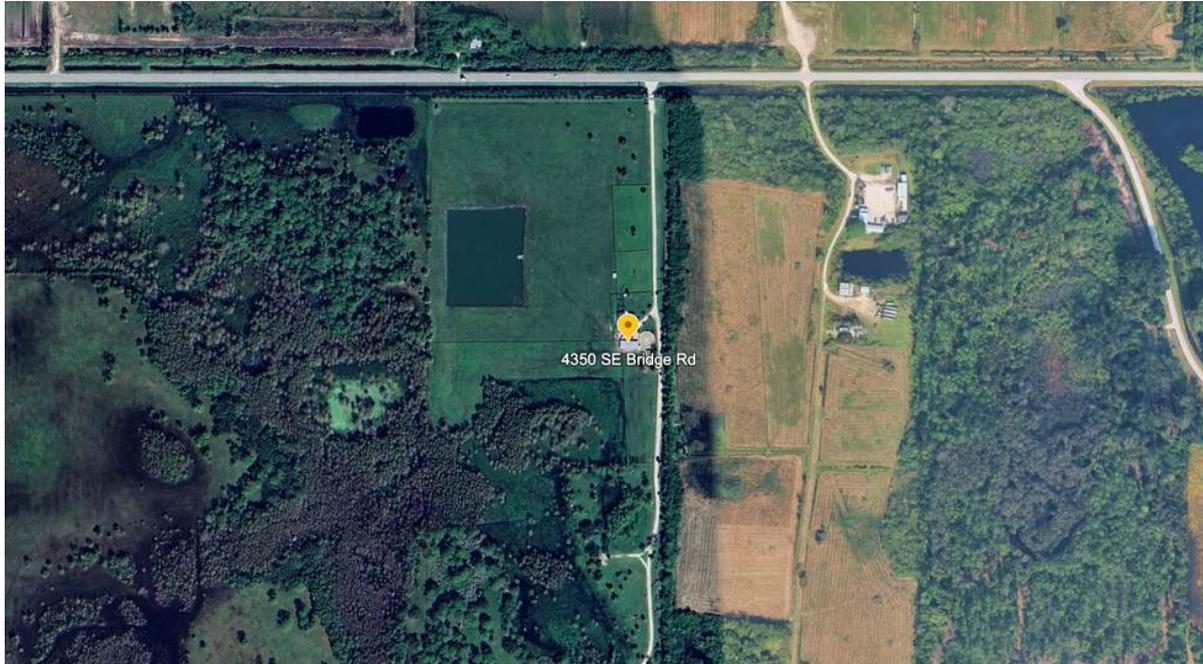
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PROPERTY DETAILS & HIGHLIGHTS

4350 SE BRIDGE RD



COASTAL LIVING
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- STABLE / BARN STRUCTURES
- POLE BARN STORAGE
- SHED BUILDINGS

- CONCRETE PADS / HARDSCAPE AREAS
- AGRICULTURAL OUTBUILDINGS
- FENCING INFRASTRUCTURE THROUGHOUT

THESE IMPROVEMENTS SUPPORT IMMEDIATE AGRICULTURAL OR EQUESTRIAN USE WITHOUT MAJOR UPFRONT DEVELOPMENT COSTS.

This 100± acre property consists of contiguous, highly usable land with established grazing pasture and multiple fenced paddocks supporting equestrian and cattle operations. The terrain is ideal for horseback riding and livestock management, featuring open riding lanes, ranch access roads, and private internal circulation paths for efficient movement throughout the property. Large open pasture blocks, mature tree lines, and natural cypress and native vegetation buffers provide environmental appeal and privacy. The flat topography allows for multiple potential build envelopes, offering flexibility for future improvements while maintaining separation from surrounding parcels.

In addition to its agricultural capabilities, the property includes a well-developed recreational component, with an established sporting layout featuring skeet or clay target areas and both long- and short-range shooting lanes for private use. This is not raw land – it is a functioning ranch environment with infrastructure in place, suitable for an estate compound, multi-home family ranch, equestrian center, private club-adjacent estate, or long-term land banking strategy.

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BUILDINGS

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LAND

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LOCATION BENEFITS

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BRIDGE ROAD CAPTURES BOTH LOCAL COMMUTER AND REGIONAL THROUGH TRAFFIC WITH STRONG DAILY COUNTS AND DIRECT CONNECTIVITY TO I-95, ENHANCING THE PROPERTY'S VISIBILITY AND UNDERLYING TRAFFIC EXPOSURE WHILE STILL MAINTAINING PRIVACY. PLANNED CAPACITY IMPROVEMENTS AT THE INTERCHANGE REINFORCE LONG-TERM INFRASTRUCTURE SUPPORT FOR GROWTH.

