



THE AUTO RANCH | HOBE SOUND

*PRIVATE LUXURY CAR , TOY, COACH, MOTORHOME STORAGE
DEVELOPMENT CONDOMINIUMS*



7550 SE Bridge Road

HOBE SOUND, FL 33455

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PROPERTY SUMMARY

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7550 SE BRIDGE ROAD
HOBE SOUND, FL 33455

OFFERING SUMMARY	
SALE PRICE:	\$1,395,000 to \$3,195,000
TOTAL USABLE AREA:	80,000± SF
BASE FLOOR AREA:	56,100± SF
UNIT SIZE RANGE:	1,875-30,000± SF
LOT SIZE:	32± Acres
CAP RATE:	0%



PROPERTY SUMMARY

Auto Ranch is a private, gated luxury storage enclave designed for discerning automotive enthusiasts, collectors, and lifestyle owners seeking secure, high-end space for their vehicles, toys, coaches, and motorhomes. The 36-unit development emphasizes privacy, discretion, and exclusivity, with buildings thoughtfully positioned well off the roadway and no on-site commercial activity. Positioned within ±32 acres of native Florida landscape and preserved wetlands, providing natural buffers and privacy. Designed for individuals who value discretion and quality, the project fosters a refined community of collectors and enthusiasts, offering a secure and sophisticated environment to store, showcase, and enjoy high-performance vehicles and lifestyle assets. Unit sizes ranging from ±1,875 SF to ±30,000 SF (exclusive of mezzanines). Auto Ranch is more than storage—it is a private automotive sanctuary. No commercial uses or mechanical shops permitted.

PROPERTY HIGHLIGHTS

- 30-foot clear ceiling heights throughout
- Extra-wide garage doors for large vehicles and motorhomes
- Three low-profile, architecturally cohesive buildings
- Tilt-wall concrete construction for durability and security
- Spacious drive aisles for easy maneuverability
- Positioned among Hobe Sounds Most Exclusive Developments
- Private turn-lane entry off SE Bridge Road



30'
Clear
Height

**30' Clear Ceiling
Height**



**16' Wide Garage
Doors**



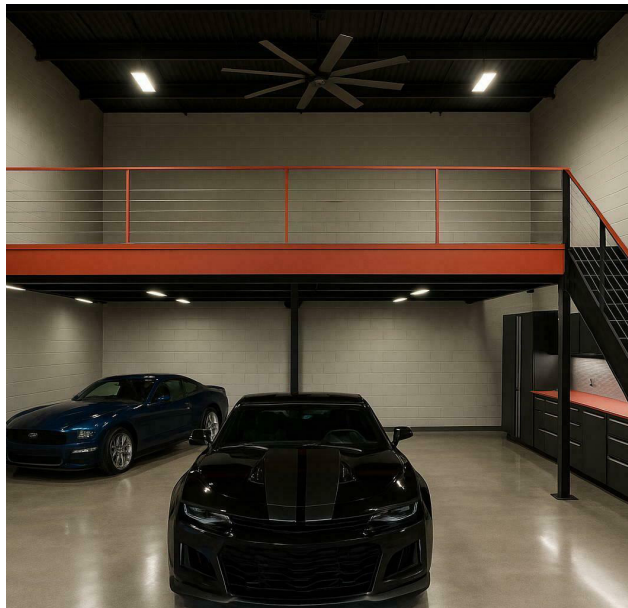
**Apogee, The Grove XXIII
Golf Club, Atlantic
Fields/Discovery, Metalist
Golf Club**

