

MULTI-FAMILY/MIXED-USE DEVELOPMENT LOTS

S Federal Highway, Lake Worth FL 33460



ALL LOTS VERIFIED FOR MULTIFAMILY USE

FOR SALE | \$4,990,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
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PROPERTY OVERVIEW

- Exceptional investment opportunity comprised of multiple prime commercial lots located along S Federal Highway in Lake Worth, Florida.
- The commercial lots cater to a wide range of business types and industries. Whether you envision a retail, office, restaurant, or multi-family development, these properties provide a versatile canvas to bring your vision to life.
- Each lot offers exceptional visibility and accessibility, ensuring your business can thrive in this booming market.
- Lake Worth boasts a rich blend of residential neighborhoods, bustling commercial districts, and a diverse population, making it an ideal location for entrepreneurs and businesses looking to tap into a vibrant customer base.
- Central location that offers quick access to I-95, A1A, the Palm Beach Regional Airport, and much more.



OFFERED AT \$4,990,000

ADDRESS	PARCEL ID	ACREAGE
18 S FEDERAL HIGHWAY	38-43-44-21-15-027-0040	0.16 AC
20 S FEDERAL HIGHWAY	38-43-44-21-15-027-0030	0.16 AC
21 S FEDERAL HIGHWAY	38-43-44-21-15-025-0140	0.16 AC
30 S FEDERAL HIGHWAY	38-43-44-21-15-027-0010	0.31 AC
718 S FEDERAL HIGHWAY	38-43-44-27-01-013-0030	0.30 AC
921 S FEDERAL HIGHWAY	38-43-44-27-01-030-0130	0.30 AC
929 S FEDERAL HIGHWAY	38-43-44-27-01-030-0150	0.31 AC
1016 S FEDERAL HIGHWAY	38-43-44-27-01-040-0050	0.62 AC
1019 S FEDERAL HIGHWAY	38-43-44-27-01-039-0120	0.31 AC
1021 S FEDERAL HIGHWAY	38-43-44-27-01-039-0140	0.16 AC
1030 S FEDERAL HIGHWAY	38-43-44-27-01-040-0010	0.61 AC

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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AERIAL VIEW



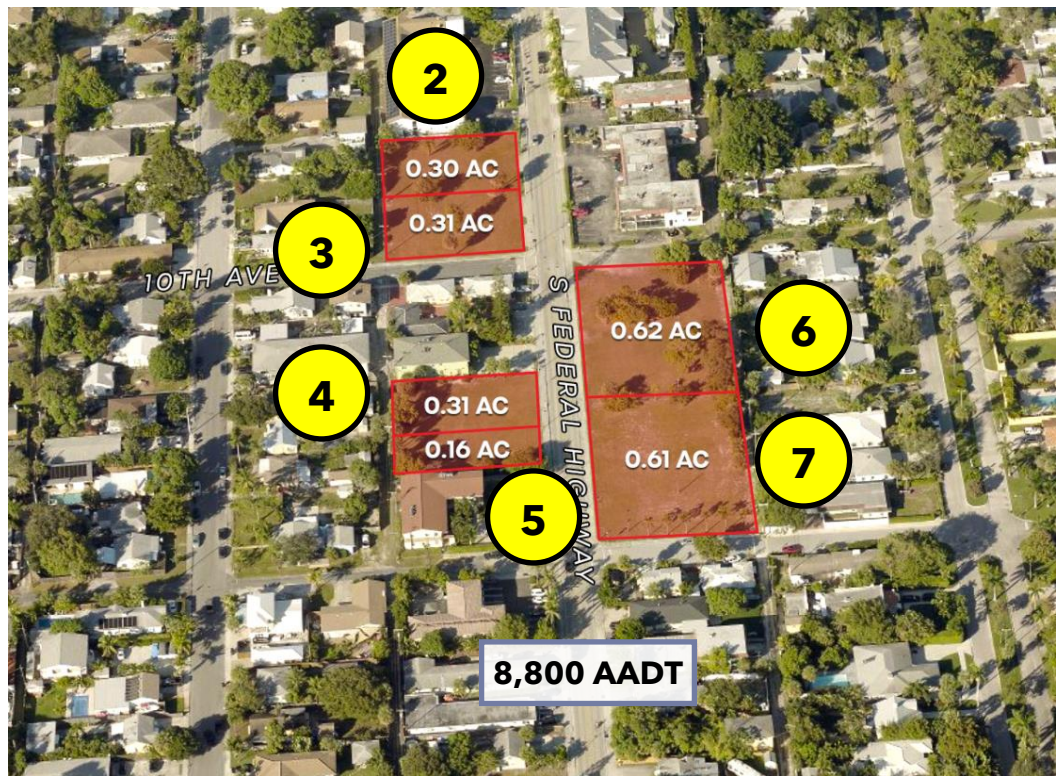
1	21 S Federal Highway	Downtown Zoning	3	20 S Federal Highway	Downtown Zoning
2	18 S Federal Highway	Downtown Zoning	4	30 S Federal Highway	Downtown Zoning