POSITIONED ON THE CENTRAL WEST AXIS OF THE HOBE SOUND CORRIDOR – JUST MINUTES FROM THE ATLANTIC BEACHES AND PRIME PRIVATE CLUB INVESTMENTS – THIS PROPERTY BRIDGES THE LUXURY LIFESTYLE MARKETS OF SOUTH FLORIDA AND THE TREASURE COAST.

ACCESSIBLE TO:

- PALM BEACH INTERNACIONAL AIRPORT
- JUPITER / TEQUESTA UPSCALE MARKETS
- MORN COUNTY SCHOOLS AND SERVICES
- FUTURE PLANNED COMMUNITIES

4350 SE BRIDGE ROAD, HOBE SOUND, FL REPRESENTS ONE OF THE REGION'S MOST COMPELLING RANCH ESTATE OFFERINGS: A RARE, STRATEGIC, AND HIGHLY DEFENSIBLE LAND HOLDING WITH AUTHENTIC RANCH CHARACTER, DIRECT CONNECTIVITY, AND FOUNDATIONAL LIFESTYLE APPEAL – IN THE HEART OF ONE OF SOUTH FLORIDA'S MOST PROMISING LUXURY LAND CORRIDORS.

HOBE SOUND COMMUNITY ANALYSIS

HOBE SOUND EMBODIES:

- COASTAL PROXIMITY TO THE ATLANTIC
- BALANCED LIFESTYLE BETWEEN QUIET RURAL LIVING AND UPSCALE COASTAL COMMUNITIES
- ACCESS TO BEACHES, OUTDOOR RECREATION, TRAILS, EQUESTRIAN AMENITIES, AND GOLF

DEMOGRAPHICALLY THE AREA IS:

- A MIX OF LOCAL FAMILIES, SECOND-HOME OWNERS, AND HIGH NET WORTH RESIDENTS
- A GROWTH CORRIDOR LINKED WITH SURROUNDING LUXURY MARKETS INCLUDING JUPITER, PALM BEACH, AND MORN COUNTY'S WEST REGION

LIFESTYLE DRIVERS INCLUDE:

- PRIVATE CLUB DEVELOPMENTS
- GOLF AND EQUESTRIAN PURSUITS
- WATERFRONT RECREATION
- CONSERVATION-ORIENTED SUBDIVISIONS

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TRAFFIC & ACCESSIBILITY

- BRIDGE ROAD (CR-708):
- ~4,600 VEHICLES PER DAY WEST OF I-95
- ~10,000 VEHICLES PER DAY EAST OF I-95
- I-95 CORRIDOR:
- MAJOR REGIONAL ARTERY SERVING TREASURE COAST & SOUTH FLORIDA
- SIGNIFICANT DAILY REGIONAL TRAFFIC VOLUME
- PLANNED INTERCHANGE IMPROVEMENTS IN LONG-RANGE FDOT PLANS

- THIS BALANCE OFFERS:
- ✓ PRIVACY
- ✓ ACCESSIBILITY
- ✓ UNDERLYING INFRASTRUCTURE STRENGTH

STRATEGIC CORRIDOR POSITIONING

- LOCATED ON BRIDGE ROAD (CR-708)
- NEAR I-95 EXIT 110 INTERCHANGE
- STRONG DAILY TRAFFIC EXPOSURE
- POSITIONED WITHIN HOBE SOUND'S WESTERN GROWTH CORRIDOR
- BRIDGE ROAD SERVES AS THE PRIMARY EAST-WEST CONNECTOR BETWEEN COASTAL HOBE SOUND AND WESTERN RANCH / PRIVATE CLUB DEVELOPMENTS.