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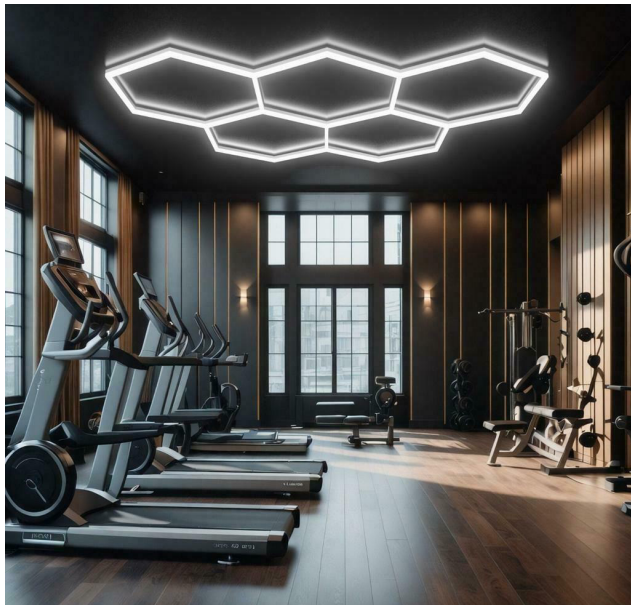
CONSTRUCTION IS SCHEDULED TO START IN THE 2ND QUARTER OF 2026

A distinctive collection of customizable warehouse units designed for flexibility, functionality, and long-term value. Each unit features oversized bay doors 16 W X 14 for seamless access, with the ability to combine adjacent spaces to accommodate larger Automotive Toy Wine Art Collections or Indoor golf simulators Gym equipment even volley ball pickle ball court.

Our estimated completion target is by end of the 1st quarter of 2027. All construction should be completed by that time.



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SITE SPECIFICATIONS

STRUCTURE

- Poured concrete tilt-up wall panel construction
- Hurricane-proof construction with impact-rated windows and doors
- Insulated steel roof deck with waterproof roofing membrane - exposed steel trusses and joists - painted black
- Floor slabs designed to accommodate car lifts and mezzanines - minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded & compacted fill
- Majority of internal support columns are located within demising walls to minimize impact and maximize usable space
- Demising walls: 20-gauge, 16" on center metal stud framing, 5/8" fire-rated drywall with sound dampening insulation to the roof deck, primed and painted - option to combine units (structural columns may still be present)
- Exterior walls: Concrete walls are to receive furring strips and fire-rated drywall to ceiling line, primed and painted
- Complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes
- Fire alarm system as required by the local jurisdiction
- 25'-6" clear ceiling height

SITE & SECURITY

- Stem-wall retaining walls elevating the entire site
- Flood zone X designation
- Minimum 40' wide drive aisles for easy vehicle access
- Extra-wide 16' garage doors to accommodate RV parking
- Gated facility, completely surrounded by a 6' tall fence
- A landscape buffer of trees and bushes surrounding the driveway and buildings, allowing for a wall of privacy
- Access only via individual security code
- Site security system for each building, including video surveillance 24 hours/day
- High-speed structured wiring network for Comcast internet and cable - certified Cat-6 Ethernet connection pre-wired at the front of each unit allows for a camera doorbell and additional security camera installation

WINDOWS AND DOORS

- Front door: One (1) 3'-0" fire-rated entrance door. Building standard hardware includes a lockset, deadbolt with door closer, weather stripping, and threshold
- Garage Door: Heavy duty, space-saving wall-mounted traction motor, insulated, hurricane section door. 14' height x 16' width. Includes automatic door opener and remote control
- All windows are to be gray-tinted impact glass
- Aluminum awning to provide covered entry



SITE SPECIFICATIONS

MECHANICAL AND ELECTRICAL

- Air Conditioned - air handler and spiral metal ductwork - painted black
- Standard-mounted wifi-enabled thermostat
- Exhaust fan in bathroom
- Individually metered electricity for each unit
- Liquid propane generator backup is available for most units via optional auto-transfer switch (at additional cost)*
- 150 AMP 208V Three Phase Panel in units that are 25'x50' (Model A)
- 200 AMP 208V Three Phase Panel in all other units
- Recessed duplex outlets along demising walls
- 50 AMP dedicated outlet for RV or EV charging
- Photocell coach lights are located at the covered entry and above each garage
- Interior overhead LED lighting
- Wall-mounted emergency lights per code
- Exit lights and emergency exterior wall-mounted lights
- Pre-wired j-box for ceiling fans
- Single ADA-compliant bathroom per unit, including sink and toilet
- Additional shop sink per unit, located next to the bathroom
- Water spigot, located at the front of each unit (inside)