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AERIAL VIEW



1	718 S Federal Highway	Mixed Use Federal Hwy	5	1021 S Federal Highway	Mixed Use Federal Hwy
2	921 S Federal Highway	Mixed Use Federal Hwy	6	1016 S Federal Highway	Mixed Use Federal Hwy
3	929 S Federal Highway	Mixed Use Federal Hwy	7	1030 S Federal Highway	Mixed Use Federal Hwy
4	1019 S Federal Highway	Mixed Use Federal Hwy			

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	21,987	1 Mile	\$74,361	1 Mile	38.9
3 Mile	230,616	3 Mile	\$77,672	3 Mile	40.1
5 Mile	681,286	5 Mile	\$83,821	5 Mile	42.6

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	22,335	1 Mile	\$45,302	1 Mile	39
3 Mile	233,192	3 Mile	\$55,437	3 Mile	40.2
5 Mile	688,099	5 Mile	\$59,607	5 Mile	42.9

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ZONING INFORMATION (DOWNTOWN)

TYPE/USE	DT		
RESIDENTIAL		Low Intensity Retail Uses–Use area less than 2,500 sq. ft. and low intensity impact uses.	
Accessory Mechanical Equipment	P	Take-out Establishments	A
Accessory Structure(s)	P	Pharmacy, Accessory	C
Dwelling, Multifamily	P	Single Destination Retail	A
Family Day Care (Accessory to Residence per Florida Statutes)	P	Specialty Retail	P
Townhouses	C	Take-out Establishments	A
RETAIL		COMMERCIAL	
High Intensity Retail Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.		High Intensity Commercial Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.	
Liquor Store	C	Bars/clubs with or without live entertainment	C
Merchant Retail Stock (Reference Ordinance Chapter 14)	C	Extended Stay Lodging Facility	C
Single Destination Retail	C	Financial Institution w/Drive Through	C
Stand Alone Retail	C	Financial Institution w/o Drive Through	C
Medium Intensity Retail Uses–Use area less than 7,500 sq. ft. and/or medium intensity impact uses.		Lodging Facility	C
Liquor Store	C	Mini-Warehouses	
Single Destination Retail	A	Printing Services	C
Specialty Retail	A	Restaurants	C
Take-out Establishments	C	Restaurants–With Bar	C
		Medium Intensity Commercial Uses–Use area less than 7,500 sq. ft. and/or medium intensity impact uses.	
		Bars with or without live entertainment	C
		Bed and Breakfast Inns	C
		Extended Stay Lodging Facility	C
		Financial Institution w/Drive Through	C
		Financial Institution w/o Drive Through	C
		Lodging Facility	C
		Mini-Warehouses	
		Printing Services	C
		Restaurants	C
		Restaurants–With Bar	C
		Low Intensity Commercial Uses–Use area less than 2,500 sq. ft. and low intensity impact uses.	
		Coffee Shop/Ice Cream Shop	P
		Printing Services	P
		Restaurants	P
		OFFICE	
		High Intensity Office Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.	
		Administrative/Professional Services: (non-medical)	C
		Business Services	C
		Out Patient Clinics/Medical Office	C
		Medium Intensity Office Uses–Use area less than 7,500 sq. ft. and/or medium intensity impact fees.	
		Administrative/Professional Services: (non-medical)	A
		Business Incubation Office	A
		Business Services	A

Note: P is Permitted by Right, A is Administrative Use Permit (staff level review), and C is Conditional Use Permit (board level review). All residential uses except for single-family and two-family greater than 7,500 sf shall require a conditional use approval. Additional use information available at municode.com

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ZONING INFORMATION (MIXED-USE FEDERAL HWY)

TYPE/USE	MU-FH
RESIDENTIAL	
Accessory Dwelling Unit	P
Accessory Mechanical Equipment	P
Accessory Structure(s)	P
Assisted Living Centers/Facilities	C
Community Residences, Type I (6 or less residents)–Former Group Home	P
Community Residences, Type III	C
Dwelling, Single Family	P
Dwelling, Two-Family	P
Dwelling, Multifamily	P
Family Day Care (Accessory to Residence per Florida Statutes)	P
Nursing Homes/Facilities	C
Retirement Homes/Facilities	C
Townhouses	C
RETAIL	
High Intensity Retail Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.	
Liquor Store	C