POSITIONED IN A LUXURY GROWTH CORRIDOR LIFESTYLE POSITIONING

- WITHIN MINUTES OF:
- GROVE XXIII (MICHAEL JORDAN'S PRIVATE CLUB)
- ATLANTIC FIELDS (DISCOVERY LAND COMPANY)
- ROLLING SANDS (TOM DOAK DESIGN)
- THE RANCH 36-HOLE PROJECT
- MULTIPLE EMERGING PRIVATE GOLF COMMUNITIES
- PROPOSED STORIE FL MASTER-PLANNED SUSTAINABLE COMMUNITY

HOBE SOUND OFFERS:

- ATLANTIC OCEAN BEACHES
 - JUPITER ISLAND PROXIMITY
 - STATE PARKS & PRESERVE ACCESS
 - GOLF LIFESTYLE COMMUNITIES
 - EQUESTRIAN-FRIENDLY LAND CULTURE
 - CONTROLLED GROWTH COUNTY POLICIES
- THIS PROPERTY UNIQUELY BRIDGES: RURAL PRIVACY + COASTAL ACCESS + PRIVATE CLUB PROXIMITY

INVESTMENT HIGHLIGHTS

- RARE 100± ACRE HOLDING IN MORN COUNTY
- SURROUNDED BY CAPITAL-BACKED DEVELOPMENT PROJECTS
- INFRASTRUCTURE IMPROVEMENTS PLANNED IN CORRIDOR
- STRONG DEMAND FOR ESTATE-SCALE LAND
- LIMITED COMPARABLE INVENTORY
- LONG-TERM VALUE PROTECTION THROUGH COUNTY GROWTH CONTROLS

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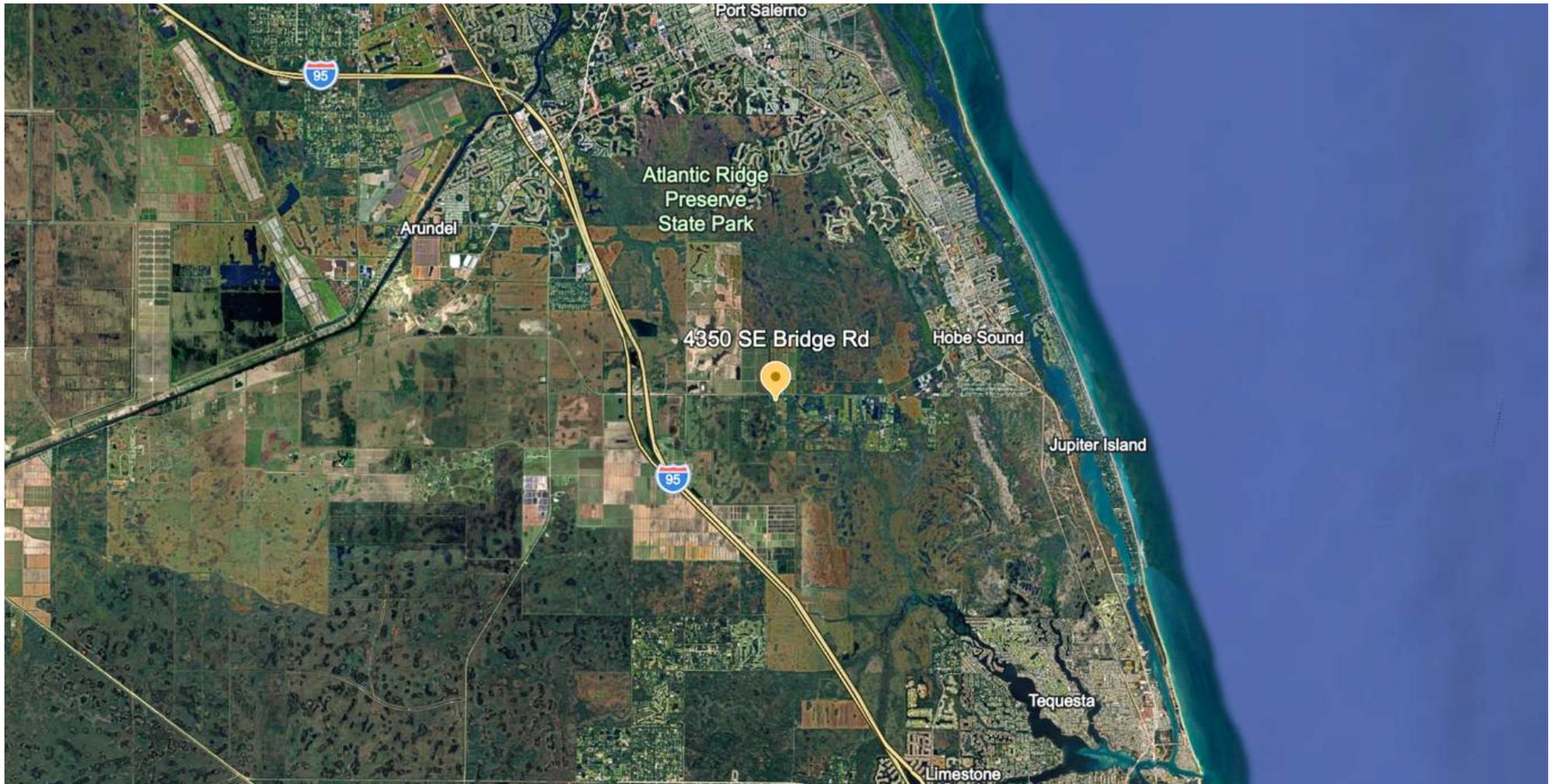
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LOCATION MAP