MEZZANINE

- Cover 50% of the unit and spans the entire width of the unit
- Black metal deck with subfloor (resin deck) ready for flooring
- 14' clear beneath the mezzanine level, allowing for full-size RV storage underneath with ~9'-6" clear 2nd level
- Black metal stairs and handrails with steel cable railing, poured concrete stair treads
- Stairs designed with landing to minimize footprint and maximize usable space
- Electrical sleeving for future improvements and customization

OPTIONAL UPGRADES

- Epoxy floor finish with color choice
- 12' Patterson industrial ceiling fan
- Generator backup
- Interior build-out - Contractor recommendations upon request



SITE PLAN



INQUIRE ABOUT PRE-CONSTRUCTION PRICING

BUILDING 1

<i>Unit</i>	<i>Floor Space</i>	<i>Mezz Level</i>	<i>Total Sq Ft</i>	<i>Dimensions</i>	<i>List Price</i>
Unit 1-01	1,500	750	2,250	25' x 60'	1,645,000
Unit 1-02	1,500	750	2,250	25' x 60'	1,645,000
Unit 1-03	1,500	750	2,250	25' x 60'	1,645,000
Unit 1-04	1,750	875	2,625	25' x 70'	1,995,000
Unit 1-05	1,750	875	2,625	25' x 70'	1,995,000
Unit 1-06	1,500	750	2,250	25' x 60'	1,645,000
Unit 1-07	1,500	750	2,250	25' x 60'	1,645,000
Unit 1-08	3,000	1,500	4,500	50' x 60'	3,195,000