Merchant Retail Stock (Reference Ordinance Chapter 14)	C
Single Destination Retail	C
COMMERCIAL	
High Intensity Commercial Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.	
Bars/clubs with or without live entertainment	C
Financial Institution w/o Drive Through	C
Lodging Facility	C
Medium Intensity Commercial Uses–Use area less than 7 500 sq. ft. and/or medium intensity impact uses.	
Bed and Breakfast Inns	C
Indoor Commercial Recreation (Reference Ordinance Chapter 14)	A
OFFICE	
High Intensity Office Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.	
Administrative/Professional Services: (non-medical)	C
Out Patient Clinics/Medical Office	C
Low Intensity Office Uses–Use area less than 2,500 sq. ft. and low intensity impact uses.	
Administrative/Professional Services (non-medical)	P
Home Occupation	P

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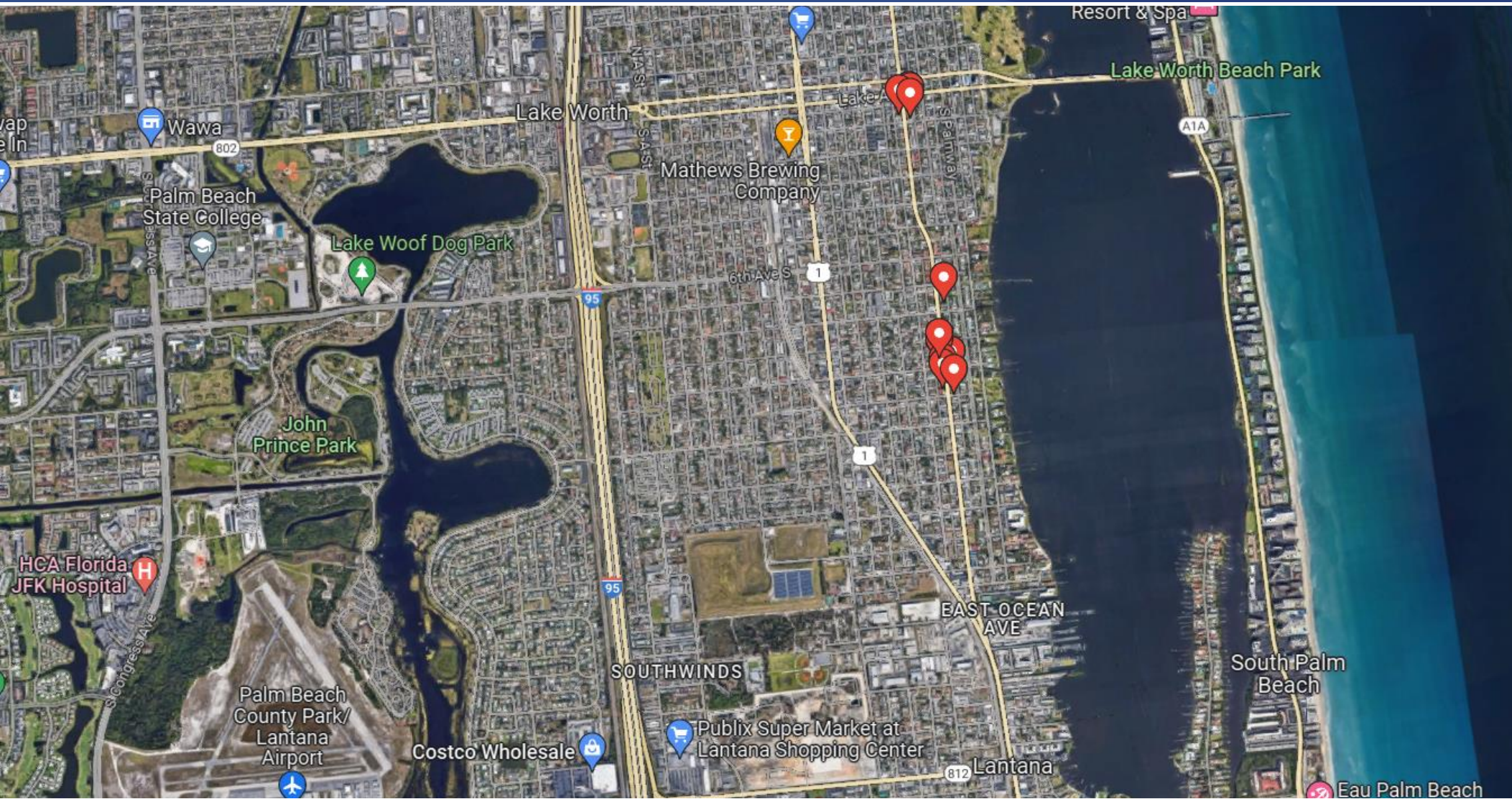
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PROXIMITY MAP