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COASTAL LIVING
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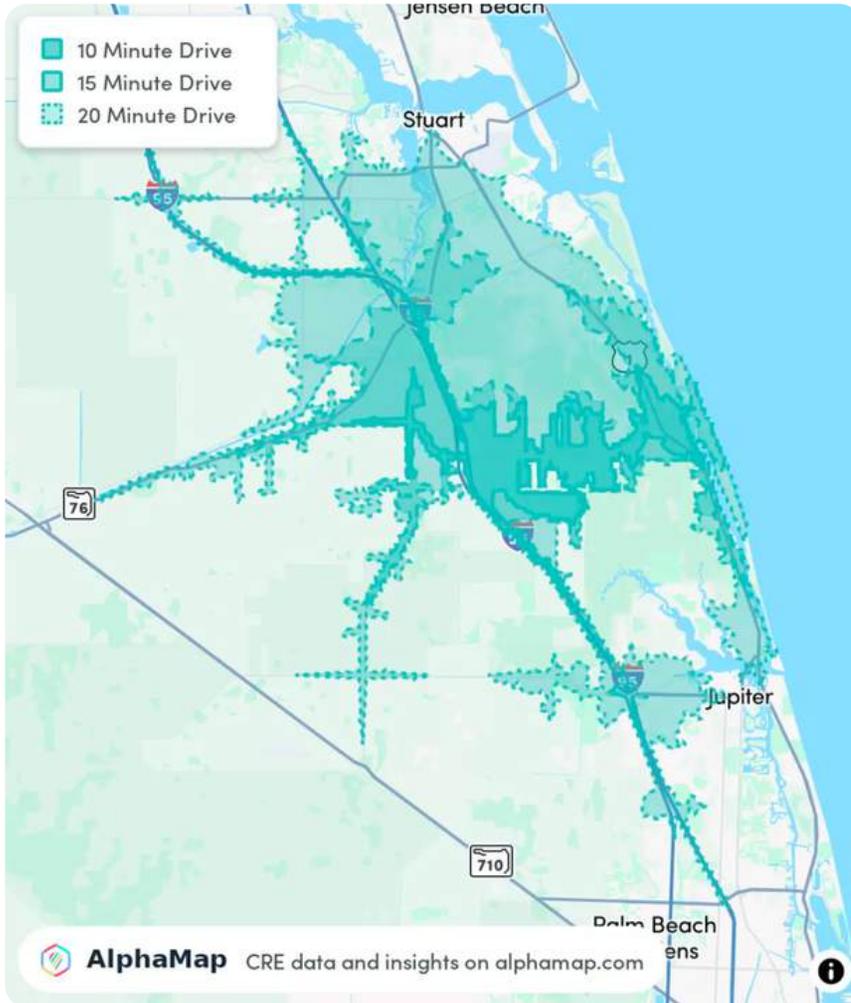
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AREA ANALYTICS

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	52	3,173	21,107
Average Age	50	52	52
Average Age (Male)	50	51	51
Average Age (Female)	49	52	53

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	20	1,416	9,551
Persons per HH	2.6	2.2	2.2
Average HH Income	\$227,048	\$115,171	\$108,055
Average House Value	\$1,180,651	\$655,506	\$513,519
Per Capita Income	\$87,326	\$52,350	\$49,115

MAP AND DEMOGRAPHICS DATA DERIVED FROM ALPHAMAP

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STRATEGIC ASSET OVERVIEW

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WATER FEATURES & LAND STEWARDSHIP