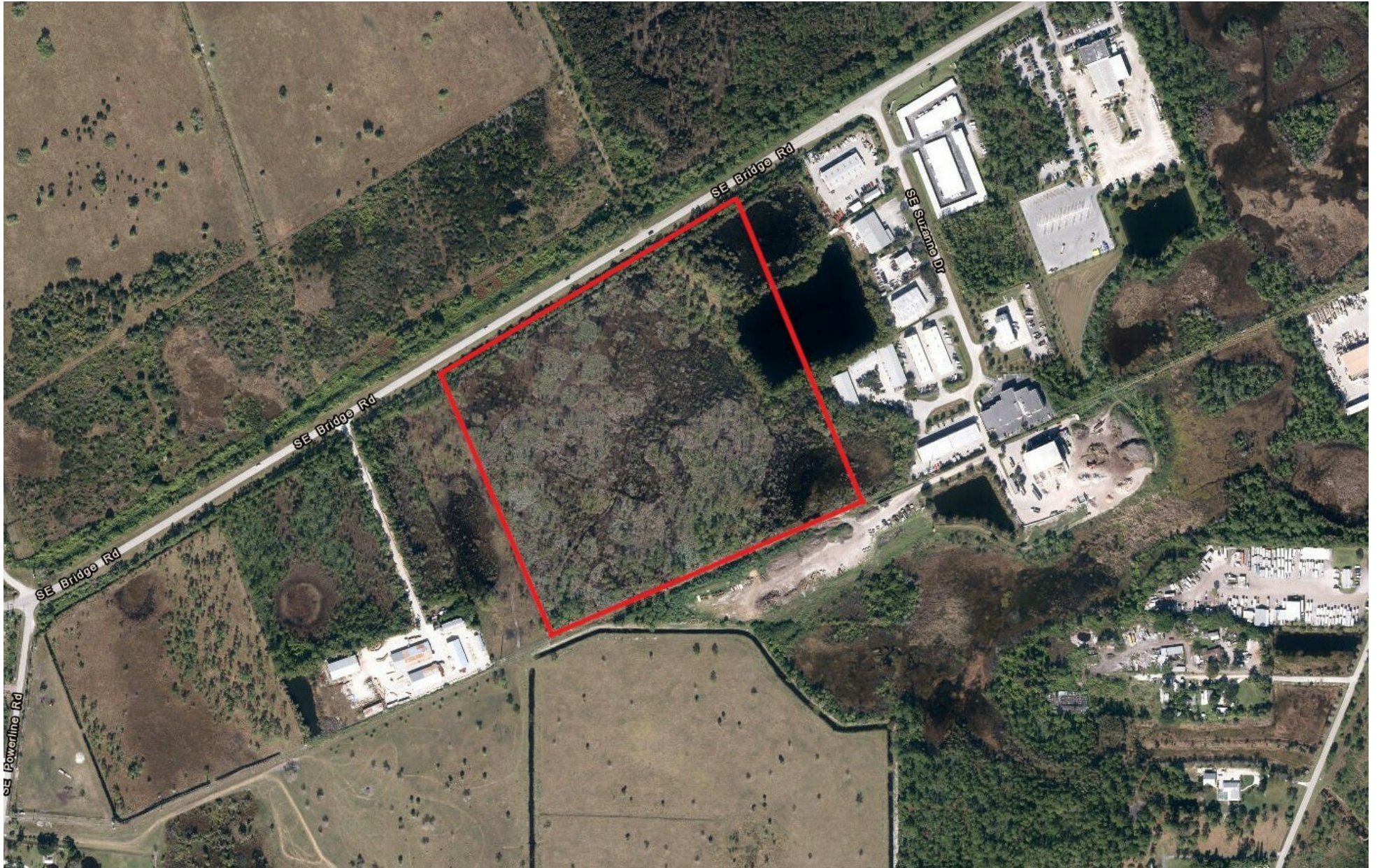
BUILDING 2

<i>Unit</i>	<i>Floor Space</i>	<i>Mezz Level</i>	<i>Total Sq Ft</i>	<i>Dimensions</i>	<i>List Price</i>
Unit 2-01	1,500	750	2,250	30' x 50'	1,645,000
Unit 2-02	1,500	750	2,250	30' x 50'	1,645,000
Unit 2-03	1,250	625	1,875	25' x 50'	1,395,000
Unit 2-04	1,250	625	1,875	25' x 50'	1,395,000
Unit 2-05	1,250	625	1,875	25' x 50'	1,395,000
Unit 2-06	1,250	625	1,875	25' x 50'	1,395,000
Unit 2-07	1,250	625	1,875	25' x 50'	1,395,000
Unit 2-08	1,250	625	1,875	25' x 50'	1,395,000
Unit 2-09	1,250	625	1,875	25' x 50'	1,395,000
Unit 2-10	1,250	625	1,875	25' x 50'	1,395,000
Unit 2-11	2,100	1050	3,150	35' x 60'	2,295,000
Unit 2-12	2,100	1050	3,150	35' x 60'	2,295,000
Unit 2-13	2,100	1050	3,150	35' x 60'	2,295,000
Unit 2-14	2,700	1350	4,050	45' x 60'	2,895,000