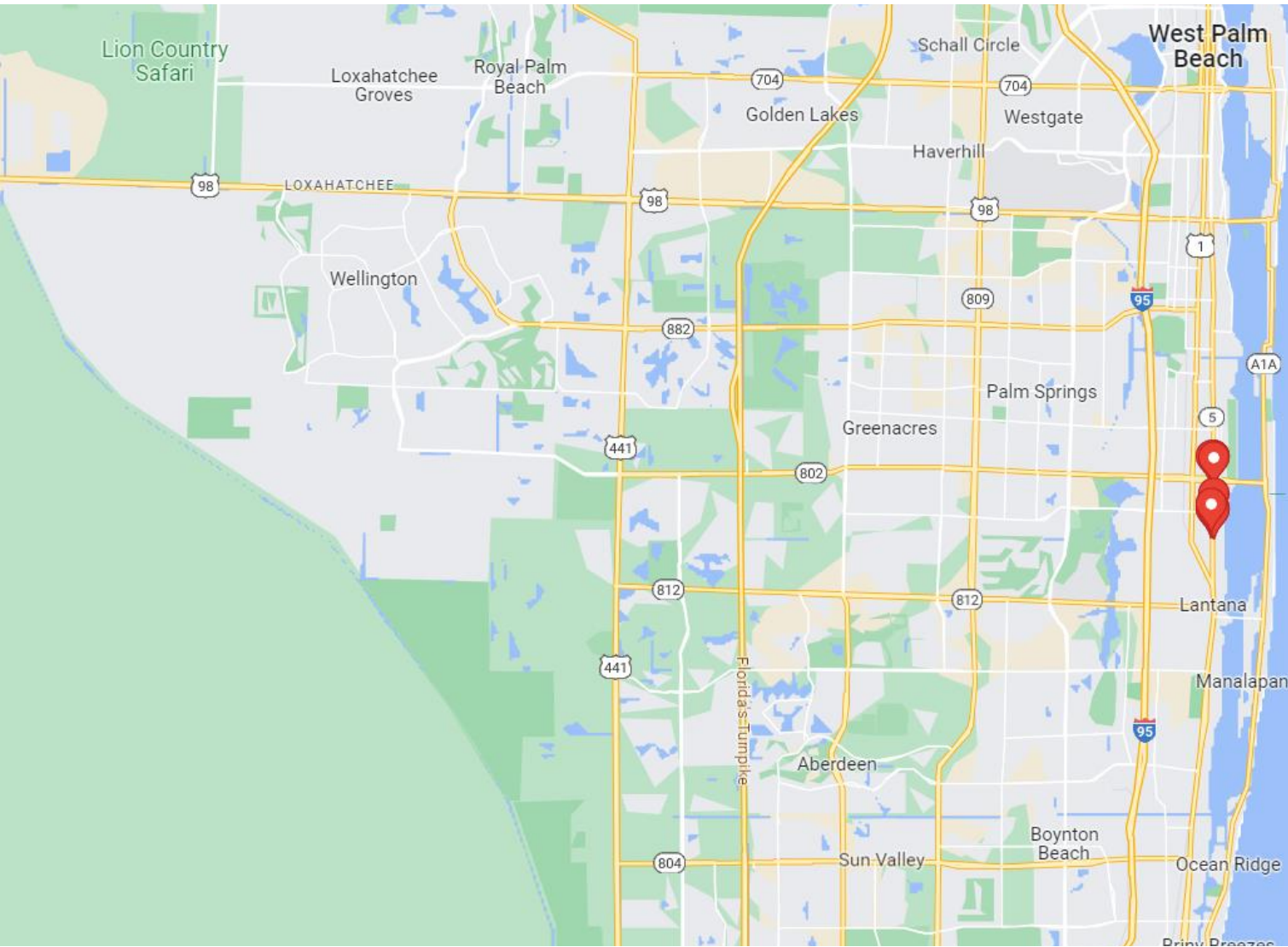
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REGIONAL MAP



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