- TWO PRIVATELY STOCKED PONDS, HOME TO LARGEMOUTH BASS AND PEACOCK BASS, ENHANCING BOTH RECREATION AND LANDSCAPE AESTHETICS
- PONDS WERE ALSO STRATEGICALLY USED IN THE CREATION OF THE PROPERTY'S INTERNAL ROAD SYSTEM, REINFORCING EFFICIENT LAND USE AND SUSTAINABILITY
- PRIVATE TRAIL SYSTEM RUNNING THROUGH THE REAR OF THE PROPERTY, IDEAL FOR RIDING, WALKING, OR RECREATIONAL USE
- NATURAL BUFFERS AND OPEN ACREAGE PRESERVE PRIVACY WHILE MAINTAINING THE ESTATE'S RURAL-LUXURY APPEAL

EQUESTRIAN / AG INFRASTRUCTURE

THE FRONT PORTION OF THE PROPERTY IS THOUGHTFULLY CONFIGURED AS A DEDICATED EQUESTRIAN AND LIVESTOCK ZONE, SEPARATED FROM SPORTING AND RECREATIONAL AREAS FOR CLARITY OF USE AND SAFETY.

- SIX FENCED PADDOCKS SUITABLE FOR PRIVATE HORSE OWNERSHIP OR SMALL-SCALE EQUESTRIAN USE
- THREE-STALL WOOD-BUILT RUN-IN BARN, OPEN AND AIRY, DESIGNED FOR FLORIDA CONDITIONS
- BRAND-NEW, IMPACT-RESISTANT WOOD-BUILT DOUBLE STALL STRUCTURE, CAPABLE OF ACCOMMODATING UP TO FOUR HORSES
- INCLUDES A DEDICATED MEDICAL / ISOLATION PADDOCK, PROVIDING FLEXIBILITY FOR CARE, RECOVERY, OR QUARANTINE NEEDS
- LIVESTOCK HANDLING INFRASTRUCTURE, INCLUDING A FLORIDA-STYLE WOODEN CATTLE CHUTE, DISCREETLY POSITIONED AND FENCED OFF NEAR THE POND AREA

THIS CONFIGURATION SUPPORTS PRIVATE EQUESTRIAN OWNERSHIP, HOBBY FARMING, OR LEGACY AGRICULTURAL USE, WITHOUT COMPROMISING THE ESTATE'S REFINED CHARACTER.

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STRATEGIC ASSET OVERVIEW

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COASTAL LIVING
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CONFIGURATION & LAYOUT

- LONG RECTANGULAR CONFIGURATION PROVIDES EXCEPTIONAL DEPTH FROM ROADWAY
- DIRECT FRONTAGE ON SE BRIDGE ROAD
- NATURAL SEPARATION BETWEEN USES ACROSS THE PROPERTY
- EXISTING WATER FEATURES AND OPEN LAND REDUCE FUTURE SITE DISRUPTION
- REAR BOUNDARY BENEFITS FROM PROTECTED LAND BUFFERS

THIS LAYOUT IS ESPECIALLY FAVORABLE FOR PRIVATE CLUBS OR ESTATES REQUIRING SPACE, ZONING SEPARATION, AND CONTROLLED CIRCULATION.

DRIVEWAY IS 1.25 MILES

ENGINEERING & DRAINAGE

PROPERTY IS DITCHED ON THE EAST SIDE OF:

- NEVER FLOODS ITS LASER DESIGNED NEVER FLOODED HIGH AND DRY - EXCEPT FOR HURRICANE
- WATER FLOWS THROW TO WETLANDS DUE TO LASER LEVELING
- FRONT AND BACK BLOC ARE LASER LEVELED WATER FLOWS TO WETLANDS OR WEST
- DRAINAGE PIT WITH SUB PUMP

ALL IS PERMITTED AND APPROVED - AS ARE ASBUILT

STRATEGIC ASSET OVERVIEW

- MTN RANCH
- 4350 SOUTHEAST BRIDGE RD.
- HOBE SOUND FL, 33455
- 100 ACRES
- BACKS UP TO 3600 ACRES
- 2 SEPARATE FPL LINE
- STALLS
- FENCELINE

LOCATION & CORRIDOR CONTEXT

- ATLANTIC FIELDS IS 90% SOLD OUT - SELLING AT 5-6M FOR 1/2 ACRE
- JOKEVICH BOUGHT 48 ACRES ON THE CORNER FOR TENNIS CENTER FOR 15M
- TALK OF WIDENING BRIDGE RD ON THE NORTH SIDE
- APOGEE/ THE RANCH DOWN THE ROAD