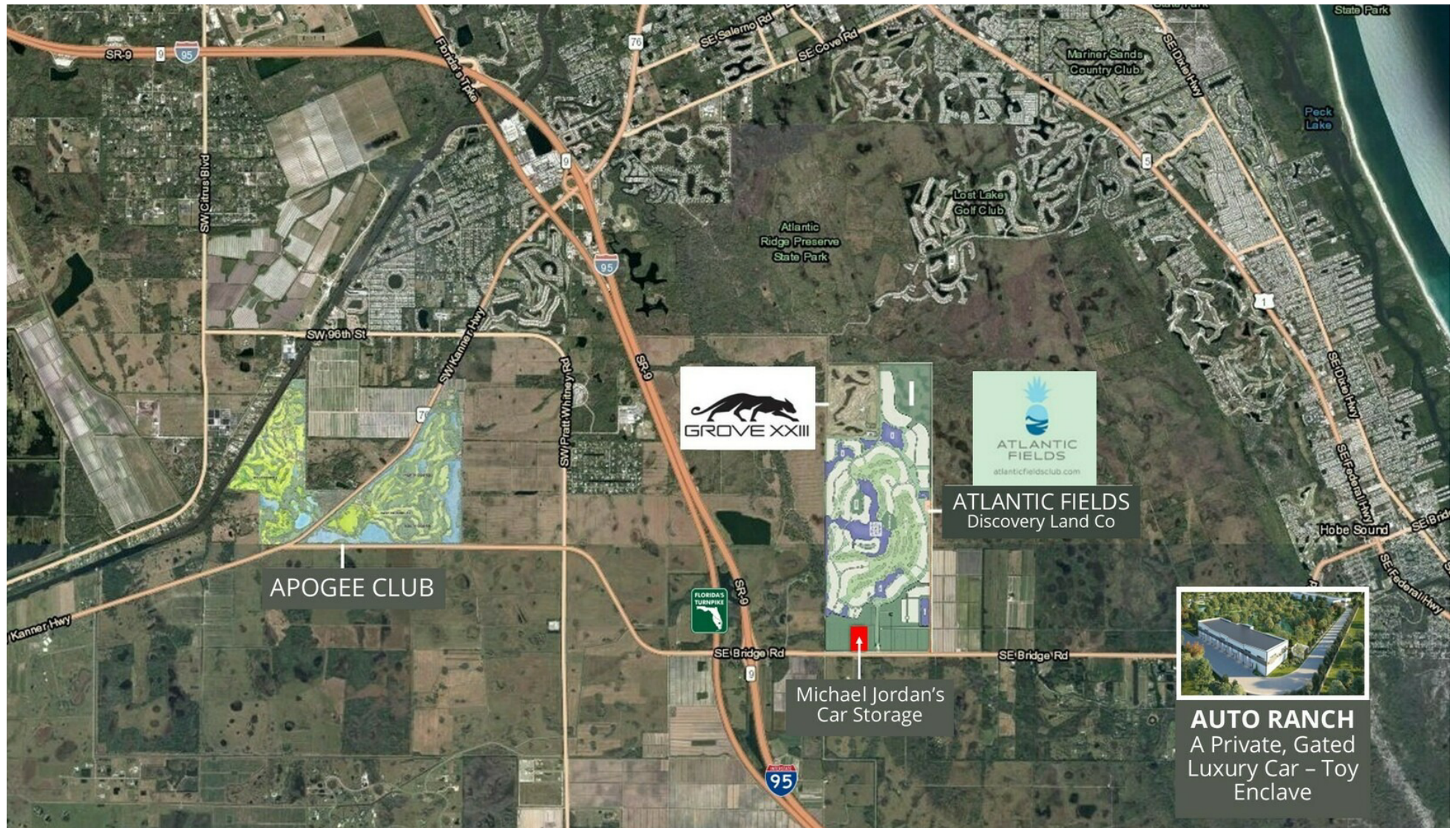
BUILDING 3

<i>Unit</i>	<i>Floor Space</i>	<i>Mezz Level</i>	<i>Total Sq Ft</i>	<i>Dimensions</i>	<i>List Price</i>
Unit 3-01	1,400	700	2,100	35' x 40'	1,545,000
Unit 3-02	1,400	700	2,100	35' x 40'	1,545,000
Unit 3-03	1,250	625	1,875	25' x 50'	1,395,000
Unit 3-04	1,250	625	1,875	25' x 50'	1,395,000
Unit 3-05	1,250	625	1,875	25' x 50'	1,395,000
Unit 3-06	1,250	625	1,875	25' x 50'	1,395,000
Unit 3-07	1,250	625	1,875	25' x 50'	1,395,000
Unit 3-08	1,250	625	1,875	25' x 50'	1,395,000
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Unit 3-10	1,250	625	1,875	25' x 50'	1,395,000
Unit 3-11	1,250	625	1,875	25' x 50'	1,395,000
Unit 3-12	1,250	625	1,875	25' x 50'	1,395,000
Unit 3-13	2,100	1050	3,150	35' x 60'	2,295,000
Unit 3-14	2,700	1350	4,050	45' x 60'	2,895,000

PARCEL OUTLINE



LOCATION MAP



- Minutes to Jupiter Island and Downtown Hobe Sound
- Convenient access to I-95 and the Florida Turnpike
- Surrounded by premier destinations, including: Grove XXIII, Apogee Club, Atlantic Fields, and Michael Jordan's ultra-exclusive private car storage enclave

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