ENGINEERING & DRAINAGE

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SPORTING & RECREATIONAL INFRASTRUCTURE

- TRAP FIELD
- HOG HUNTING GATOR HUNTING

- LONG-RANGE SHOOTING AREA
- DEDICATED LONG-RANGE FACILITY EXTENDING APPROXIMATELY 400 YARDS
- POSITIONED WITHIN THE ACREAGE TO ALLOW FOR NATURAL BUFFERING AND SEPARATION FROM OTHER USES
- DESIGNED FOR PRIVATE, CONTROLLED ACCESS CONSISTENT WITH A MEMBERS-ONLY OR ESTATE SETTING

- SHORT-RANGE SHOOTING AREA
- SEPARATE, DESIGNATED AREA FOR SHORT-RANGE SHOOTING ACTIVITIES
- SPATIALLY DISTINCT FROM LONG-RANGE AND CLAY AREAS, SUPPORTING SAFE CIRCULATION AND USE ZONING ACROSS THE PROPERTY

- SPORTING CLAYS COURSE
- NINE-MACHINE SPORTING CLAYS COURSE THOUGHTFULLY LAID OUT ACROSS THE NATURAL TERRAIN
- COURSE DESIGN ATTRIBUTED TO THE SAME PROFESSIONAL COURSE DESIGNER RESPONSIBLE FOR SOUTH FLORIDA SHOOTING CLUB, LENDING IMMEDIATE CREDIBILITY AND PEDIGREE
- DESIGNED TO INTEGRATE WITH THE LANDSCAPE RATHER THAN DOMINATE IT, PRESERVING THE ESTATE-LIKE FEEL OF THE LAND

- TRAP SHOOTING FACILITY (OLYMPIC-GRADE)
- DEDICATED TRAP SHOOTING SETUP BUILT TO OLYMPIC-GRADE STANDARDS
- SUITABLE FOR ADVANCED PRIVATE USE, TRAINING, OR INVITATION-ONLY EVENTS WITHIN A CONTROLLED MEMBERSHIP ENVIRONMENT

- ON-SITE FITNESS / TRAINING FACILITY
- ENCLOSED GYM AND TRAINING SPACE SUPPORTING PHYSICAL CONDITIONING, INSTRUCTION, OR WELLNESS PROGRAMMING
- COMPLEMENTS THE SPORTING USES WHILE REINFORCING THE PROPERTY'S POSITIONING AS A PRIVATE RECREATION ESTATE

INFRASTRUCTURE & ACCESS

- EXTENSIVE INTERNAL ROAD SYSTEM CONSTRUCTED USING SHELL ROCK SOURCED DIRECTLY FROM THE PROPERTY'S PONDS
- THE SHELL ROCK ROAD INFRASTRUCTURE ALONE REPRESENTS APPROXIMATELY \$1,000,000 IN MATERIAL VALUE
- ROADS ARE DESIGNED FOR DURABILITY, DRAINAGE, AND LONG-TERM USE WHILE MAINTAINING A NATURAL, ESTATE-APPROPRIATE AESTHETIC

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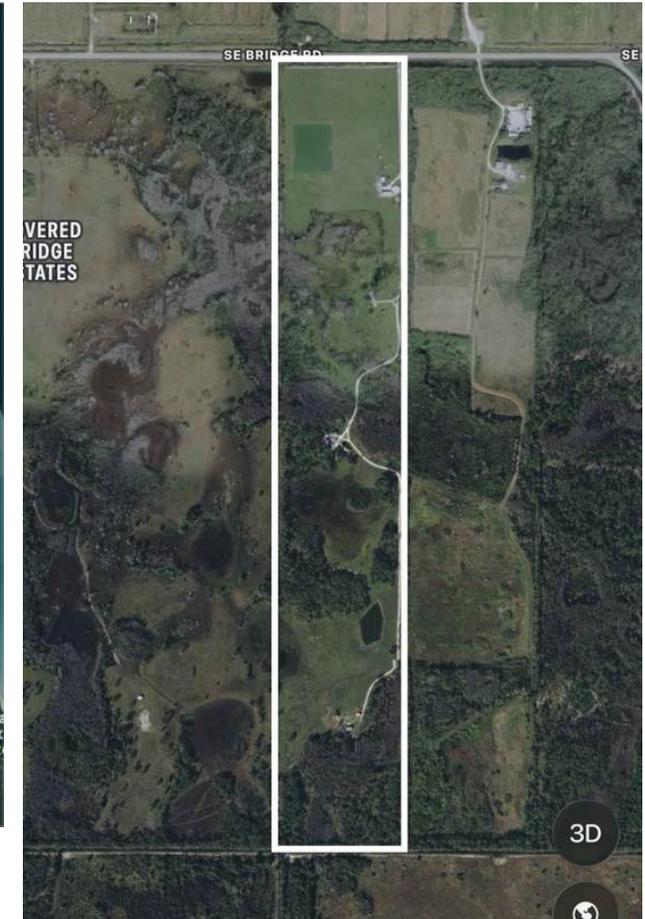
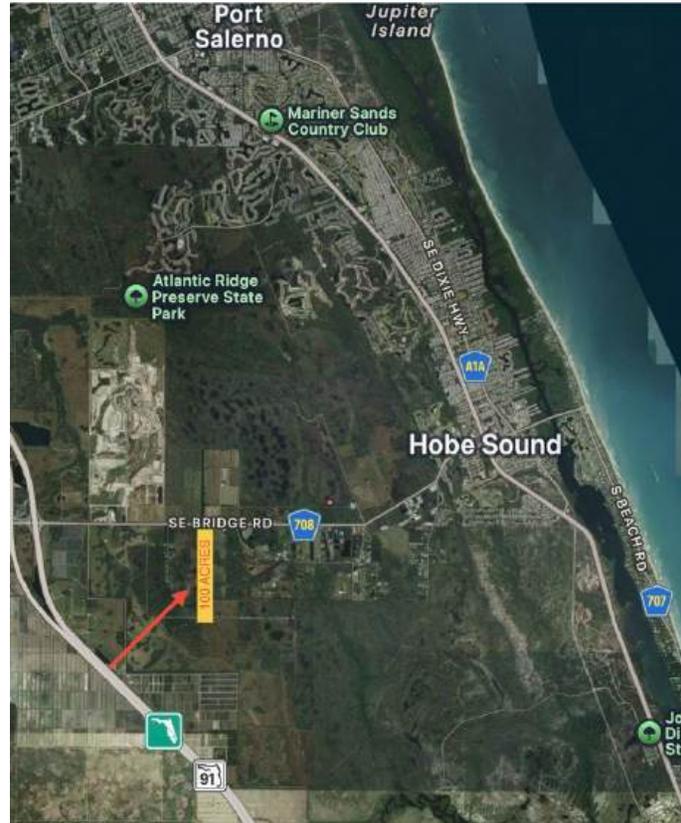
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WRITE UP / DESCRIPTION

- A RARE 100-ACRE LEGACY HOLDING IN HOBE SOUND, OFFERING SCALE, PRIVACY, AND VERSATILITY – JUST MINUTES FROM JUPITER ISLAND AND THE ATLANTIC.
- CURRENTLY AG-ZONED WITH A DENSITY OF FIVE, THIS EXPANSIVE PROPERTY PRESENTS A COMPELLING OPPORTUNITY FOR A PRIVATE SPORTING ESTATE, MEMBERS-ONLY CLUB, OR ULTRA-LOW-DENSITY COMPOUND. EXISTING RECREATIONAL INFRASTRUCTURE, COMBINED WITH SUBSTANTIAL ACREAGE AND ADJACENT CONSERVATION LAND, ALLOWS FOR A CONTROLLED, PRIVATE ENVIRONMENT RARELY FOUND SO CLOSE TO SOUTH FLORIDA'S COASTLINE.
- POSITIONED ALONG SE BRIDGE ROAD WITH DIRECT ACCESS AND SIGNIFICANT DEPTH, THE LAND OFFERS NATURAL BUFFERS, LONG ARRIVAL SEQUENCES, AND THE FLEXIBILITY TO MAINTAIN OR RE-ENVISION ITS CURRENT USE.
- OFFERED AT \$35,000,000, THIS IS NOT A DEVELOPMENT PLAY – IT IS A LONG-TERM, LEGACY-GRADE ASSET IN ONE OF FLORIDA'S MOST PROTECTED COASTAL COUNTRYSIDE MARKETS.



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DISCLAIMER

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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 or purchase of any property. Each prospective lessee or purchaser should rely upon his or 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 projection and analytical purposes only. The user of the financial information contained herein should consult a tax specialist regarding his or her particular circumstances before making any investment.

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